



PRESS RELEASE

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For Immediate Release

Perennial Enters into 55-45 Joint Venture with Shangri-La to Develop an over US\$250 million Integrated Mixed-use Development in Accra, Ghana

Singapore, 21 August 2015 – Perennial Real Estate Holdings Limited (“**Perennial**” or the “**Group**”) has entered into a 55-45 joint venture with Shangri-La Asia Limited (“**Shangri-La**”) to develop a 49,874 square metres (“**sqm**”) site into a prime integrated mixed-use development located in the airport district of Accra, the capital of Ghana. Perennial will acquire a 55% stake in the prime site from Shangri-La, currently the owner of the site, for a consideration of US\$15.2 million (approximately S\$21.3 million), arrived at on a willing-buyer willing-seller basis. The total development cost for the project is estimated to be over US\$250 million.

Positioned as a new iconic centre of commerce in Accra, the 162,000 sqm gross floor area (“**GFA**”) integrated development is expected to comprise a hotel (~20.3%¹), residential towers (~21.5%¹), an office tower (~33.9%¹), a shopping mall (~13.2%¹) and serviced apartments (~11.1%¹). The landmark development is expected to set the standard for internationally-recognised integrated mixed-use projects in Accra and throughout Africa, and will be renowned for its quality design and development, and comprehensive offerings and concepts, including a world-class hotel.

Located in close proximity to the Kotoka International Airport, the development is also connected to the Tetteh Quarshie Interchange, a major road system which provides quick access to Accra city centre and nearby cities. The multi-component one-stop destination is well-poised to serve tourists and business travellers who require quality hotel accommodation with good supporting amenities, and businesses and residents who prefer a convenient ‘*Live-Work-Play*’ destination with quick access to the city centre.

¹ Approximate percentage based on GFA.

The joint venture partners intend to fund the development of the project through the sale of the residential and office components to minimise the total capital outlay and optimise cash flow. Part of the development cost will be funded by internal funds and external borrowings.

The integrated mixed-use development will be managed by the joint venture partners, except for the hotel which will be managed by a subsidiary of Shangri-La. The development is expected to be completed in 2019.

Separately, the investment is in-line with Perennial's business strategy to leverage on its sponsors' experience and network of relationships to achieve first-mover advantage in high-growth emerging markets. Wilmar International Limited ("**Wilmar**"), one of the largest sponsors of Perennial with an effective interest of 11.8% in Perennial as at 16 July 2015, has a strong and extensive presence in Africa. Wilmar has been operating in Africa for more than 15 years and presently has a footprint in 13 African countries.

Mr Pua Seck Guan, Chief Executive Officer of Perennial, said, "The landmark integrated mixed-use development is set to define the benchmark for an internationally-endorsed one-stop '*Live-Work-Play*' commercial hub in Accra, Ghana. Perennial is pleased to forge this partnership with Shangri-La, one of the world's leading hotel groups which is highly-regarded for their exceptional hospitality services. With Shangri-La's unrivalled reputation and expertise in hospitality developments, together with Perennial's complementary expertise and experience in developing and managing large-scale integrated developments, the joint venture partners are well-positioned to establish a prominent new centre of commerce in Accra with a vibrant local and foreign community. The joint venture flagship project with Shangri-La also paves the way for potential future collaborations in other integrated mixed-use developments."

Mr Pua added, "The joint venture in Ghana marks Perennial's maiden foray into the African continent, where Perennial has the benefit of leveraging on Wilmar's extensive knowledge, network and resources in selective high-growth emerging markets in Africa to achieve first-mover advantage. Ghana is one of the most promising and investment-friendly African countries, having enjoyed good political stability, strong economic growth, and a rapidly rising standard of living for the past two decades. The adoption of a part-sell part-hold strategy, coupled with the relatively high development margin, provide a compelling investment opportunity for Perennial to put in place a future engine of growth with minimal capital outlay. Upon the successful execution of the signature project, and on attaining the relevant expertise and recognition associated with the creation of one of the finest integrated developments in Accra, Perennial will be able to leverage on the established platform and reputation to access other African markets in the longer-term."

About the Integrated Mixed-use Development, Accra, Ghana

Positioned as a new iconic centre of commerce, the prime 49,874 sqm site is located in the airport district of Accra, the capital of Ghana. Ghana is an economic powerhouse located at the sub-region of Western Africa, bordered by Cote d'Ivoire (Ivory Coast), Burkina Faso, Togo and the Gulf of Guinea. The country has a population of about 26 million, with about 2.3 million residing in the capital Accra, the country's economic and administrative hub.

The integrated mixed-use development is situated in close proximity to the Kotoka International Airport and connected to the Tetteh Quarshie Interchange, a major road system which links to Accra city centre and nearby cities. The 162,000 sqm GFA development is expected to comprise a hotel, residential towers, an office tower, a shopping mall and serviced apartments. The one-stop 'Live-Work-Play' commercial hub is expected to be completed in 2019.

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About Perennial Real Estate Holdings Limited (www.perennialrealestate.com.sg)

Perennial Real Estate Holdings Limited (the "**Group**") is an integrated real estate owner, developer and manager listed on the Mainboard of the Singapore Exchange. Headquartered in Singapore, the Group focuses strategically on large scale mixed-use developments primarily in the People's Republic of China ("**PRC**") and Singapore. The Group owns interests in and/or manages a diversified portfolio measuring about 36.5 million square feet and over 3.0 million square feet in gross floor area in the PRC and Singapore respectively. The Group's footprint also extends to Malaysia, where it is invested in and manages a waterfront integrated development of over 4.0 million square feet in Penang. Separately, the Group has established a joint venture to acquire, develop and manage hospital/medical services business in the PRC.

The Group is a dominant commercial developer with sizeable integrated developments in the PRC, of which two are the largest high speed railway commercial hubs in the country, being Chengdu East High Speed Railway Integrated Development and Xi'an North High Speed Railway Integrated Development. Other landmark projects in the Group's portfolio include the Beijing Tongzhou Integrated Development, the Shenyang Longemont Integrated Development and the Zhuhai Hengqin Integrated Development.

In Singapore, the Group is invested in and manages prime and iconic properties located predominantly in the Downtown Civic District, Central Business District and Orchard Road precinct, such as CHIJMES, Capitol Singapore, TripleOne Somerset, AXA Tower and the House of Tan Yeok Nee. The Group also holds stakes in and manages 112 Katong mall and Chinatown Point mall.

About Shangri-La Asia Limited (www.shangri-la.com)

Hong Kong-based Shangri-La Asia Limited, one of the world's premier hotel companies, currently owns and/or operates more than 90 hotels and resorts with a room inventory of over 38,000. Over four decades, Shangri-La has established its brand hallmark of 'hospitality from the heart.' The group has a substantial development pipeline with upcoming projects in mainland China, Cambodia, Hong Kong, India, Myanmar, Philippines, Qatar and Sri Lanka.

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