



## PRESS RELEASE

13 May 2016

For Immediate Release

### Perennial Real Estate Holdings 1Q 2016 Total PATMI Increased 1.5 times to S\$8.5 million

*Awarded enhancement works contract for TripleOne Somerset, Singapore;  
Works and strata-sale of office spaces and medical suites will commence in May/June 2016*

Singapore, 13 May 2016 – Perennial Real Estate Holdings Limited (“**Perennial Real Estate Holdings**” or the “**Group**”) registered a total profit after tax and minority interest (“**PATMI**”) of S\$8.5 million in 1Q 2016, which is 1.5 times higher than the S\$3.4 million recorded in the same quarter last year. This was mainly driven by a fair value gain of S\$7.5 million on revaluation of Chengdu East High Speed Railway (“**HSR**”) Integrated Development Plot D2 (“**Chengdu Plot D2**”).

Chengdu Plot D2, originally designated as a mixed-use apartment and retail development, was classified as a ‘Property Held for Sale’ and had a book cost of RMB1,039<sup>1</sup> million. It is 50-50 owned by the Group and Shanghai Summit Property Development Limited (上海长峰房地产开发有限公司) (“**Shanghai Summit**”). In January 2016, the Group entered into a Memorandum of Understanding with Shanghai Summit and Shanghai RST Chinese Medicine Co., Ltd (上海人寿堂国药有限公司) to establish a 40-40-20 joint-venture management company to operate the premium Chengdu Xiehe International Eldercare and Retirement Home (“**Chengdu Xiehe Home**”) at Chengdu Plot D2. Concurrently, the Group and Shanghai Summit decided on a change of use for Chengdu Plot D2 from ‘for sale’ to ‘for lease’, and it was reclassified as an ‘Investment Property’. Chengdu Plot D2, measuring about 288,300 square metres in gross floor area, has an ‘As-Is’ valuation of RMB1,130<sup>2</sup> million and ‘As-If-Complete’ valuation of RMB3,730<sup>2</sup> million.

The Group’s 1Q 2016 Revenue of S\$29.5 million was marginally higher than the S\$27.1 million registered in the same period last year, mainly due to higher project management fee and higher revenue recorded by Perennial Qingyang Mall in Chengdu.

---

<sup>1</sup> As at 31 March 2016.

<sup>2</sup> Independent valuation on a 100% basis as at 31 March 2016 by Colliers International (Hong Kong) Limited.

Earnings before interest and tax (“**EBIT**”) of S\$26.0 million for 1Q 2016 was 51% higher than the same period last year of S\$17.2 million. The increase was largely driven by contribution from operating assets in Singapore and China, income from fee-based management businesses, fair value gain from Chengdu Plot D2 and share of results of AXA Tower which was acquired in April 2015.

	1Q 2016	1Q 2015	Change
	1 Jan 2016 to 31 Mar 2016 S\$'000	1 Jan 2015 to 31 Mar 2015 S\$'000	%
<b>Revenue</b>	29,486	27,054	9
<b>EBIT</b>	26,030	17,243	51
<b>PATMI</b>	8,472	3,418	148

In Singapore, TripleOne Somerset received all its project approvals for the proposed asset enhancement works and strata-sale of the office spaces and medical suites. The proposed works include enhancing the retail offerings, incorporating medical suites of about 32,000 square feet and sprucing up the office common areas. The enhancement works contract was awarded in May 2016 and the total cost of the proposed works is not expected to exceed S\$150 million. The enhancement works and strata-sale are on-track to commence in May/June 2016.

In China, construction works are progressing steadily at Chengdu East HSR Integrated Development, Xi'an North HSR Integrated Development and Beijing Tongzhou Integrated Development.

Within Chengdu East HSR Integrated Development, Perennial International Health and Medical Hub (“**PIHMH**”) is expected to complete construction in 4Q 2016 and parts of PIHMH are expected to commence operations in 1Q 2017. The initial phase of Chengdu Plot D2 within the same integrated development is expected to complete construction by end-2016.

For Chengdu Xiehe Home, which will comprise a retirement home, a rehabilitation home and a nursing home housed in three blocks at Chengdu Plot D2, we are finalising plans to set-up the show suites to market the various types of senior housing together with our joint-venture partners. Marketing of the various homes is expected to commence in 4Q 2016.

At Beijing Tongzhou Integrated Development, two construction contracts have been awarded to two separate parties for Phase One and Phase Two of the development respectively. Beijing's Municipal Government's definitive plan to relocate all or part of its municipal departments to Beijing Tongzhou district by 2017 bodes well for our prime integrated development which is slated to commence operations in 2018.

– END –

**Investor Relations & Media Contact:**

Ms TONG Ka-Pin

DID: (65) 6602 6828

HP: (65) 9862 2435

Email: [tong.ka-pin@perennialrealestate.com.sg](mailto:tong.ka-pin@perennialrealestate.com.sg)

---

**About Perennial Real Estate Holdings Limited ([www.perennialrealestate.com.sg](http://www.perennialrealestate.com.sg))**

Perennial Real Estate Holdings Limited ("Perennial") is an integrated real estate owner, developer and manager listed on the Mainboard of the SGX-ST. Headquartered in Singapore, Perennial focuses strategically on large-scale mixed-use developments and has a presence in the People's Republic of China ("PRC"), Singapore, Malaysia and Ghana with a combined portfolio measuring over 45 million square feet in gross floor area. Perennial's business also extends into the healthcare industry in the PRC, through the acquisition, development and management of medical, eldercare and senior housing services and assets.

Perennial 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 Perennial's portfolio include the Beijing Tongzhou Integrated Development, the Shenyang Longemont Integrated Development and the Zhuhai Hengqin Integrated Development.

In Singapore, Perennial 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, AXA Tower, TripleOne Somerset, House of Tan Yeok Nee and Chinatown Point mall.

---

**Issued by Perennial Real Estate Holdings Limited**

(Company Registration: 200210338M)