



PERENNIAL REAL ESTATE HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No.: 200210338M)

ACQUISITION OF ADDITIONAL 40% INTEREST IN PERENNIAL CHINATOWN POINT LIMITED LIABILITY PARTNERSHIP

1. INTRODUCTION

- 1.1 The Board of Directors (the "**Board**") of Perennial Real Estate Holdings Limited (the "**Company**", together with its subsidiaries, "**PREHL Group**") wishes to announce that the Company, through its wholly-owned subsidiary, Perennial Singapore Investment Holdings Pte. Ltd. ("**PSIHPL**") and CT Point Investments Pte Ltd ("**CT Point**"), a wholly owned subsidiary of Singapore Press Holdings Ltd, have today entered into a sale and purchase agreement (the "**SPA**") with LuxCo 98 S.A.R.L ("**LuxCo 98**") and Savills Fund Management GmbH ("**Savills FM**") (both funds are managed by Savills Investment Management ("**Savills IM**")), whereby PSIHPL and CT Point shall acquire 40% and 20% respectively of the total partnership interests (the "**Sale Partnership Interests**") in Perennial Chinatown Point LLP ("**PCP LLP**") from LuxCo 98 and Savills FM equally ("**Acquisition**").
- 1.2 PCP LLP is the owner of the retail mall and four strata office units (together "**Chinatown Point Mall**") located along New Bridge Road, Singapore. PREHL Group currently has an effective stake of 5.15% in PCP LLP while CT Point is also an existing partner in PCP LLP.

2. TERMS OF THE TRANSACTION

- 2.1 Pursuant to the terms of the SPA, PSIHPL will acquire the Sale Partnership Interests free of all claims and encumbrances for a total consideration of S\$61,751,774.40 to be satisfied by cash (the "**Consideration**"), of which S\$30,875,887.20 will be payable to each of LuxCo 98 and Savills FM.
- 2.2 The Consideration is derived based on the agreed property value of S\$442,500,000.00 less the outstanding bank borrowings of PCP LLP, adjusted for 40% interest and payable to both LuxCo 98 and Savills FM. A deposit equivalent to 5% of the consideration will be payable by PSIHPL on the date of the SPA and the balance consideration is payable on completion which is expected to take place on 9 December 2016 or such other date that the parties may agree.

3. CHAPTER 10 OF THE SGX-ST LISTING MANUAL

The relative figures of the Acquisition computed on the applicable bases set out in Rule 1006 of the SGX-ST Listing Manual are as follows:

Rule 1006	Bases	Proposed Acquisition (S\$ '000)	PREHL Group (S\$ '000)	Relative Figures (%)
(a)	Net asset value of the assets to be disposed of, compared with the Group's net asset value	(not applicable)	(not applicable)	(not applicable)
(b)	Net profits attributable to the assets acquired, compared with the Group's net profits	3,604	22,525	16.0
(c)	Aggregate value of the consideration given or received, compared with the Company's market capitalisation based on the total number of issued shares excluding treasury shares	61,752	1,382,070	4.4
(d)	Number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue	(not applicable)	(not applicable)	(not applicable)

4. RATIONALE

PSIHPL currently holds a 5.15% effective stake in PCP LLP. The Acquisition represents an opportunity for the PREHL Group to increase its effective interest in PCP LLP which will further boost its stream of recurring income.

Following the completion of the Acquisition, PREHL Group's effective interest in PCP LLP will increase to 45.15% and PCP LLP will become an associated company of PREHL Group.

5. FINANCIAL EFFECTS

Based on the unaudited consolidated financial statements of PREHL Group for the nine months ended 30 September 2016:

- (1) assuming that the Acquisition was effected on 1 January 2016, the Company's earnings per share would have increased from 0.57 cents to 0.75 cents; and
- (2) assuming that the Acquisition was effected on 30 September 2016, there is no material impact on the Company's net tangible asset per share.

6. FURTHER INFORMATION

- 6.1 None of the directors or controlling shareholders of the Company has any interest, direct or indirect, in the aforementioned Acquisition other than through their shareholding interests in the Company.
- 6.2 The SPA will be available for inspection during normal business hours at the registered office of the Company at 8 Shenton Way, #45-01 AXA Tower, Singapore 068811 for a period of 3 months from the date of this announcement.

By Order of the Board

Sim Ai Hua
Company Secretary

28 November 2016

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

Perennial Real Estate Holdings Limited (“**Perennial**”) is an integrated real estate and healthcare company headquartered and listed in Singapore. As a real estate owner, developer and manager, Perennial focuses strategically on large-scale mixed-use developments and has a presence in China, Singapore, Malaysia and Ghana with a combined portfolio spanning over 45 million square feet in gross floor area. Perennial is also a healthcare services owner and operator focused predominantly on China and its healthcare business services include medical, hospital, eldercare and senior housing, and maternal and child health management.

Perennial is a dominant commercial developer with sizeable integrated developments in China, of which two are regional commercial hubs adjacent to the two largest high speed railway stations 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 Beijing Tongzhou Integrated Development, Shenyang Longemont Integrated Development and Zhuhai Hengqin Integrated Development.

In Singapore, Perennial has invested in and manages prime iconic properties located in the 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.