



PERENNIAL REAL ESTATE HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration No.: 200210338M)

ENTRY INTO JOINT VENTURE TO BUILD A MIXED-USE PROJECT IN MANDALAY, MYANMAR

1. INTRODUCTION

Perennial Real Estate Holdings Limited (“**Perennial**”) is pleased to announce that its indirect wholly-owned subsidiary, Perennial MTP Pte. Ltd. (“**PMTP**”), has entered into a joint venture with Mandalay Taungthaman Development Limited (“**MTDL**”), an indirect wholly-owned subsidiary of Capital Diamond Star Group Limited (“**CDSG**”). CDSG is an established Myanmar conglomerate with a presence spanning multiple sectors, including retail, real estate and healthcare. PMTP and MTDL will each hold an effective 50% stake in the Myanmar joint venture company, Taungthaman Perennial Development Limited (“**TPDL**”).

TPDL will enter into a public-private partnership (“**PPP**”) with the Mandalay Regional Government (“**MRG**”) to build a mixed-use development in Mandalay, Myanmar (the “**Project**”).

2. INFORMATION ON THE PROJECT

The Project is located between 69th and 70th Street in Chan Mya Thazi Township, Mandalay, Myanmar’s second most populous city and the commercial hub of Upper Myanmar. Located adjacent to Mandalay Convention Centre, the Project has prominent frontage along Thate Pan Road, a key thoroughfare.

The Project, sited on a land parcel spanning 265,361 square feet (“**sq ft**”), is expected to comprise an innovation centre, shopping mall and a luxury villa enclave. Designed with the community in mind, the Project will have civic spaces for the public to enjoy. The total gross floor area of the Project will be approximately 580,000 sq ft.

3. RATIONALE

Establishing a presence in Myanmar is in line with Perennial’s strategy to expand into new markets with high growth potential and untapped value. This diversifies Perennial’s investments and adds a new engine of growth to complement its current asset portfolio, which is predominantly in the People’s Republic of China and Singapore.

The adoption of the PPP model for this Project will provide the joint venture with closer collaboration with MRG, which lowers the development risks of the Project.

4. METHOD OF FINANCING AND FINANCIAL EFFECTS

Perennial will fund the joint venture by a combination of external borrowings, internal funds and strata sale of the villas and commercial shop houses.

The joint venture is not expected to have a material impact on the net tangible assets or earnings per share of Perennial for the current financial year.

5. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDINGS

Save for their shareholdings in Perennial and save for Mr Pua Seck Guan who is a Director of PMTP, none of the directors or substantial shareholders has any interest, direct or indirect, in the joint venture.

BY ORDER OF THE BOARD

Wong Chuen Shya
Company Secretary

28 May 2019
Singapore

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, Indonesia and Ghana with a combined portfolio spanning about 65 million square feet in gross floor area.

Perennial is also a healthcare services owner, operator and provider in China with two core business segments, being hospitals and medical centres as well as eldercare and senior housing.

In China, Perennial is a dominant commercial developer with sizeable mixed-use integrated developments. Four of Perennial's developments, Chengdu East High Speed Railway ("**HSR**") Integrated Development, Xi'an North HSR Integrated Development, Tianjin South HSR Integrated Development and Kunming South HSR Integrated Development, are regional healthcare and commercial hubs which are situated adjacent to four of the country's largest HSR stations and incorporate medical, healthcare and eldercare facilities. 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 Capitol Singapore, CHIJMES, AXA Tower, TripleOne Somerset, Chinatown Point and House of Tan Yeok Nee.