



PERENNIAL REAL ESTATE HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)

(Company Registration No.: 200210338M)

ENTRY INTO CALL OPTION FOR AVIVA TOWER, LONDON

1. INTRODUCTION

Perennial Real Estate Holdings Limited (“**PREH**”) wishes to announce that it has entered into a Call Option Agreement which gives it a right to acquire a 20% stake in Aroland Holdings Limited (“**Aroland**”) (the “**Call Option**”). The consideration for the Call Option is USD4.

Aroland is a company incorporated in the British Virgin Islands and owns 100% of Aviva Tower (“**Aviva Tower**”), a 24-storey office tower located at 1 Undershaft, EC3, in the City of London. Being in the heart of the ‘Square Mile’, Aviva Tower is in close proximity to prominent London landmarks such as The Gherkin at 30 St Mary Axe and has easy access to six London Tube lines via Liverpool Street and Bank stations.

Aroland is held by HPRY Holdings Limited (“**HPRY**”), Burlingham International Ltd. (“**Burlingham**”) and two other investors. HPRY is 100% owned by Mr. Kuok Khoon Hong, Chairman of the Board of PREH while Burlingham is a company wholly owned by Mr. Martua Sitorus and his family.

2. REDEVELOPMENT PLANS

The London planning authorities have given approval for Aviva Tower to be redeveloped into the tallest tower in the City of London at a height of 304.9 metres. The redevelopment scheme will comprise offices, retail, a publicly accessible viewing gallery and other ancillary facilities. It will be 73 storeys above ground with four basements, and will have a gross floor area of 154,100 sm, which is approximately three times the size of the existing Aviva Tower.

PREH will manage the redevelopment of Aviva Tower in accordance to the planning permission received from the authorities.

3. DETAILS OF THE TRANSACTION

According to the terms of the Call Option, if Aroland decides to proceed with the redevelopment of Aviva Tower, PREH has the right, but not the obligation, to acquire a 20% stake in Aroland, based on an agreed property value of £330.0 million for Aviva Tower. The Call Option expires on 31 July 2019. The option price of £330.0 million is based on the recent 'as-is' valuation of £323.0 million of the existing Aviva Tower which excludes the additional redevelopment value. As and when PREH exercises the Call Option, it will make the relevant announcement on the acquisition of the 20% stake in Aroland.

4. INTERESTED PERSON TRANSACTION

HPRY is a substantial shareholder of PREH. As HPRY is 100% owned by Mr. Kuok Khoon Hong and is a party to the Call Option, the transaction is considered an Interested Person Transaction as defined in Chapter 9 of the SGX Listing Manual. Hence, Mr. Kuok will abstain from any board decision and subsequent decision with regard to the exercise of the Call Option.

The Audit & Risk Committee of PREH is of the view that the transaction is on normal commercial terms, and is not prejudicial to the interests of PREH and its minority shareholders.

5. INTERESTS OF DIRECTORS, CONTROLLING AND SUBSTANTIAL SHAREHOLDERS

Save for the disclosure in paragraph (4) above and their respective shareholdings in PREH, none of the directors, controlling shareholders or substantial shareholders of PREH, has any interest, direct or indirect, in the above transaction.

The Call Option will be available for inspection during normal business hours at the registered office of PREH 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

29 November 2016
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 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.