



PRESS RELEASE

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For Immediate Release

Perennial Leads to Acquire 60% Stake in Chinatown Point Mall

Perennial becomes largest investor of Chinatown Point Mall with post-acquisition interest of 45.15%;

Yield accretive acquisition of operating asset with high committed occupancy and strong shopper traffic boosts recurrent income stream

Singapore, 28 November 2016 – Perennial Real Estate Holdings Limited (“**Perennial**”) and Singapore Press Holdings Ltd (“**SPH**”), both through its respective wholly owned subsidiary, entered into a sale and purchase agreement with two funds¹ to acquire a total of 60% of the partnership interests in Perennial Chinatown Point LLP (“**PCP LLP**”), with Perennial and SPH taking a 40% and 20% interest respectively, at a total consideration of S\$92.6 million (“**Acquisition**”). The consideration was derived based on an agreed property value of S\$442.5 million, which translates to a purchase price of S\$2,077 per square feet (“**sq ft**”) net lettable area (“**NLA**”). Perennial’s acquisition of the 40% interest in PCP LLP amounts to S\$61.8 million and will be funded via external borrowings.

PCP LLP owns the retail mall and four strata office units (together “**Chinatown Point Mall**”) in Chinatown Point, a landmark integrated development located in the heart of the Chinatown precinct within Singapore’s Central Business District (“**CBD**”). The development comprises a 25-storey strata office tower sitting atop a six-storey retail mall.

In July 2010, Perennial Real Estate Pte. Ltd., now a wholly owned subsidiary of Perennial, syndicated a consortium of investors to form PCP LLP to acquire Chinatown Point Mall. Since then, two of Perennial’s wholly owned subsidiaries have been the appointed asset manager and property manager respectively of the development. Earlier in March 2016, Perennial increased its effective stake in PCP LLP from 1.47% to 5.15%. The Acquisition will further raise Perennial’s effective stake to 45.15%, making it the largest investor of Chinatown Point Mall.

¹ Comprising 30% interest from each of LuxCo 98 S.A.R.L and Savills Fund Management GmbH (both funds are managed by Savills Investment Management).

The other investors of Chinatown Point Mall include SPH, raising its interest from 7.35% to 27.35% post the Acquisition, NTUC FairPrice Co-Operative and some other private investors. The Acquisition is expected to be completed on 9 December 2016 or such other date as parties may agree.

Mr Pua Seck Guan, Chief Executive Officer of Perennial, said, “The increased stake in Chinatown Point Mall is a highly attractive investment which not only aligns with our strategic priority to augment recurrent income, but also strengthens our foothold in Singapore’s CBD. In addition to its prime location, excellent transport connectivity and strong trading performance, Chinatown Point Mall presents good upside potential. We will continue to actively manage our integrated real estate and healthcare portfolios in Singapore and China, while exercising prudent capital management and optimising cash flows, to create sustainable long term growth for our Shareholders.”

The purchase price for Chinatown Point Mall of S\$2,077per sq ft NLA compares favourably with many recent real estate transactions in Singapore. Chinatown Point Mall is expected to deliver a net property income yield of about 5.2% in 2016. The average shopper traffic at the mall has also grown steadily in the last few years and currently stands at about 2.4 million on a monthly basis, 78,900 on a weekday, and 76,400 on a weekend. Concurrently, tenants’ sales have been rising in tandem. As at 31 October 2016, the retail mall and the four office units registered a strong committed occupancy of 97% and 100% respectively.

The majority stake in Chinatown Point Mall will boost recurrent income streams and provide income stability together with Perennial’s completed assets in Singapore and China, as well as its operating medical and healthcare related businesses in China. The steady income streams also complement Perennial’s large scale integrated developments in China which will be progressively completed over time to deliver medium term growth. Furthermore, the significant stake in the prime development strengthens Perennial’s real estate portfolio in Singapore, all of which are located within the CBD, Civic District and Orchard Road precinct, and enjoy direct connectivity or are in close proximity to Mass Rapid Transit (“**MRT**”) stations.

Chinatown Point Mall is easily accessible via expressways and public transport, and enjoys direct connectivity via its basement level to the Chinatown MRT Interchange Station, which serves the North-East Line and Downtown Line. Positioned as a one-stop dining, shopping and lifestyle destination for the middle-income consumers, the mall is popular with the locals, the working crowd in the surrounding office developments and tourists. The oriental-themed mall offers a wide spectrum of traditionally-Chinese and modern trade mix, including a supermarket, eateries, restaurants, a travel portal with six travel agencies and the National Library Board's first Chinese arts and culture-themed library.

Chinatown Point Mall Brief Property Details



Description	Retail Podium: Six retail levels (including two basement levels) Office: Four Strata Office units Car Park: Four above ground levels
Land Area	99,203 sq ft
Net Lettable Area	Retail Podium: 208,798 sq ft ¹ Four Strata Office Units: 4,230 sq ft
Anchor / Major Tenants	NTUC Fairprice, Daiso & UNIQLO

1. Excluding the Civic and Community Institution space for public/community usage.

About Chinatown Point (www.chinatownpoint.com.sg)

Chinatown Point is a landmark integrated development comprising a 25-storey strata office block sitting atop a six-storey retail mall with two basement levels. Located in the heart of the Chinatown precinct in the CBD, the oriental-themed mall is a popular dining, shopping and lifestyle destination for locals, the working crowd in the surrounding office developments, and tourists. The prime retail mall enjoys direct connectivity via the basement level to the Chinatown MRT Interchange Station, serving the North-East Line and Downtown Line.

Chinatown Point Mall underwent major redevelopment and repositioning works in 2011. The revitalisation works included the reconfiguration of retail spaces, creation of an underground pedestrian link to the Chinatown MRT interchange station, relocation of the carpark, and refurbishment of the retail podium's façade. The revamped mall commenced operations in November 2012 and is now a popular one-stop dining, shopping and lifestyle destination offering a wide spectrum of traditionally-Chinese and modern trade mix, including a supermarket, eateries, restaurants, travel agencies and the National Library Board's first Chinese arts and culture-themed library.

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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.

Issued by Perennial Real Estate Holdings Limited

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