

PRESS RELEASE

21 April 2015

For Immediate Release

Perennial Real Estate Holdings Limited and IJM Land Berhad Enter into 50-50 Joint Venture to Acquire and Develop an over RM3.0 billion Waterfront Integrated Development in Penang, Malaysia

Singapore, 21 April 2015 – Perennial Real Estate Holdings Limited (“**PREH**”) and IJM Land Berhad (“**IJM Land**”) have today entered into a 50-50 joint venture (“**Joint Venture**”) to acquire and develop an approximately 1.4 million square feet (“**sq ft**”) freehold waterfront site into a large-scale integrated mixed-use development in Gelugor town located on the eastern coastline of Penang, Malaysia. The Joint Venture will acquire the site from Jelutong Development Sdn Bhd, a subsidiary of IJM Land. The total development cost for the project is estimated to be over RM3.0 billion.

Positioned as Penang’s first mega integrated waterfront icon, the dynamic mixed-use development is expected to house retail, entertainment, recreational, residential, business, hospitality and Meetings, Incentives, Conventions and Exhibitions (“**MICE**”) components. Spanning about 4.1 million¹ sq ft in total Gross Floor Area (“**GFA**”), the preliminary concept of the one-stop destination is expected to comprise a shopping mall and thematic shops (~38%²), residential towers (~26%²), an office tower (~16%²), two hotels (~13%² with over 750 rooms) and a convention centre (~7%²).

The landmark integrated development is strategically situated in close proximity to the famous Penang Bridge and not far from the second Penang Bridge, a short drive from the Penang International Airport, and easily accessible by the Tun Dr Lim Chong Eu Expressway. In addition, the integrated development will be complemented by the adjacent Phase 1 of THE LIGHT Waterfront Penang, a residential development comprising 1,177 condominium units and luxury villas by IJM Land which have been largely completed and almost fully sold.

¹ Final GFA subject to approval by the relevant Penang authorities.

² Approximate breakdown by GFA.

The Joint Venture partners intend to fund the development of the project through a combination of internal funds, bank loans and sales proceeds from the sale of the residential and office components to optimise cash flow.

The waterfront integrated mixed-use development will be managed by the Joint Venture partners and is expected to be completed in phases, starting from 2018.

Mr Pua Seck Guan, Chief Executive Officer of PREH, said, “We are pleased to forge this strategic partnership with IJM Land, one of the top developers in Malaysia with an outstanding track record, excellent management team and strong expertise, particularly in large-scale residential developments. Together with our complementary expertise and experience in developing and managing large-scale integrated commercial developments in China and Singapore, we are confident of creating one of the finest waterfront integrated precincts in Penang that will appeal to both locals and tourists. The prime sizeable development also presents a unique opportunity to establish a one-stop retail cum lifestyle destination imbued with the life and spirit of Penang’s cultural heritage, featuring its enchanting historical architecture and renowned hawker food fare.”

Mr Pua added, “The Joint Venture in Penang also marks the Group’s first foray into a new market which will augment our existing business in core markets of China and Singapore and diversify our investment portfolio to generate sustainable returns over the longer term.”

Dato’ Soam Heng Choon, Chief Executive Officer and Managing Director of IJM Corporation Berhad, the parent company of IJM Land, said, “The upcoming commercial and entertainment precinct at THE LIGHT Waterfront Penang serves as the flagship project under IJM Land. We are pleased to announce that we have chosen the ideal Joint Venture partner, Perennial Real Estate Holdings Limited, to collaborate with for this project. The development of the integrated waterfront city will transform the waterfront landscape of Penang and will further position the state at the forefront among investors and tourists. This iconic development will help to boost the state’s tourism and economic standing which will be beneficial for Penangites.”

Dato’ Soam added, “The development of this integrated dynamic commercial hub will add another feather to the cap for IJM Land as THE LIGHT Waterfront Penang will join the league of international waterfront icons captivating the world today once completed.”

About the Waterfront Integrated Mixed-use Development, Penang, Malaysia

Positioned as Penang's first mega integrated waterfront icon, the dynamic mixed-use development is sited on freehold land in Gelugor town on the eastern coastline of Penang, Malaysia. The landmark integrated commercial hub is strategically situated in close proximity to the famous Penang Bridge and not far from the second Penang Bridge, a short drive from the Penang International Airport, and easily accessible by the Tun Dr Lim Chong Eu Expressway. The 4.1 million square feet development by gross floor area is expected to comprise retail, entertainment, recreational, residential, business, hospitality and Meetings, Incentives, Conventions and Exhibitions ("MICE") components. The iconic waterfront development is expected to be completed in phases, starting in 2018.

– END –

For enquiries, please contact:

Perennial Real Estate Holdings Limited Investor Relations & Corporate Communications Ms. TONG Ka-Pin DID : (65) 6602 6828 HP : (65) 9862 2435 Email: tong.ka-pin@perennialrealestate.com.sg	IJM Land Berhad Corporate Communications Ms. Amelia LIM Ann Ni DID: (604) 296 1324 HP: (60) 16 4821 338 Email: amelialim@ijm.com
--	--

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

Perennial Real Estate Holdings Limited (the "**Group**" or "**PREH**") is an integrated real estate owner, developer and manager listed on the Mainboard of the Singapore Exchange. Headquartered in Singapore, the Group focuses strategically on large scale mixed-use developments primarily in the People's Republic of China ("**PRC**") and Singapore. The Group owns interests in and/or manages a diversified portfolio measuring about 36.5 million square feet and over 2.0 million square feet in gross floor area in the PRC and Singapore respectively.

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

In Singapore, the Group is invested in and manages prime and iconic properties located predominantly in the Downtown Civic District and Orchard Road precinct, such as CHIJMES, Capitol Singapore, TripleOne Somerset and the House of Tan Yeok Nee. The Group also holds stakes in and manages 112 Katong mall and Chinatown Point mall.

About IJM Land Berhad

IJM Land Berhad ("**IJM Land**"), the property development arm of IJM Corporation Berhad, has garnered a reputation as one of Malaysia's premium property developers. Through the years, IJM Land is honoured to have shaped Malaysia's township landscape and built thriving communities that are well into the future.

The company's vast portfolio includes townships, sustainable developments, iconic waterfront community, luxury homes, landed and high-rise residences, offices and commercial properties in prime areas of Penang, the Greater Kuala Lumpur, Seremban, Johor, Sabah and Sarawak. Its global footprint extends to Vietnam, China and the United Kingdom.

In recognition of its commitment to organisational excellence, IJM Land has been recognised both locally and internationally with accolades that include the MSWG-Asean Corporate Governance Industry Excellence (Property) Award, FIABCI Malaysia Property Awards, BCI Asia Top 10 Developer Awards (Malaysia), International Property Awards (Asia Pacific) and Putra Brand Awards. For more information, visit www.ijmland.com

Jointly Issued By:

***Perennial Real Estate Holdings Limited (Company Registration: 200210338M) and
IJM Land Berhad (Company Registration: 187405-T)***