

PERENNIAL REAL ESTATE HOLDINGS LTD



FINANCIAL RESULTS FOR THE SECOND QUARTER AND HALF YEAR ENDED 30 JUNE 2016

 PERENNIAL

All statements contained in this presentation which are not statements of historical fact constitute “forward looking statements”. These forward-looking statements, including without limitation, those regarding Perennial Real Estate Holding Limited’s financial position and results, business strategy and plans and objectives of management for future operations involve known and unknown risks, uncertainties and other factors which may cause Perennial Real Estate Holdings Limited’s actual results, performance or achievements to be materially different from any future results, performance or achievements expected, expressed or implied by such forward-looking statements. Given the risks and uncertainties that may cause the actual future results, performance or achievements to be materially different from those expected, expressed or implied by the forward-looking statements in this presentation, you are advised not to place undue reliance on these statements.

FINANCIAL HIGHLIGHTS FOR THE SECOND QUARTER AND HALF YEAR ENDED 30 JUNE 2016

Income Statement (2Q 2016 vs 2Q 2015) – Explanation of Key Income Line Items

S\$'000	2Q 2016	2Q 2015	Change ⁽¹⁾
	1 Apr 2016 to 30 Jun 2016	1 Apr 2015 to 30 Jun 2015	%
Revenue	24,088	39,297	(38.7)
Earnings Before Interest & Tax (“EBIT”)	18,626	25,084	(25.7)
Profit After Tax less Minority Interest (“PATMI”)	594	8,772	(93.2)

(1) The decrease in Revenue, EBIT and PATMI was mainly due to the absence of a one-off acquisition fee in respect of AXA Tower which was acquired in 2Q 2015.

Revenue

- 2Q 2016’s revenue was mainly contributed by CHIJMES and TripleOne Somerset in Singapore, as well as Perennial Jihua Mall and Perennial Qingyang Mall in China. Excluding the one-off acquisition fee received for the acquisition of AXA Tower, revenue was slightly lower as TripleOne Somerset’s expiring leases were not renewed in preparation for the asset enhancement works and strata sales.

EBIT

- 2Q 2016’s EBIT was contributed by the operational assets in Singapore and China as mentioned above, as well as share of results from associates and joint ventures. Excluding the one-off acquisition fee received for the acquisition of AXA Tower, 2Q 2016 EBIT would be higher largely due to investment income received, higher foreign exchange gain, and higher share of results on account of the Group’s share of results from operational malls and newly acquired medical and healthcare businesses.

Income Statement (1H 2016 vs 1H 2015)

S\$'000	1H 2016	1H 2015	Change
	1 Jan 2016 to 30 Jun 2016	1 Jan 2015 to 30 Jun 2015	%
Revenue	53,574	66,351	(19.3)
Earnings Before Interest & Tax ("EBIT")	44,656	42,327	5.5
Profit After Tax less Minority Interest ("PATMI")	9,066	12,190	(25.6)
<u>Analysis of PATMI</u>			
Operating PATMI	1,569	12,190	(87.1)
Fair Value Gain	7,497	-	Nm
Total PATMI	9,066	12,190	(25.6)

Nm: Not meaningful.

Income Statement (1H 2016 vs 1H 2015) – Explanation of Key Income Line Items

Revenue

- 1H 2016's revenue was mainly contributed by CHIJMES and TripleOne Somerset in Singapore, as well as Perennial Jihua Mall and Perennial Qingyang Mall in China. The decrease in revenue in 1H 2016 versus 1H 2015 was mainly due to the absence of a one-off acquisition fee received for the acquisition of AXA Tower in 2Q 2015 and lower rental revenue from TripleOne Somerset as expiring leases were not renewed in preparation for the asset enhancement works and strata sales.

EBIT

- Despite the absence of a one-off acquisition fee in respect of AXA Tower which was acquired in 2Q 2015, EBIT was higher in 1H 2016 mainly due to the contribution by operational assets in Singapore and China as mentioned above, as well as higher share of results from associates and joint ventures.
- Higher share of results from associates and joint ventures came from the Group's share of fair value gain of S\$7.5 million from the revaluation of Chengdu East High Speed Railway Integrated Development Plot D2 (“**Chengdu Plot D2**”) and share of results of AXA Tower which was acquired in 2Q 2015. Chengdu Plot D2 was reclassified as an ‘Investment Property’ as its intended use was changed from strata sales to long-term hold for lease to Chengdu Xiehe International Eldercare and Retirement Home.

Operating PATMI

- Operating PATMI was largely contributed by operational assets in China. The decrease in operating PATMI was due to the absence of a one-off acquisition fee received for the acquisition of AXA Tower in 2Q 2015 and the write-off of intangible assets of S\$1.9 million in 1Q 2016.

Income Statement – Revenue by Segment

	REVENUE						Note
	2Q 2016	2Q 2015	Change	1H 2016	1H 2015	Change	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%	
Singapore	13,436	16,019	(16.1)	28,250	31,576	(10.5)	1
China	7,358	6,377	15.4	14,582	12,976	14.0	2
Management Businesses	6,558	19,471	(66.3)	16,346	27,029	(39.5)	3
Corporate and Others	14	2	Nm	27	2	Nm	
Eliminations	(3,278)	(2,572)	27.4	(5,631)	(5,052)	11.5	
	24,088	39,297	(38.7)	53,574	66,351	(19.3)	

Notes:

- (1) The decrease was due to lower revenue recorded by TripleOne Somerset as expiring leases were not renewed in preparation for asset enhancement works and strata sales which commenced in 2Q 2016.
- (2) The increase was attributable to higher revenue recorded by Perennial Qingyang Mall, Chengdu.
- (3) The decrease was mainly due to the one-off acquisition fee received for the acquisition of AXA Tower in 2Q 2015.

Income Statement – EBIT by Segment

	EBIT						Note
	2Q 2016	2Q 2015	Change	1H 2016	1H 2015	Change	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%	
Singapore	9,651	9,833	(1.9)	19,888	19,828	0.3	
China	8,448	5,747	47.0	22,636	11,044	105.0	1
Management Businesses	3,568	13,126	(72.8)	7,433	16,973	(56.2)	2
Corporate and Others	(3,041)	(3,622)	(16.0)	(5,301)	(5,518)	(3.9)	3
	18,626	25,084	(25.7)	44,656	42,327	5.5	

Notes:

- (1) The increase in this quarter is mainly due to the higher operating results contributed by operational malls, higher share of results from Shenyang Longemont Integrated Development and the newly acquired medical and healthcare businesses. 1H 2016 includes higher share of results from associates and joint ventures, including a fair value gain of S\$7.5 million from the revaluation of Chengdu Plot D2 in 1Q 2016.
- (2) The decrease was mainly due to the absence of a one-off acquisition fee received for the acquisition of AXA Tower.
- (3) The improvement was mainly due to investment income received in 2016.

CAPITAL MANAGEMENT & KEY FINANCIAL INDICATORS

Capital Management and Key Financial Indicators

Key Financial Ratios

	As at 30 Jun 2016	As at 31 Dec 2015
Net Debt (S\$' 000)	2,132,322	1,749,630
Total Equity (S\$' 000)	3,642,599	3,882,393
Net Debt to Equity Ratio	0.59	0.45
NAV per Share (S\$)	1.573*	1.688
Debt-Weighted Average Term to Expiry (years)	2.01	2.08

	For the Half Year ended 30 Jun 2016	For the Half Year ended 30 Jun 2015
Earnings per Share (cents)	0.55	0.84
Weighted Average Interest Rate (p.a.)	3.5%	3.0%

* Lower NAV per Share as a result of translation losses arising from the depreciation of RMB against SGD in the period.

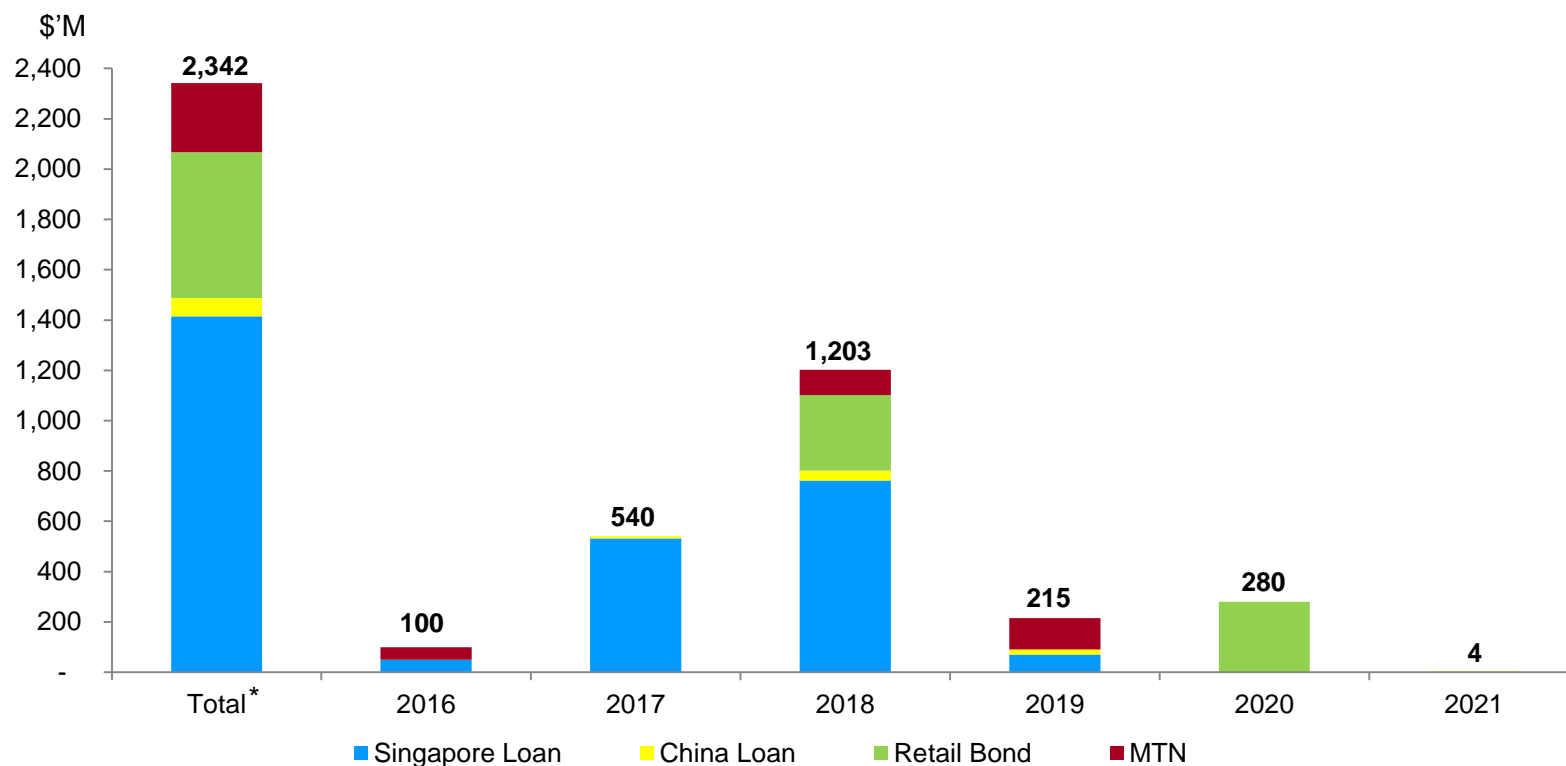
Issuance of S\$125 Million 4.90% p.a. Fixed Rate Notes

- On 18 March 2016, the Group issued S\$125 million in principal amount of 4.90% p.a. fixed rate notes due in 2019 under its S\$2 billion Multicurrency Debt Issuance Programme.

Issuance of S\$280 Million 4-year 4.55% p.a. Retail Bonds

- On 29 April 2016, the Company issued S\$280 million of 4 year 4.55% p.a. retail bonds due in 2020. The net proceeds from the issue of the bonds have been utilised towards repayment of indebtedness incurred by certain subsidiaries, financing of investments and working capital of the Group. The net proceeds were fully utilised on 26 July 2016.

Debt Maturity Profile – As at 30 June 2016



* Being gross amount, without amortised transaction costs

1. In 1H 2016, Perennial Treasury Pte. Ltd. (“**PTPL**”) issued \$125 million of 4.90% p.a. fixed rate notes due in 2019 under its \$2 billion Multicurrency Debt Issuance Programme (“**MTN**”) and Perennial issued \$280 million of retail bonds at 4.55% p.a. due in 2020.
2. PTPL is the Group’s 100% held subsidiary and its treasury and funding vehicle.
3. Perennial China Retail Trust’s (“**PCRT**”) \$50 million MTN due in July 2016 has been fully redeemed. The balance \$50 million bank loan due in 4Q 2016 will be refinanced on maturity.
4. The loans due in 2017 relate to loans taken by CHIJMES of \$191 million, unsecured loans by PTPL of \$130 million and PCRT’s loan of \$210 million.

BUSINESS HIGHLIGHTS – SINGAPORE

Committed Occupancy of ~95%, of which 87% has Commenced Business



- As at 2Q 2016, total committed occupancy increased to ~95%, of which about ~87% of these tenants by net lettable area have commenced business.
- New leases signed include Renga-Ya, a Japanese and Western BBQ and Steak Restaurant serving top-quality Wagyu imported directly from Japan.
- Tatsu, an existing tenant, took up more space to operate a dual restaurant-bar concept, where the restaurant will serve Donburi and Chazuke during the day and the Izakaya bar will serve Yakitori with grill showcase at night. The new restaurant will also feature a wider selection of premium alcohol such as Junmei Daiginjo Sake (the highest grade of sake) and Honkaku ShōChū.
- Watabe Weddings, the current operator of CHIJMES Hall, took up additional space at the Caldwell House to operate its second wedding solemnisation venue and to house their new complementary wedding services, including gown rental and photography.
- A number of major events were held to tie-in with Euro Cup 2016, including the 'Live' Screening of the Euro Cup matches, 'Kids Soccer Fever' and 'Football for Good' with Valencia CF players, and attracted a strong following at CHIJMES.

TripleOne Somerset – Enhancement Works on Retail Podium Have Commenced

A Luxurious Food Market and Food Hall Concept will be Introduced



- TripleOne Somerset, comprising Somerset Tower, Devonshire Tower and a retail podium, was recently rebranded with a new stylish logo.

1111 SOMERSET

- Enhancement works on the retail podium have commenced and most of the retail tenants have shifted out.
- The revamped retail podium will be modelled after a luxurious “Marketplace” concept and will offer a wide array of speciality food as well as food and beverage stalls with communal seating.



Retail Podium



Retail Podium

Note: The above artist's impressions may differ from the actual view of the completed properties.

TripleOne Somerset – Pre-Launched Strata Sale of Office & Medical Suites

A few Strata Office Units Sold at Average Price of above S\$2,600 per sq ft

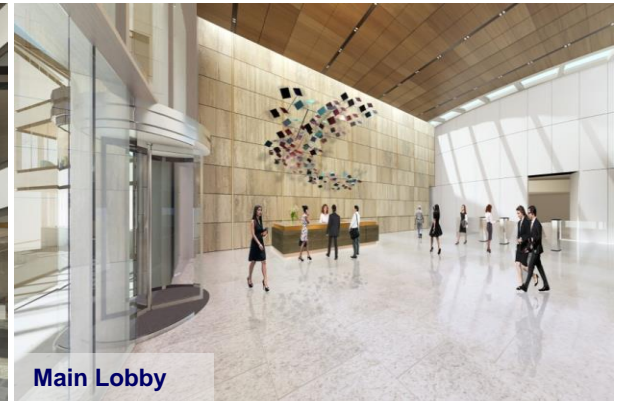
- The pre-launch of the strata sale at Somerset Tower commenced in June 2016. The official launch is targeted in late August 2016.
- A few office units have been transacted at an average price of above \$2,600 per sq ft. A number of expressions of interest have also been received.



Note: The above artist's impressions may differ from the actual view of the completed properties.

AXA Tower – Upgrading Security Features and Lifts' Efficiency

Integrate Security Turnstiles System at Lobby with Destination Control System for Lifts



Note: The above artist's impressions may differ from the actual view of the completed properties.

- Security features will be enhanced at AXA Tower with the installation of turnstiles at the office lobby.
- The office lifts will be progressively upgraded with the Destination Control System and integrated with the security turnstiles system.
- Tenants will require access cards for entry and lifts will be assigned according to their approved destination floor. The average waiting time for tenants is expected to be reduced.
- The extensive upgrading works is expected to commence in 3Q 2016 and will be progressively rolled out in phases.

Strong Leasing by New & Renewal Tenants Strengthen Recurring Income Stream

- Gearing up for pre-launch of strata sale of office space and medical suites. Strata sale of office space will commence with units on selected floors.
- In 1H 2016, about 64,050 sq ft of office space was leased by new and existing office tenants, contributing to a strong recurring income stream.



Note: The above artist's impressions may differ from the actual view of the completed properties.

BUSINESS HIGHLIGHTS – CHINA

Perennial International Health and Medical Hub, Chengdu – Development Progress Update

Construction Works On-Track to Complete in 4Q 2016

Artist's Impression



On-Site Photos



- Total committed occupancy for the 280,000 sqm development stands at 56%.
- New tenants secured include a food court and a locally renowned seafood supermarket (西海道).
- Leasing efforts continued to focus on complementary medical and healthcare-related tenants, including Traditional Chinese Medicine clinic, and retail trade tenants, such as international cosmetics and skincare brands, food and beverage and lifestyle operators.
- Perennial International Health and Medical Hub is expected to commence operations in 2Q 2017.



Perennial International Health and Medical Hub, Chengdu – Establish Perennial International Specialist Medical Centre

Specialist Medical Centre Concept to Cater to Strong Demand for Private Medical Care in China



- Perennial International Health and Medical Hub will house the 11,000 sqm Perennial International Specialist Medical Centre spanning Level 1 to Level 3 at Block A2.
- Perennial International Specialist Medical Centre is expected to comprise a wide range of specialist departments, including Gynaecology and Paediatrics, Oncology, Internal Medicine and Surgery, Cardiovascular, Ophthalmology, and Ear, Nose and Throat.
- The medical centre will have a good mix of local and foreign medical specialists.
- Perennial will be managing the specialist centre, including the medical facilities and patients' appointments and services.



Note: The above artist's impressions may differ from the actual view of the completed properties.

Perennial International Specialist Medical Centre – Artist Impressions



Chengdu East HSR Integrated Development Plot D2 – Development Progress Update

Five Towers Have Topped-out and One Tower Has Completed Façade Cladding Works

Artist's Impression – Plot D



Plot D2



- Five towers on Plot D2 have topped out, of which one tower has completed cladding works.
- Two more towers are expected to complete façade cladding works by 3Q 2016 and the last tower is expected to top up by the end of the year.
- The completed towers will be progressively handed over to Chengdu Xiehe International Eldercare and Retirement Home (“**Chengdu Xiehe Home**”), starting with Phase 1 by the end of 2016 and the remaining phases in 1Q 2017.

Beijing Tongzhou Integrated Development – Development Progress Update

Construction Works Progressing Well On-Site

Artist's Impression



- Excavation works at the integrated development have been completed.
- Structural underground works for Subway Line S6 continued to progress well on-site.
- Construction Permits are expected to be received progressively for all six plots (Phase One and Phase Two) of the integrated development by end-2016.

On-Site Photos



Beijing Tongzhou District – Re-designated as the Sub-Centre of Beijing

Tongzhou District to Enjoy Accelerated Urbanisation and Growth with Newly ‘Elevated’ Role



- The Beijing government announced plans to reposition Beijing Tongzhou District from its initial status as a subsidiary administrative centre to a sub-centre of the city, and efforts are underway to speed up the construction of the district.^{1,2}
- The district is set to become a highly urbanised precinct with an efficient and well-integrated transportational network.
- The New Beijing East Railway Station is expected to be opened in 2020, and is ~7-8 km away from the Beijing Tongzhou Integrated Development.³
- Jing-Tang Intercity Railway, expected to start construction in 4Q 2016, will locate its starting terminal at the new Beijing East Railway Station.
- Subway Line S6, which directly links to Beijing Tongzhou Integrated Development, will be connected to Subway Line 7, Batong Line and the New Beijing East Railway Station.
- Subway Line S6, which will link Beijing Capital International Airport Terminal 3 to the new Beijing Airport to be located in Daxing, is expected to commence operations in 2019.³

1. Source: China News dated 12 April 2016.
 2. Source: Beijing Tongzhou Government dated 11 July 2016.
 3. Source: Sina News Online dated 8 July 2016.

Xi'an North HSR Integrated Development – Development Progress Update

Construction Works Progressing On-schedule

Artist's Impression



- Excavation and lateral support works on Plot 4 and Plot 5 have been completed.
- Construction of foundation works continued to progress on-site for Plot 4 and is expected to complete in 3Q 2016.
- Plot 4 and Plot 5 are expected to commence operations in 2018 and 2019 respectively.
- The Chengdu to Xi'an high speed train line (3-hour journey) is expected to commence operations at the end of 2017.

On-Site Photos



Shenyang Longemont Integrated Development and Suburban Shopping Malls in Foshan & Qingyang

Operational Retail Portfolio Committed Occupancy Stands at ~ 93.0%

Shenyang Longemont Integrated Development

- **Shenyang Longemont Shopping Mall**
 - ✓ Committed occupancy has stabilised at ~90%.
 - ✓ Focus on proactive leasing strategy to enhance the trade mix.
- **Shenyang Red Star Macalline Furniture Mall**
 - ✓ Committed occupancy has stabilised at ~93%.
- **Shenyang Longemont Offices**
 - ✓ Overall committed occupancy has increased marginally from ~52% to ~54%.
 - ✓ Tower One and Tower Two have registered an effective occupancy of 33.3% and 75.1% respectively.
 - ✓ Introduced 'Co-Work Space' concept to provide greater leasing flexibility to local entrepreneurs.

Perennial Jihua Mall, Foshan and Perennial Qingyang Mall, Chengdu

- Achieved committed occupancy of close to 100%.
- More themed marketing activities were carried out to drive shopper traffic and tenants' sales.



BUSINESS HIGHLIGHTS – HEALTHCARE SERVICES

Chengdu Xiehe Home – Fitting-Out and Operations Planning In-Progress

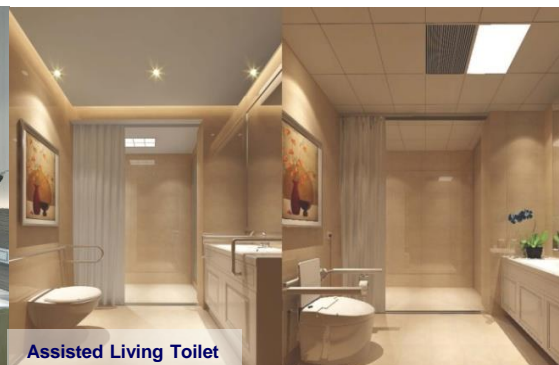
- Chengdu Xiehe International Eldercare and Retirement Home ("**Chengdu Xiehe Home**") is positioned as a leading premium private eldercare and retirement home with a comprehensive suite of facilities in Chengdu.
- Located at Chengdu East High Speed Railway Integrated Development Plot D2, the modern senior housing facility will occupy three apartment blocks on Plot D2 and is expected to have a bed capacity of about 3,000.
- The facility will comprise a Retirement Home (for occupants who are independent), a Nursing Home (for occupants who require round-the-clock professional continuing care) and a Rehabilitation Home (for occupants who require special care, such as medical treatment or rehabilitation).
- Chengdu Xiehe Home is expected to commence operations in 2017.



Reception Area



Retirement / Nursing Home



Assisted Living Toilet



Guest Reception Area



Rehabilitation Home



Lift Lobby

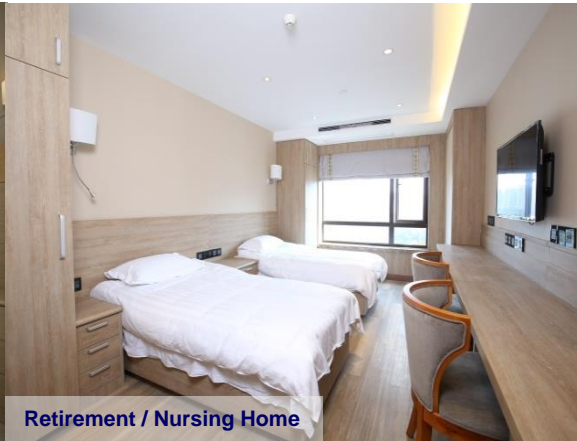
Note: The above artist's impressions may differ from the actual view of the completed properties.

Chengdu Xiehe Home – Marketing Show Suite Completed in June 2016

Show Suite Ready Ahead of Marketing Activities in 4Q 2016



Rehabilitation Home



Retirement / Nursing Home



Assisted Living Toilet



Guest Reception Area



Pantry / Activity Area

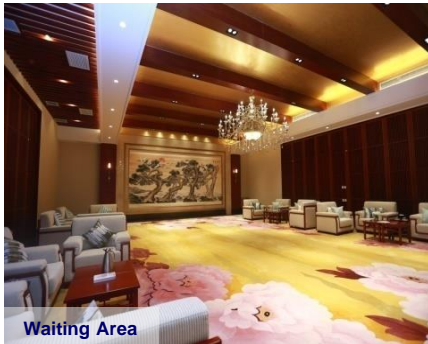


Lift Lobby

AND Maternal and Child Health Centre, Shunyi, Beijing – Commenced Operations in June 2016

First Centre in Beijing Extends Reach to Cater to Affluent Consumers in Northern China

- The new AND Maternal and Child Health Centre, Shunyi, Beijing commenced operations in June 2016.
- The Beijing branch offers specialised postnatal and neonatal care services for new mothers and their newborns at a package price range of between RMB49,800 to RMB888,800.
- Specialised services offered include technologically-advanced spa and slimming treatments, exercise and postnatal yoga classes, parenting classes, breast care and breastfeeding support for new mothers, as well as developmental programmes and therapies for their newborns.
- With the opening of the Beijing branch, Shenzhen Aidigong Modern Maternal and Child Health Management Co., Ltd (“**Aidigong**”) will have two operating centres in Shenzhen and one operating centre in Beijing housing a total of over 130 beds. In addition, there will be an upcoming facility located at Perennial International Health and Medical Hub in Chengdu.



AND Maternal and Child Health Centre, Shunyi, Beijing – Commenced Operations in June 2016



St. Stamford International Medical – Launch of New JV Brand with BOAI

Plans to Grow the Brand and Business Extensively in China and Regionally

- Perennial has a strategic 40-60 joint venture (“**JV**”) with a subsidiary of China Boai Medical (“**BOAI**”), one of the largest private hospital/medical services operators in China, to own, develop and manage hospital and medical services business in China.
- The partnership will operate under a new brand, St. Stamford International Medical (“**St. Stamford**”).



- The JV partners intend to grow St. Stamford’s portfolio to over 20 hospital projects in China’s first-tier and second-tier provincial capital cities in the next five years. St. Stamford enjoys access to Perennial’s greenfield and/or completed integrated developments, as well as BOAI’s existing portfolio of hospitals and future acquisition pipeline across China.
- The primary medical specialties that will be pursued by St. Stamford include Oncology, Fertility, Obstetrics and Gynaecology, Paediatrics, Plastic Surgery and Aesthetic Medicine, and Cardiology and Cardiovascular Surgery.
- The JV partners will leverage on each others’ strength and extensive network of resources and relationships locally and globally to grow the St. Stamford brand and business in China and regionally.

St. Stamford Modern Hospital, Guangzhou – First China-Singapore JV JCI-Accredited Hospital in China



Successful Operating Medical Asset Provides Platform to Grow the St. Stamford Brand Name

- On 3 July 2016, St. Stamford Modern Hospital, Guangzhou (“**Modern Hospital**”), previously known as Modern Hospital Guangzhou, was officially rebranded and launched as the first medical facility that is owned and managed by St. Stamford International Medical (“**St. Stamford**”).
- Modern Hospital is one of the leading private general and cancer hospitals in Guangzhou and several South East Asian markets. It is also the first China-Singapore joint venture (“**JV**”) Joint Commission International (“**JCI**”) -accredited hospital in China.
- The hospital offers a wide range of 18 treatment modalities ranging from chemotherapy, surgery and radiotherapy, to customised cell therapy, NanoKnife therapy, radiological interventional procedures, cryotherapy and Traditional Chinese Medicine (“**TCM**”) for late-stage cancer. Other services available include internal medicine, general surgery, gynaecology, plastic surgery, renal medicine and dentistry.
- Since 2014, the hospital has achieved the highly-regarded JCI accreditation, widely-recognised as the ‘Gold-Standard’ for international quality standards for patient care and organisation management. It is also one of the appointed training facilities of Southern Medical University and Guangdong Pharmaceutical University in China.
- The hospital is a Union for International Cancer Control (“**UICC**”) Cooperative Partner, Europe-China Commercial Union (“**ECCU**”) Designated-Hospital and a China social health insurance-accredited institution.



JCI-Accredited Hospital



UICC Cooperative Partner



ECCU Designated Hospital

Series of Initiatives to Further Enhance the Hospital's Local and International Standing

- **Set-up RMB20 million Accredited NanoKnife Treatment Facility**
 - ✓ The facility puts the hospital in the forefront of precision treatment and adds to the extensive list of available options for minimally invasive treatments.
 - ✓ NanoKnife Technology received approval from both the America Food and Drug Administration (“FDA”) and European Union’s CE certification for clinical application in October 2011. Since July 2015, it has also obtained approval from China Food and Drug Administration (“CFDA”) for the treatment of malignant solid tumours. Currently, there are more than 100 large hospitals using the NanoKnife Ablation Technology worldwide.
 - ✓ Modern Hospital successfully completed its first CT-guided NanoKnife pancreatic cancer ablation under general anaesthesia on 4 June 2016.
- **Forge Partnerships with Internationally Renowned Medical and Research Institutions and Medical Specialists**
 - ✓ Establish partnerships with institutions and specialists in China, Singapore, USA and other parts of the world to bring in the best practices in patient care and treatment.
 - ✓ Recently, Modern Hospital successfully established a collaboration with The First Affiliated Hospital, Sun Yat-sen University to set up a genetic research laboratory at our hospital, which will enhance its capability to provide precision treatments for cancer.
- **Establish International Medical Advisory Board**
 - ✓ The International Medical Advisory Board, comprising leading cancer specialists from around the world, will provide guidance on the clinical best practices and the latest advancements in patient care and healthcare management.

St. Stamford Modern Hospital, Guangzhou – Elevating the Standard of Medical Care and Services

Series of Initiatives to Further Enhance Modern Hospital's Local and International Standing

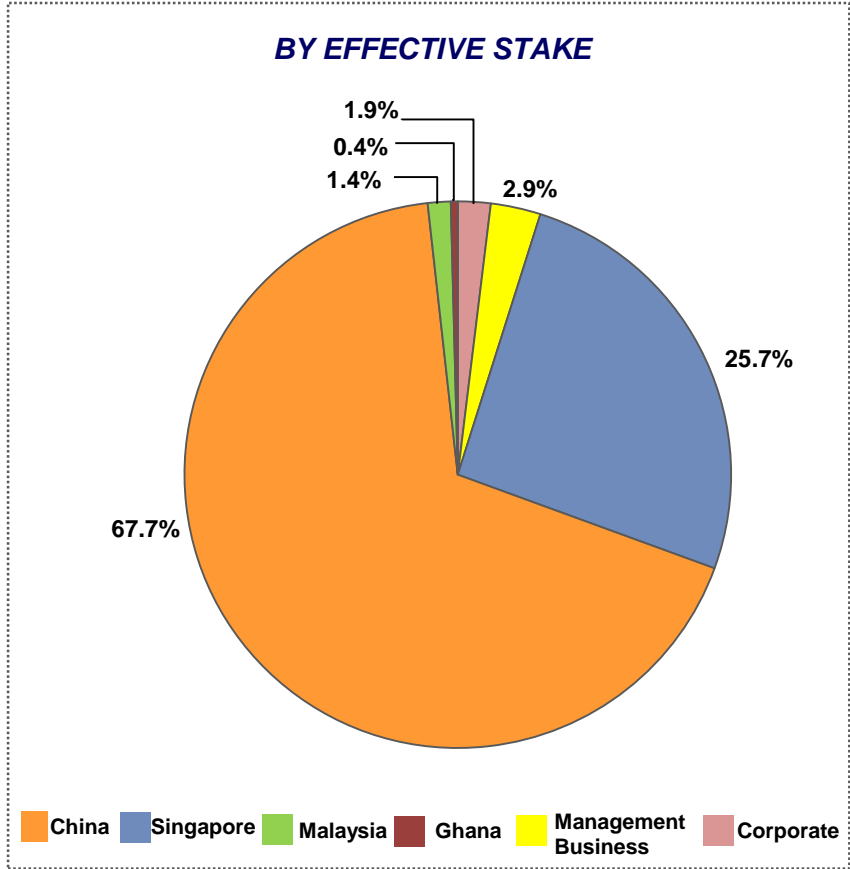
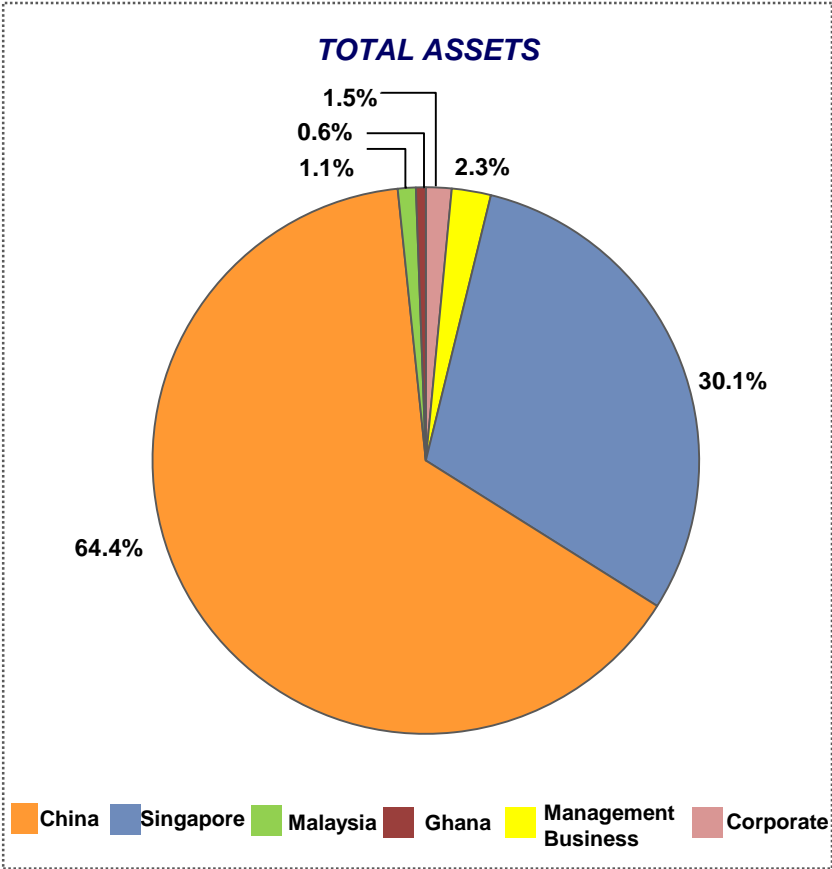
- **Invest in New and Advanced Technology to Provide Better Quality Care.**
 - ✓ Plans are underway to acquire a TomoTherapy System that will give more precise radiotherapy than the traditional linear accelerator. This system gives a more concentrated dose of radiation to the tumour while minimising damage to the surrounding healthy tissues.
- **Strengthen Capabilities in Breast Cancer Treatment**
 - ✓ Assemble a team of leading experts in breast oncology, breast surgery, radiotherapy and plastic and reconstructive surgery, and set aside a dedicated specialist ward for this field of treatment.
- **Upgrade Hospital Facilities to Provide Top-Notch Services in a Comfortable Environment**
 - ✓ The first phase of upgrading works carried out on three floors of the hospital wards, comprising a total of 55 rooms and 97 beds, was successfully completed in 2Q 2016. New VIP rooms were also introduced.
- **Integrate Best Practices and Medical Systems based on the Singapore-model**
 - ✓ Ranging from hospital organisation structure, management of hospital beds, quality improvement and safety management, and 6S lean production management, to clinical supervision, quality and safety management, patient care and resource management.



STRATEGIC HIGHLIGHTS

Total Asset Composition

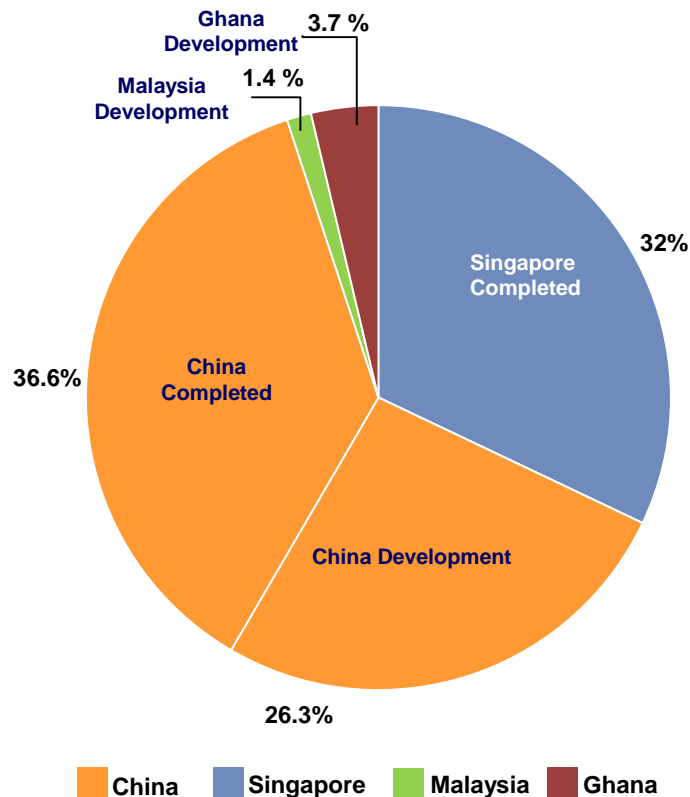
Strategically-Focused on Two Key Markets – Effective Stake China (~68%) and Singapore (~26%)



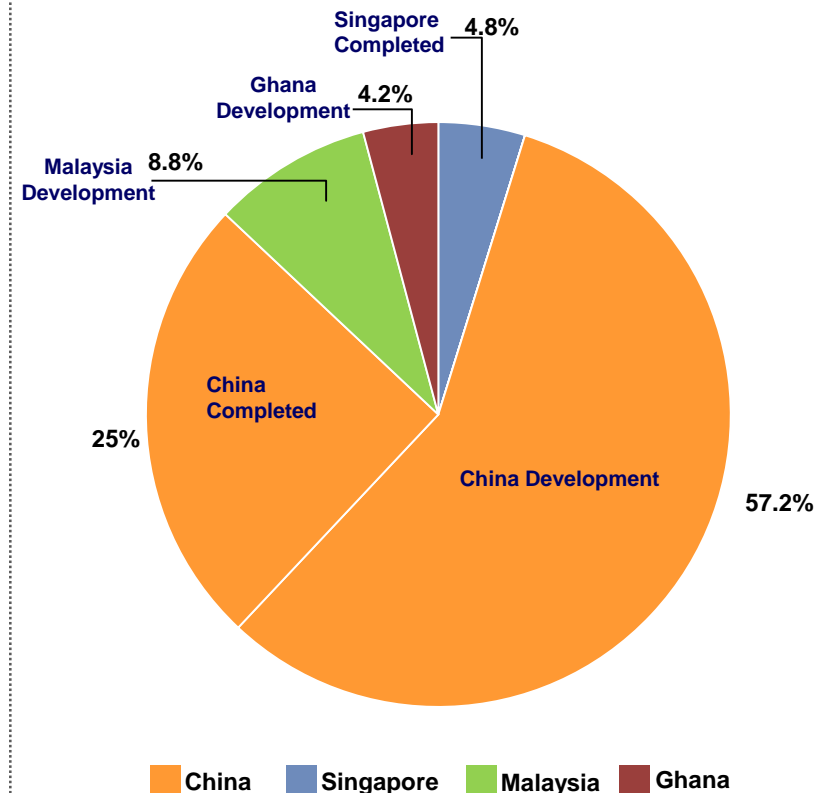
Total Property Composition – By Property Value and By GFA

Completed Assets which Account for ~69% of Property Value Provide Income Stability
China Developments Account for ~26% of Property Value & ~57% of GFA Present Significant Growth Potential

**TOTAL PROPERTY VALUE
(Effective Stake Basis)**

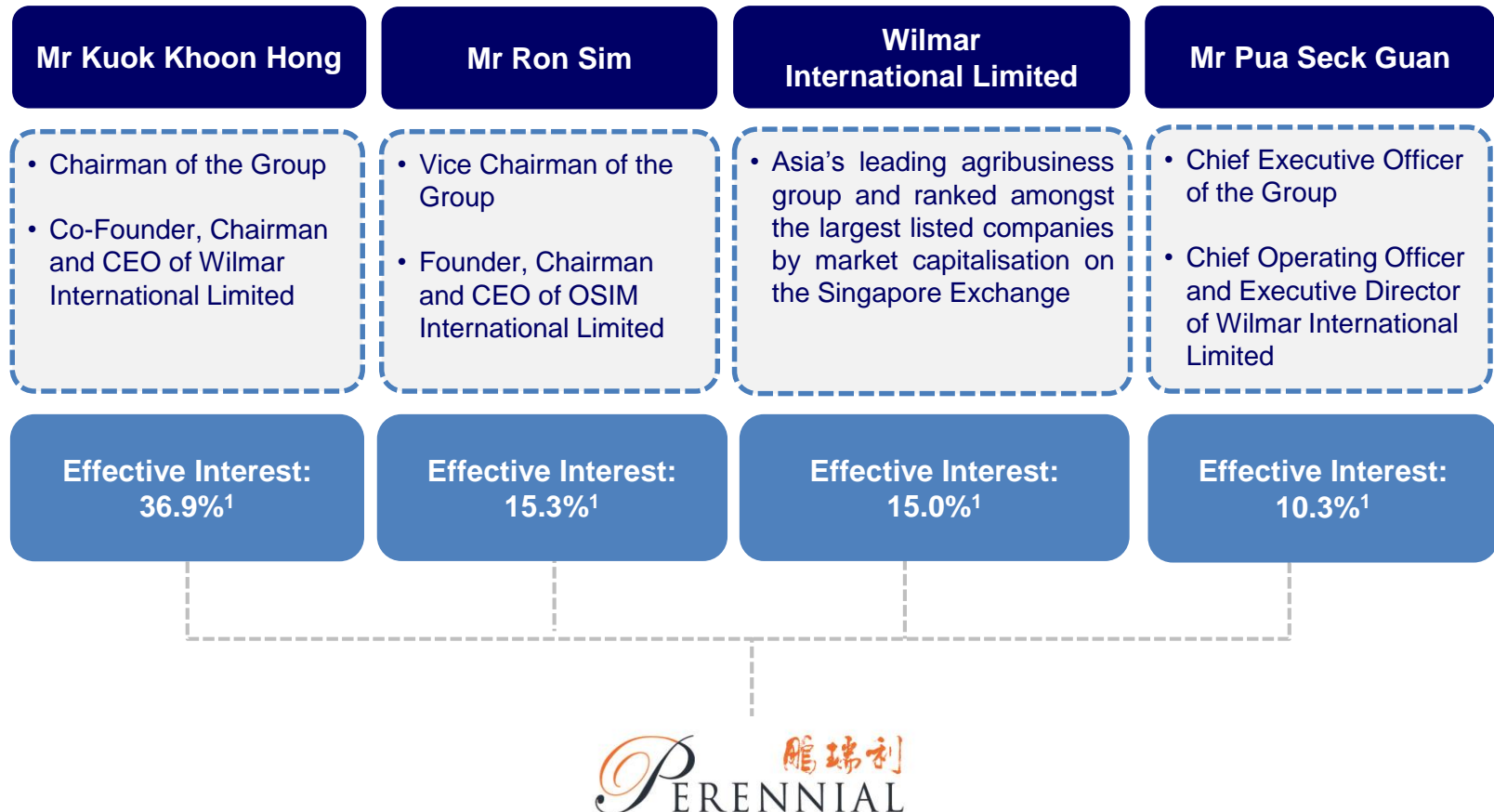


**TOTAL GROSS FLOOR AREA ("GFA")
(Attributable GFA Basis)**



Strong Long Term Sponsors with Extensive Network and Business Experience

Perennial's Four Key Sponsors Own an Aggregate Effective Ownership of 77.5%¹



1. As at 27 July 2016.

THANK YOU

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