偉合控股有限公司

WEE HUR HOLDINGS LTD.
(Company Registration Number 200619510K)
(Incorporated in the Republic of Singapore)

ANNOUNCEMENT PURSUANT TO RULE 703 – INCREASED DEVELOPMENT COSTS IN AUSTRALIA

The Board of Directors of Wee Hur Holdings Ltd. (the **"Company**" and together with its subsidiaries, the "**Group**") wishes to update the shareholders of the Company on the increase in the development costs of the Purpose-Built Student Accommodation ("**PBSA**") in Australia by the Wee Hur PBSA Master Trust (the "**Master Trust**"):-

1. The Company, in the circular to shareholders dated 6 June 2018, had disclosed that the estimated development cost of developing and operating a portfolio of 4,000 to 5,000 beds in major cities in Australia is approximately A$700,000,000.

2. The initial estimated development cost of A$700,000,000 was based on an approximate cost of A$140,000 per bed, for a total of 5,000 beds.

3. The Company wishes to announce that due to the various factors set out below, the cost per bed has increased and the revised development cost has increased to A$933,000,000 accordingly.

   A. INCREASE IN NUMBER OF BEDS AND PBSA

   The initial target of the Master Trust was to develop 4,000 to 5,000 beds across six properties. To date, the Master Trust has secured seven greenfield sites to develop approximately 5,645 beds across seven PBSAs.

   B. SHIFT IN PBSA PORTFOLIO LOCATIONS

   The weightage of the PBSA portfolio has shifted towards the prime cities of Sydney and Melbourne, where the cost per bed is higher. The cost per bed is approximately A$300,000 in Sydney and A$180,000 in Melbourne, as compared to A$137,000 in Brisbane and A$117,000 in Adelaide. These sites are also within the prime CBD locations and the development of modern facilities thereon have resulted in the increase in cost.

   C. HIGHER LAND PRICES IN PRIME LOCATIONS

   The land prices in Sydney, Melbourne and Canberra are significantly higher due to the scarcity of centrally located parcels in these cities. For example, in Brisbane the land cost is 8% of the total project cost, whereas in Sydney, the land cost is 43% of the total project cost. The cost increase will also correspond with better rental incomes and stabilized values due to the prime locations.

4. The table below sets out the current estimated cost per bed for each of the seven PBSA accommodation:-

	Property Name	Number of Beds	Cost Per Bed (A$M)
1.	UniLodge Park Central, Brisbane	1,578	0.137
2.	UniLodge City Gardens, Adelaide	772	0.117
3.	A'Beckett Street, Melbourne	888	0.184
4.	Waymouth Street, Adelaide	811	0.117
5.	Gibbons Street, Sydney	419	0.305
6.	Regent Street, Sydney	444	0.280
7.	Moore Street, Canberra	733	0.158

Total Number of Beds	**5,645**	
Total Development Cost (A$M)		**933.00**

5. In terms of costs committed, UniLodge Park Central, Brisbane and UniLodge City Gardens, Adelaide are operational, and A'Beckett Street, Melbourne and Waymouth Street, Adelaide are under construction. As such, the costs of these four assets are firm. The land for the remaining three assets (Gibbons Street, Sydney, Regent Street, Sydney and Moore Street, Canberra) have been secured, and as such the land acquisition costs are confirmed. The rest of the development costs necessary to complete the projects have not been finalised but they will not vary substantially from the current projections.

6. The Company does not expect any further significant increase in the development costs.

7. Notwithstanding the foregoing, the Board would like to assure the shareholders that the Company will comply with its continuing disclosure obligations to keep the shareholders updated as and when appropriate, should there be any material developments (financial or otherwise) relating to the Company or the Group.

By Order of the Board
Wee Hur Holdings Ltd.

Goh Yeow Lian
Executive Chairman
4 August 2020