

AT THE
PULSE OF
TRANSFORMATION



**OUE LIPPO
HEALTHCARE
LIMITED**

**ANNUAL
GENERAL MEETING**

25 April 2019
2.00 p.m.

OUE LIPPO
Healthcare

SGinvestors

DISCLAIMER

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, IN WHOLE OR IN PART, INTO OR FROM ANY JURISDICTION WHERE TO DO SO WOULD CONSTITUTE A VIOLATION OF THE RELEVANT LAWS OF THAT JURISDICTION.

This presentation is for information purposes only and is not intended to form the basis of any contract. By accessing this presentation, you agree that you will not rely on any representation or warranty implied herein or the information contained herein in any action or decision you may take or make.

Nothing in this presentation constitutes or forms part of any offer to sell or solicitation of any offer to purchase or subscribe for securities in OUE Lippo Healthcare Limited (the “**Company**”) any jurisdiction, including in the United States or elsewhere.

This presentation may contain forward-looking statements that involve risks, uncertainties and assumptions. All statements regarding future financial position, operating results, business strategies, plans and future prospects of the Company are forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. These forward-looking statements speak only as at the date of this presentation. No assurance can be given that future events will occur, that projections will be achieved, or that assumptions are correct. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Company’s current view of future events. The Company does not undertake to revise forward-looking statements to reflect future events or circumstances.

This presentation is for informational purposes only and does not have regard to your specific investment objectives, financial situation or your particular needs. It does not purport to be all-inclusive or to contain all of the information that a person considering the proposed transactions described herein may require to make a full analysis of the matters referred to herein. Any information contained in this presentation is not to be construed as investment or financial advice, and does not constitute an offer or an invitation to invest in the Company or any investment or product of or to subscribe to any services offered by the Company or any of its subsidiaries, affiliates, advisers or representatives. No representation or warranty, express or implied, is made as to the fairness, accuracy, completeness or correctness of the information contained herein and no reliance should be placed on it. None of the Company or any of its subsidiaries, affiliates, advisers or representatives accepts any liability for any loss howsoever arising (in negligence or otherwise), directly or indirectly, from this presentation or its contents or otherwise arising in connection with this presentation.

Neither this presentation nor any of its contents may be used, quoted, reproduced or disclosed in any manner by any other person without the prior written consent of the Company.

Stabilisation

Foundation Laying

Consolidation

Apr 2017

OUE

- OUE completed mandatory general offer for the Company

Oct 2017

OUE LIPPO
Healthcare

- Changed name to OUE Lippo Healthcare Limited

Jan 2018


招商局集團
CHINA MERCHANTS GROUP

- Established strategic partnership with China Merchants Group through a 50:50 joint venture

Feb 2018


ITOCHU

- ITOCHU Corporation became strategic shareholder with 25.3% stake via a S\$78.8 million private placement

Oct 2018


FIRST REIT
FIRST REAL ESTATE INVESTMENT TRUST

- Completed a S\$150.0 million rights issue
- Acquired a strategic stake in First REIT and its manager Bowsprit

Dec 2018



- Deepening collaboration with China Merchants Group
- Co-develop hospital in Prince Bay
- Management agreements to manage three Medical Facilities

Jan 2019



- Entry into Myanmar healthcare market
- Acquired stakes in joint venture with FMI for 3 hospitals, 1 medical centre & 2 clinics

2019 and beyond

- Continually expanding and deepening **strategic partnerships**
- Selective entry into strategic **Pan-Asian markets**
- Focus on **asset-light growth strategy**

Key Market Traits

- ✓ **Sizeable population**
- ✓ **High-growth market**
- ✓ **Government Support**
- ✓ **Increasing consumer spending**
- ✓ **Sustainable GDP Growth**



China

- Rising healthcare demand in China due to rising middle class affluence
- Plan to build an integrated hospital development in Dujiangyan, Chengdu
- Strategic partnership with China Merchant Group
 - Jointly develop and operate international hospital in Prince Bay, Greater Bay Area
 - Manage three hospitals in Shanghai, Chongqing, Nanjing



Myanmar

- Healthcare spending expected to increase from US\$1.0 billion in 2012 to US\$2.3 billion in 2023¹
- Acquired stakes in two JV companies that own and operate three hospitals, one medical centre and two clinics (hospitals are in Yangon, Mandalay, Taunggyi)
- Large-scale reforms such as the provision of universal healthcare coverage by 2030



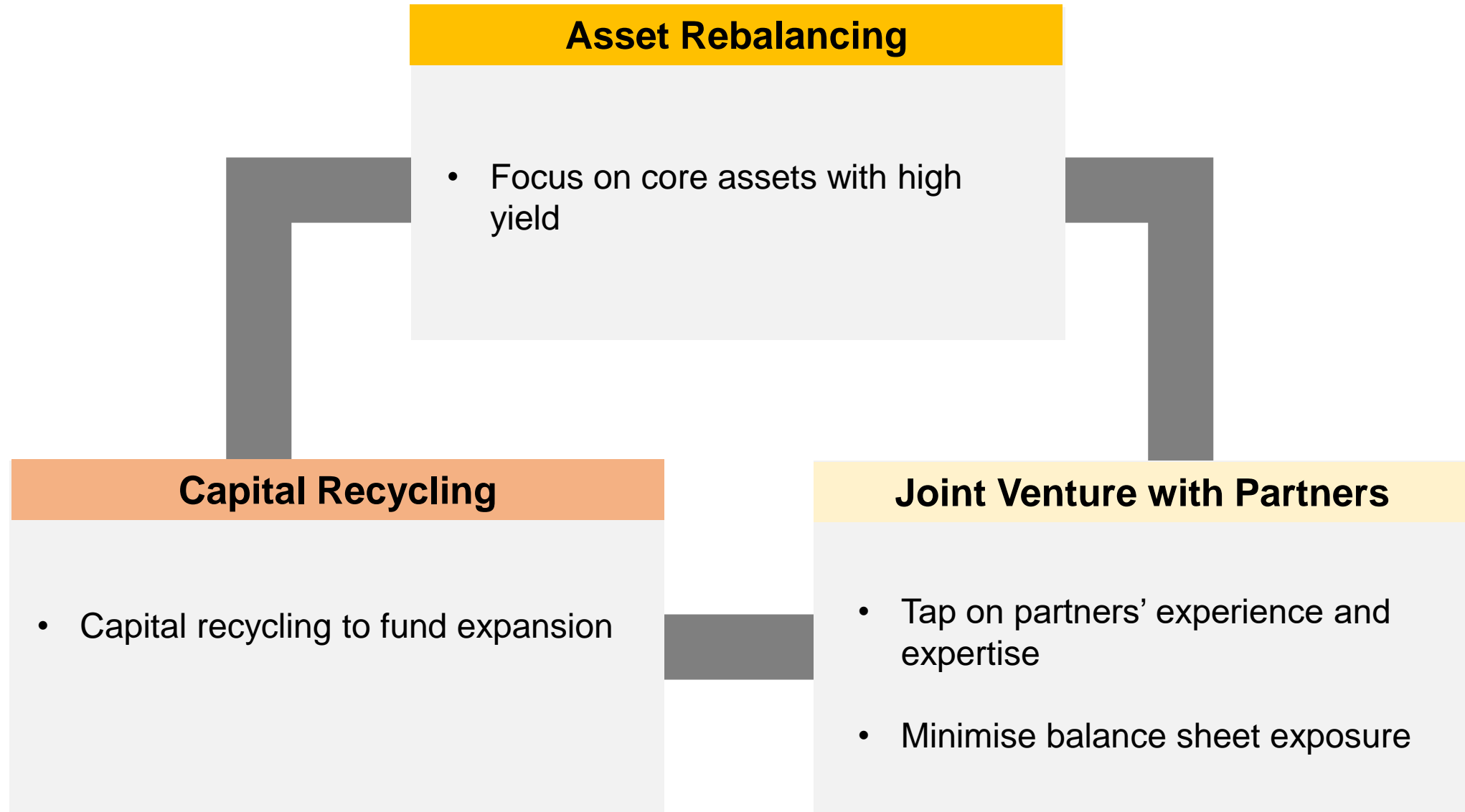
Indonesia

- Private healthcare demand in Indonesia continue see support from growing nationwide adoption of national health insurance scheme
 - Healthcare spending in Indonesia has been projected to rise to Rp1,224 trillion by 2027
- Acquired 10.6% of First REIT & 40% of Bowsprit (First REIT's manager) in October 2018



Japan

- Currently owns 12 nursing homes across Japan with an aggregate of 1,451 units
 - 7 in Sapporo, 2 in Nara, 2 in Nagano, 1 in Kyoto
- 20.7% of population in Japan are aged 70 and above²
 - Projected that 1 in 3 persons to be above 65 by 2050²



Depth: Strong Shareholders & Strategic Partners



- Diversified real estate owner, developer and operator listed on SGX Main Board
- Owns a real estate portfolio located in Asia and the United States



- Amongst the largest and most diversified trading companies in the world with a market capital of over US\$25 billion



- PRC state-owned conglomerate based in Hong Kong, under direct supervision of State-owned Assets Supervision and Administration Commission of the State Council
 - Total assets of RMB 8 trillion by end of 2018



- Established in 1992, and listed on Yangon Stock Exchange in 2016, FMI is one of Myanmar's most successful companies.
 - Current focus is on investing in the Financial Services, Real Estate, Healthcare and Tourism sectors



Rebuilding Financial Health

- Injection of OUE loans in 2017 (approximately S\$165.4 million¹)
- Private placement by ITOCHU Corporation in February 2018 of approximately S\$78.8million
- 1-for-1 rights issue in October 2018 of approximately S\$150.0 million
- MTN Redemptions (approximately S\$99.3 million)
- Repayment of various high cost loans (approximately S\$64.8 million)
- Refinanced TMK bonds in July 2017 to reduce interest cost from 3.02% to 1.03%p.a.
 - Also reduced the outstanding principal from JPY 11.7billion to JPY 9.95billion

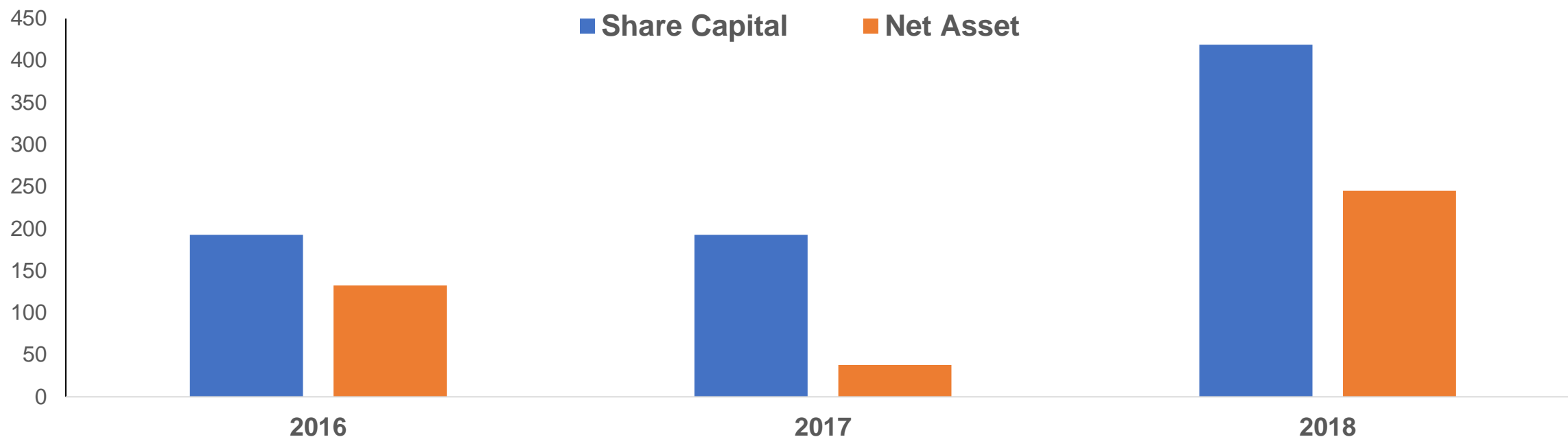
¹ excludes accrued interest

Managing Legacy Litigations

- SIAC Arbitration Award
 - SIAC Arbitration Award in favour of the Company against David Lin
 - David Lin is ordered to pay approximately US\$40 million
 - Enforcement of the SIAC Arbitration Award in various jurisdictions (Taiwan, Hong Kong and China)
- Crest Litigations
 - Won application to set aside Standby Facility, subject to hearing of appeal
- Wuxi Litigations
 - Lost control of Wuxi Hospital's operations
 - Defending these proceedings vigorously on the ownership of land and building of Wuxi Hospital

Key Financial Indicators

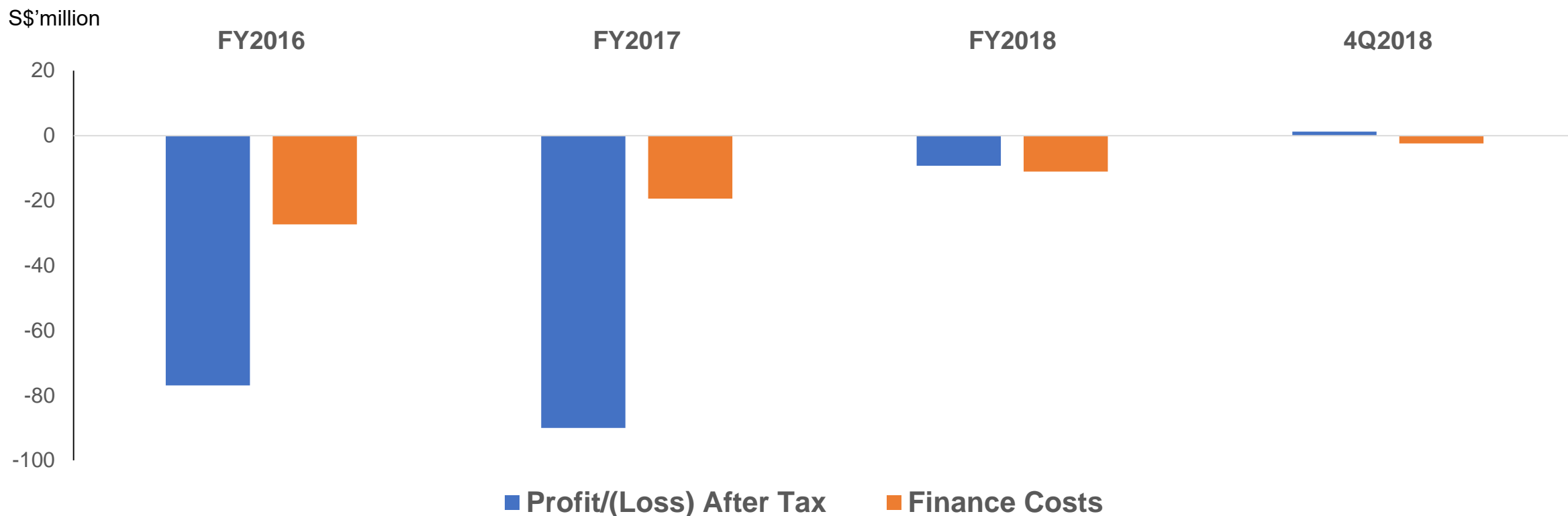
S\$'million



As at 31 December

(S\$'mil)	2016	2017	2018
Share capital	192.7	192.7	418.9
Net assets attributable to owners	132.4	38.0	245.3
Net asset per share (Cents)	7.98	2.29	5.52
Gearing ratio (Debt/Equity)	2.36	8.78	1.26

Key Financial Indicators



(S\$'mil)	FY2016	FY2017	FY2018	4Q2018
Profit/(Loss) After Tax	-76.9	-90.0	-9.3	1.2
Finance costs	-27.3	-19.4 ¹	-11.1¹	-2.4¹
Average interest costs (% pa)	8.0%	6.2%	3.5%	3.1%

¹ excludes foreign exchange loss of S\$833,000 in 2017, S\$114,000 in 2018 and S\$556,000 in 4Q2018



Thank you