



## TA CORPORATION LTD

(Incorporated in the Republic of Singapore on 7 March 2011)  
(Company Registration No. 201105512R)

### NEWS RELEASE

#### TA CORPORATION LAUNCHES ICONIC PHNOM PENH MIXED-USE DEVELOPMENT 'THE GATEWAY' TO OVERWHELMING RESPONSE

- ***An iconic twin tower development comprising a 36-storey office tower and 39-storey residential tower totalling 871 units; 2-storey retail and 7-storey<sup>1</sup> carpark podium***
- ***Strategically located in the Central Business District of Phnom Penh, Cambodia***
- ***Approximately 30% of residential units and 40% of office units sold and reserved to-date***



#### ***Ribbon-cutting ceremony at the official launch of The Gateway***

*From left to right: (Front row, second from left) H.E. Dr. Pen Sopha (Secretary of State of the Ministry of Land Management, Urban Planning and Construction of the Royal Government of Cambodia), Lok Okhna Ly Kunthai (JV partner), Mr. Oliver Ching (First Secretary (Political), Embassy of the Republic of Singapore – Cambodia), His Excellency Dr. Hun Manet (Lieutenant General of the Royal Cambodian Armed Forces), Neak Okhna Kith Meng (Chairman of the Cambodia Chamber of Commerce), Mr. Neo Tiam Boon (CEO of TA Corporation)*

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<sup>1</sup> *Comprises 6 floors of above ground parking space and one basement level*

**SINGAPORE, March 1, 2016** – TA Corporation Ltd (“**TA Corporation**”, and together with its subsidiaries, the “**Group**”) (长益集团有限公司), an established property and construction group, is pleased to announce the launch of its first large-scale real estate project – ‘The Gateway’ (雲極) – in Phnom Penh, Cambodia to overwhelming response.

The official launch was held on February 28, 2016 in Phnom Penh, Cambodia, and was officiated by His Excellency, Dr. Hun Manet, Lieutenant General of the Royal Cambodian Armed Forces, who was accompanied by senior government officials and business leaders. TA Corporation was represented by the Group’s Chief Executive Officer, Mr. Neo Tiam Boon. ‘The Gateway’ is also slated to be launched in Singapore over the weekend of March 5 - 6, 2016, open between 10:00 am and 6:00 pm at Hilton Singapore Hotel.



**The Gateway’s showroom in Phnom Penh, Cambodia**  
(From left to right: Lok Cheanteau Kha Leng (Director, Alpha Property Construction Ltd),  
H.E. Dr. Hun Manet (Lieutenant General of the Royal Cambodian Armed Forces),  
Mr. Neo Tiam Boon (CEO of TA Corporation), Lok Okhna Ly Kunthai (JV Partner)

‘The Gateway’ is an iconic landmark twin tower mixed-use development strategically located adjacent to the Cambodia Prime Minister’s Office along the Confederation de la Russie or ‘Russian Boulevard’, within the prime Central Business District in Phnom Penh, Cambodia. Slated for completion in 2019, the development enjoys strong connectivity to major roads linking the Phnom Penh International Airport and the city centre.

With a total site area of 6,040 square metres, ‘The Gateway’ comprises a 36-storey office tower which is expected to yield 299 strata-titled office units and a 39-storey residential block which will house 572 well-appointed units of one to three bedroom apartments. It also comes with guaranteed rental returns over two years of 12% for the residential units and 16% for the office units.

### **Residential Unit Types**

<b>No. of Bedrooms</b>	<b>No. of Units</b>	<b>Total Saleable Area (sq m)</b>
1 Bedroom	286	52
2 Bedroom	260	86
3 Bedroom	26	110

The development features a landscape deck with ample features, such as a swimming pool, BBQ pavilion, gym, sauna, meeting facilities for the commercial tenants/residents as well as one basement carpark and a six-storey car park. The development will also house a two-storey retail podium, targeting corporate tenants such as branches of major banks and institutions. TA Corporation is also among the first developers to offer strata title office space in the Cambodian market.



*An artist's impression of 'The Gateway' in Phnom Penh, Cambodia*

Mr. Neo Tiam Boon, Executive Director and Chief Executive Officer of TA Corporation, said: "We are delighted to present an iconic well-located property of choice in Cambodia that appeals to both corporates and homebuyers. As its name suggests, the development is a towering landmark that serves as 'The Gateway' to Phnom Penh's CBD, and is directly linked to the Confederation de la Russie, a major road which connects the city to the international airport. We are confident that the prime location of our development will enhance the vibrancy of the commercial district through its offering of exclusive, high quality residential and commercial property space."

“We are of the view that Cambodia’s property market exhibits the right fundamentals for growth: a robust GDP supported by foreign investments translating into rising demand for office space; and rising affluence of Cambodia’s young middle class translating into demand for quality residences. This project aligns with our strategy to selectively invest in quality, well-located land banks in fast expanding neighboring economies that are able to generate greater returns for our shareholders.”

“We are confident that The Gateway will appeal to the regional market, evidenced by the strong response we received thus far, with approximately 30% of residential units and 40% of office units sold and reserved. In the coming months, we will be marketing this exciting development across Asia, including Singapore, Taiwan and China.”

‘The Gateway’ is jointly developed by TA Corporation and its strategic partner, Mr. Ly Kunthai. A respectable business veteran from Cambodia, Mr. Ly Kunthai has a wealth of experience in engineering, construction, as well as real estate investment and development. The project is marketed by Huttons International Pte Ltd. For more information, please visit The Gateway’s website at: <http://www.thegateway-cambodia.com/>

## **ABOUT TA CORPORATION**

With a history that can be traced back to 1972, TA Corporation is an established property and construction group, with a growing suite of businesses in distribution as well as the provision of workers training and accommodation in Singapore and across the region.

Backed by its competencies in the construction business and experience in working with established real estate developers, the Group has a reputation as a developer of quality well-located residential developments, targeting the middle to upper middle markets. Some of its completed developments include Leonie Hill Residences, The Citrine, Parc Seabreeze, Auralis, Coralis, Starlight Suites, Gambir Ridge and The Cristallo, and major ongoing development projects include Terra Villas, and Ascent@456. The Group has also successfully ventured overseas through joint-ventures in property development projects in the PRC, Thailand, and Cambodia.

TA Corporation's main construction business is principally undertaken through its wholly-owned subsidiary, Tiong Aik Construction Pte Ltd, which has a track record of over 40 years in Singapore. Over the years, the Group has built a solid reputation as a reliable building contractor with the ability to undertake a wide spectrum of projects for both public and private sector clients. Most of its past and existing customers are established names, including government bodies such as the URA, HDB and JTC and established real estate developers such as Allgreen Properties Ltd, CapitaLand Residential Ltd, CapitaLand Commercial Ltd, The Ascott Group, Keppel Land Realty Pte Ltd, Wheelock Properties (S'pore) Ltd and Wing Tai Holdings Ltd.

Leveraging on the property and construction business demand for precast components to enhance productivity, the Group set up a concrete pre-cast components factory in Johore, Malaysia, which has been in operation ahead of schedule since the fourth quarter of 2015. As part of TA Corporation's strategy to further expand its recurring income base, the Group is expanding its workers' dormitory business in Singapore, and has added about 5,000 beds since early 2016 and will add another 4,000 beds to its portfolio by mid 2016.

TA Corporation is also engaged in the distribution of high performance motor oil and lubricants in Singapore, Myanmar, Thailand and the region. It also distributes automotive, industrial and aviation lubricants, passenger and light truck tyres and heavy commercial vehicles, truck, buses and automotive spare parts in Myanmar.

TA Corporation was listed on the SGX Mainboard on November 21, 2011.

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