



First Sponsor Group Limited

Acquisition of the
Le Méridien Frankfurt Hotel

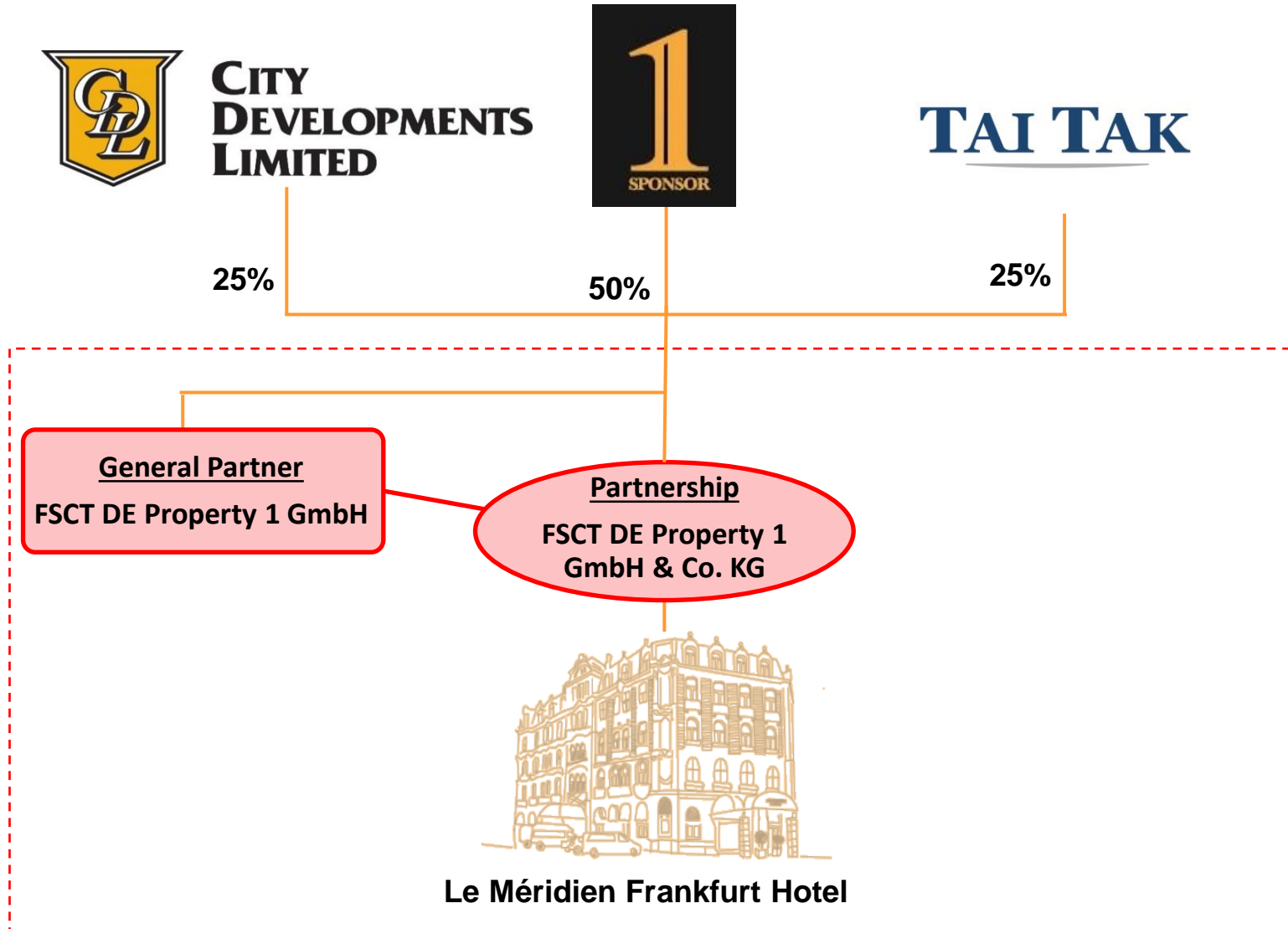
7 December 2017



Executive Summary

- **The Group, in partnership with its two key shareholders, City Developments Limited (“CDL”) and Tai Tak Estates Sendirian Berhad (“Tai Tak”), has through a joint venture partnership on 6 December 2017 entered into a sale and purchase agreement for the proposed acquisition of the Le Méridien Frankfurt Hotel in Germany. The expected total consideration for this acquisition is €85.0 million (\$135.9 million), including transaction costs.**
- **The participation in the acquisition by CDL and Tai Tak together with the Group is an endorsement of the Group’s expansion plan.**
- **The Le Méridien Frankfurt Hotel is a freehold property that is located close to the main train station in the Frankfurt district of “Bahnhofsviertel” - the city centre of Frankfurt, and has an aggregate land size of approximately 4,405 sqm. The hotel comprises two buildings, a historic part with a monumental status built in 1905 that has 80 rooms and a modern part built in the 1970s with 220 rooms. In addition, the hotel offers 670 sqm of conference space with an extensive fitness and wellness area, plus 48 parking spaces. The hotel is currently leased to MHP Parkhotel GmbH with a lease expiry date of 31 May 2040 and is operated under the “Le Méridien” brand on the basis of a franchise granted by Starwood.**
- **The acquisition offers the opportunity for the Group to build up a larger recurrent income stream for its property holding business segment and to further improve its geographical diversification.**

Acquisition Structure



Le Méridien Frankfurt Hotel

Frankfurt, Germany



Classic Wing

Modern Wing

Le Méridien Frankfurt Hotel Frankfurt, Germany



Le Méridien Frankfurt Hotel



- Freehold asset in the city center of Frankfurt, Germany's most important financial centre. Located in the well-known district of "Bahnhofsviertel", a neighbourhood that has been earmarked for significant redevelopment.
- The hotel is a stone's throw away from Frankfurt's main train station and is in close proximity to the banks of river Main where many famous museums and theatres are located. Frankfurt's Messe (trade fair grounds) and Frankfurt Airport are only 12 and 15 minutes' drive away from the hotel respectively.
- The hotel has been recently refurbished with €11.5 million spent between 2016 and 2017.

Land tenure	Freehold
Location	Wiesenhüttenplatz 28, 30, 32, and Wiesenhüttenstraße 36-38 Frankfurt am Main, 60329, Germany
Year of construction	Modern Wing: 1970s, Classic Wing: 1905
Rooms	300 (Modern Wing: 220, Classic Wing: 80)
Meeting Rooms	10 (670 sqm)
Total Consideration	€85.0m (\$\$135.9m) or €283,000 (\$\$453,000) per key
Lease Term	25 years expiring on 31 May 2040 with tenant having an option to renew for another 5 years
Expected Completion Date	Late December 2017 or early January 2018

- The hotel is currently leased to MHP Parkhotel GmbH for 25 years expiring on 31 May 2040, with a renewal option of 5 years (exercisable by the tenant) and operated under the "Le Méridien" brand on the basis of a franchise granted by Starwood.

Prime Location - excellent accessibility to leisure and commercial activities



Proforma Financial Effects

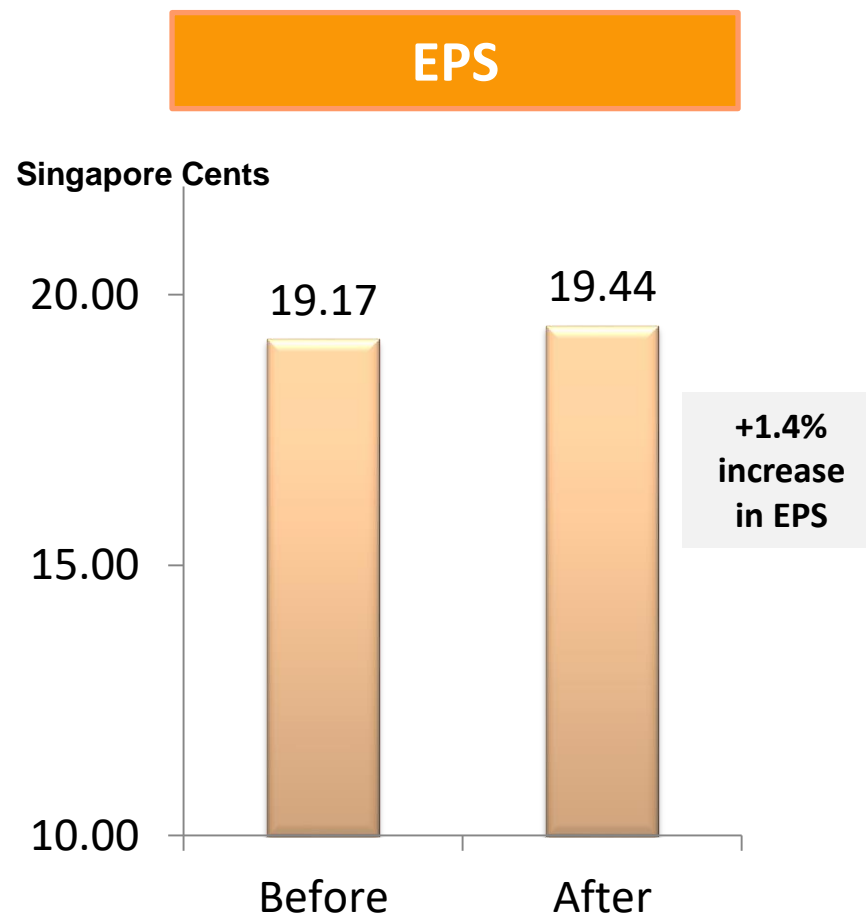
The expected financial effects are set out below:

1. Group's earnings per share ("EPS")

- If the envisaged acquisition had been completed on 1 January 2016, the Group's earnings per share would increase by 1.4% to 19.44 Singapore cents per ordinary share.

2. Net tangible assets ("NTA")

- If the envisaged acquisition had been completed on 31 December 2016, the Group's consolidated NTA per share will remain unchanged.



Thank You



Disclaimer

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. 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. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, customers and partners, expected levels of occupancy rate, property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.