



THAKRAL CORPORATION LTD

(Incorporated in the Republic of Singapore on 7 October 1993)
(Company Registration No. 199306606E)

PRESS RELEASE

**THAKRAL DIVESTS RIVERPOINT KITAHAMA
BUILDING IN OSAKA, JAPAN FOR A
NET GAIN OF S\$2.5 MILLION**

- **Part of Thakral's strategy of unlocking value to enhance shareholder returns**

Singapore, 30 August 2021

Mainboard-listed Thakral Corporation Ltd ("Thakral" or the "Group"), realised a net gain of about S\$2.5 million compared to the original acquisition cost and about S\$84,000 compared to the carrying value as at 31 December 2020 from the latest divestment of its Riverpoint Kitahama Building, a 3,415 square metre office building near the Osaka Securities Exchange in Osaka's financial district.

Following the completion of the divestment today, Thakral's real estate investment portfolio in Japan will have a total of 6 commercial buildings with a combined area of around 430,000 square feet and 3 business hotels with total 336 rooms.

The Group acquired the Riverpoint Kitahama Building in the fourth quarter of 2018, carried out renovations and increased the occupancy rate to about 90%.

The investment in the property was made through TJP Pte Ltd in which the Group has a 53.06% interest and was carried in the books at fair value. Accordingly, the uplifts in valuation have been recognised by the Group on an annual basis since acquisition. The net gain after the last valuation uplift shall be recorded as share of profit from the Japanese TMK associate.

The proceeds from the sale will be used to reduce debt, towards future investments and partially for dividend payment.

Thakral's Group CEO and Executive Director, Mr. Inderbethal Singh Thakral, said: "The divestment of Riverpoint Kitahama Building at a cap rate of approximately 4.4% is in line with the Group's strategy to maximise returns by unlocking value of our investment properties in Japan at the opportune time. With the sale, we are able to lock-in the profit from our capital assets and recycle the funds for future investments."

He added, "We are also able to pare down debt and reward shareholders with dividend from the divestment. Going forward, we will continue our pursuit of new

opportunities to enhance the overall quality and returns of our real estate investments in Japan. We will also continue to review and optimise our portfolio to enhance value to our shareholders.”



Riverpoint Kitahama Building, Osaka

About Thakral

Thakral Corporation Ltd is listed on the SGX Mainboard since December 1995. The Group's core business today comprises a growing real estate investment portfolio in Australia, Japan and Singapore. Its investments in Australia include the development and management of over-50s lifestyle resorts under the GemLife brand, a joint venture with the Puljich family. Its Japanese investment portfolio comprises landmark commercial buildings and business hotels in Osaka, the country's second largest city. The Group also makes strategic and opportunistic investments from time to time.

The Group's other investments include the management and marketing of leading beauty, wellness and lifestyle brands in China, Southeast Asia and India. It also operates an e-commerce retail platform for at-home beauty devices in China under a joint venture with UK-based CurrentBody.com Limited, the leading global at-home beauty device retailer.

*Release issued on behalf of Thakral Corporation Ltd
by Stratagem Consultants Pte Ltd*

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