OPENING REMARKS BY DR LEE BOON YANG, CHAIRMAN, SINGAPORE PRESS HOLDINGS, AT SPH VIRTUAL ANNUAL GENERAL MEETING HELD ON FRIDAY, 27 NOVEMBER 2020

Good afternoon, ladies and gentlemen

Welcome to our first SPH Virtual Annual General Meeting 2020.

Before we commence the business of the meeting, let me provide a brief overview of SPH Group's performance in the past financial year.

The Covid-19 pandemic caused unprecedented economic disruptions and brought many businesses to a standstill. SPH could not avoid being hit. Our results for the financial year ended 31 August 2020 highlighted the adverse impact of the pandemic across all our business segments, including media advertising revenue, footfall and sales at retail malls, and occupancy at Purpose-Built Student Accommodation (PBSA) assets in the United Kingdom.

Against this challenging backdrop, SPH reported an operating profit of $110.2 million for the last financial year (FY 2020), down from $186.9 million registered in the preceding year. Net loss attributable to shareholders was $83.7 million, largely due to a non-cash $232.0 million decline in valuation of investment properties as a result of the impact of Covid-19. Other information on the Group is set out in our Annual Report.

I will now briefly talk about SPH's developments in our four pillars of media, digital, property and aged care in the past financial year, and our strategies going forward.

Media

SPH's print ad revenue was down 32.9% year-on-year in FY2020, with the pandemic accelerating the decline. However, circulation continued to grow. While daily average print circulation copies declined 20.0% year-on-year, daily average digital circulation copies grew 55.6% to 423,400 in August 2020. Combined, print and digital circulation rose 6.1% to 838,000 copies.

Our comprehensive and timely coverage of Covid-19 and the mid-year General Elections had led to an increase in digital subscription and readership across all SPH publications.

In particular, during the Circuit Breaker period, more people turned to our publications for reliable and timely news.

As companies cut back on advertising spending, we have integrated our media and magazines operations to allow advertisers to target the audiences of both news and magazine titles with a single campaign buy.

We will continue to strengthen our media business with quality products and content across multiple platforms to grow our audience.

Digital

We invested in a new business this year to develop and operate data centre facilities in Genting Lane under a joint venture with experienced industry player Keppel Data Centres Holding. This investment will maximise the return on an existing asset, as well as capture the secular growth trend of the digital economy.

Our associate company M1 was awarded the joint rights to operate the upcoming 5G network in Singapore with StarHub. Our media business also leveraged M1's mobile platform to offer a special promotion to subscribers of The Business Times News Tablet.

Property and Asset Management

Excluding the reduction in valuation of investment properties as a result of the Covid-19 pandemic, Property remains the Group's largest profit segment.

Retail is one of the sectors that are most severely hit by the pandemic. We are supporting the recovery of our retail operations and providing rental relief to our tenants in Singapore and Australia. For Singapore, this is on top of the government legislated property tax rebates and cash grants.

The acquisition of the Student Castle portfolio in December 2019 enables us to have dual brands, namely, Capitol Students and Student Castle for our student accommodation business, that target both domestic and international students. We have developed full operating capabilities with our assets and are now able to integrate both platforms in-house to achieve greater efficiency in our operations.

However, the Covid-19 situation in the UK is still a concern. Students' refunds have reduced revenue for Academic Year 19/20 by approximately £4.6 million, at the lower end of the £4 - 8 million range that had been earlier anticipated. We achieved 88% of target revenue for

Academic Year 20/21 as at 9 October 2020, as bookings continued to pick up.

We remain positive on this sector which is backed by promising fundamentals and a supportive regulatory environment as we work towards our vision of being a sizeable PBSA player in the UK.

We will continue to adopt a disciplined approach to investment as we look for opportunities internationally and in cash-yielding defensive sectors to grow our recurring income base.

Aged Care

Operating performance at Orange Valley Nursing Homes has been stable. The emergence of four Covid19 cases at Orange Valley Simei in May was efficiently and decisively managed. All four have since been discharged and there have been no further cases.

We completed the acquisition of five aged care assets in Japan this year. This signaled our foray into the global aged care market, and we will continue to be selective and disciplined in our internationalisation strategy in this sector.

Capital Management

SPH is prepared for a lengthy recovery from Covid-19. The priority is to conserve cash through an effective cost control programme while adopting a disciplined and prudent approach to capital allocation. Our resilient balance sheet will help the Group buffer against the long-term uncertainty.

In closing, I would like to welcome our new director, Ms Tracey Woon, who joined the Board on 1 July 2020.

We are facing unprecedented challenges from the ongoing Covid-19 pandemic, global economic uncertainties and disruptions to the media industry. However, I am confident that we will be able to weather this crisis and emerge resilient with your unstinting support. Thank you for your confidence and support of SPH as we continue on our transformation journey to diversify our business and deliver sustainable returns to our shareholders.

Thank you.