

OLIVE TREE ESTATES LIMITED
(Company Registration No.: 200713878D)
(Incorporated in the Republic of Singapore)
(the "**Company**")

**COVENANT PARTNERSHIP AGREEMENT BETWEEN OLIVE TREE ESTATES LIMITED,
NATIONAL ORGANIZATION JOINT STOCK COMPANY AND EMERGING MARKETS
AFFORDABLE HOUSING FUND PTE LTD**

Unless otherwise defined, all capitalised terms used in this announcement shall bear the same meaning as in the Company's announcements dated 2 October 2018, 31 December 2018 and 19 March 2019.

Introduction

On 19 March 2019, the board of directors of the Company (the "**Board**") announced that the Company, National Housing Organization Joint Stock Company ("**NHO**") and Emerging Markets Affordable Housing Fund Pte Ltd ("**EMAHF**") had on 18 March 2019 entered into a Covenant Partnership Agreement ("**CPA**") which expresses the Company's, NHO's and EMAHF's (collectively, the "**Parties**") mutual understanding regarding the proposed initial acquisition and co-development of four projects in Ho Chi Minh City ("**Dao Tri Project**"), Binh Duong ("**Binh Duong Project**"), Ha Long ("**Ha Long Project**") and Hai Phong ("**Hai Phong Project**"), Vietnam ("**Initial Development Plan**"). The CPA follows on from an MOU which was signed between the Company and NHO on 1 October 2018.

Following extensive due-diligence and preparatory work, the Board is pleased to announce that the Company's, EMAHF's and NHO's proposed investments in the Dao Tri Project, the Binh Duong Project and the Ha Long Project have completed. The Company has invested a total of US\$3.7 million in the afore-mentioned projects and expects this investment to make a favourable contribution to the growth of the Company going forward ("**OTE's Investment**"). Of the US\$3.7 million committed to OTE's Investment, the Company's contribution to the Binh Duong Project amounts to US\$1.75 million.

The Dao Tri Project, the Binh Duong Project, the Ha Long Project and the Hai Phong Project (which is currently under negotiation and subject to an ongoing due-diligence review) are expected to yield approximately 4,000 affordable homes and 500 commercial units in purpose-built mixed-developments across Vietnam ("**OTNHO Mixed Developments**"). It is currently anticipated that the OTNHO Mixed Developments will have an estimated aggregate gross development value in excess of US\$300 million and the Parties intend for the OTNHO Mixed Developments to showcase and deploy the Company's integrated social impact solution, comprising quality affordable homes and a suite of accessible and customised community development assets and family support services.

Apart from the Initial Development Plan, the Company and NHO are actively sourcing for other suitable development projects in Vietnam for the purposes of principally residential real estate development.

OTE's Investment will be funded out of internal resources and is entered into in the ordinary course of business. The real estate development cycle is a multi-year program and as such, the Company does not expect OTE's Investment to have any material impact on its financial performance for the financial year ending 31 December 2019.

The Company hopes to complete the requisite due diligence relating to the Hai Phong Project as soon as practicable and is optimistic about the prospects for this project.

The Company will make further announcements to keep shareholders informed when a definitive investment agreement relating to the Hai Phong Project is executed or as and when there are further material updates and developments with respect to the Initial Development Plan.

BY ORDER OF THE BOARD

Long Chee Tim, Daniel
Chief Executive Officer and Executive Director
28 May 2019

This announcement has been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. (the "Sponsor") for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "SGX-ST"). The Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr Mah How Soon, Registered Professional, RHT Capital Pte. Ltd., 9 Raffles Place, #29-01 Republic Plaza Tower 1, Singapore 048619, Telephone (65) 6381 6757.