

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

ACQUISITION OF LAND IN BINH DUONG PROVINCE FOR AFFORDABLE HOUSING DEVELOPMENT

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, 19 March 2019 and 28 May 2019.

The board of directors of the Company (the "**Board**") is pleased to announce that further to the Covenant Partnership Agreement ("**CPA**") entered into by the Company on 18 March 2019, the Company, National Housing Organization Joint Stock Company ("**NHO**") and Emerging Markets Affordable Housing Fund Pte Ltd ("**EMAHF**") (collectively, the "**Parties**") had on 6 February 2020 entered into various definitive investment agreements for the purposes of acquiring 1.3 hectares of land in Binh Duong province, Vietnam to build circa 1,100 affordable housing units ("**1.3ha Binh Duong Project**").

The 1.3ha Binh Duong Project represents an expression of the CPA and demonstrates the deepening partnership between the Parties and their collective commitment to building homes, transforming communities and impacting lives for the masses in emerging markets.

The Company's contribution to the 1.3ha Binh Duong Project is an investment of approximately US\$1 million. Together with its earlier investments in the Dao Tri Project, the Binh Duong Project and the Ha Long Project, the Company would have invested a total of approximately US\$4.7 million in these 4 projects across Vietnam. The Company expects these investments to make a favourable contribution to the growth of the Company going forward.

The Dao Tri Project, the Binh Duong Project, the Ha Long Project, the 1.3ha Binh Duong Project, the Hai Phong Project (which is subject to an ongoing but almost completed due-diligence review) are expected to yield approximately 6,100 affordable homes and more than 250 commercial units in purpose-built mixed-developments across Vietnam ("**OTENHO Mixed Developments**"). It is currently anticipated that the OTENHO Mixed Developments will have an estimated aggregate gross development value of approximately US\$500 million and the Parties intend for the OTENHO 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 continue to actively source for other suitable development projects in Vietnam for the purposes of principally residential real estate development.

OTE's investments in the OTENHO Mixed Developments will be funded out of internal resources and is entered into the ordinary course of business. The real estate development cycle is a multi-year program and as such, the Company does not expect its investments in the OTENHO Mixed Developments to have any material impact on its financial performance for the financial year ending 31 December 2020.

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.

As at the date of this announcement, none of the Directors or controlling shareholders of the Company have any interest, direct or indirect, in the Initial Development Plan and the 1.3ha Binh Duong Project (other than through their respective shareholdings in the Company).

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 and/or the 1.3ha Binh Duong Project.

BY ORDER OF THE BOARD

Long Chee Tim, Daniel
Chief Executive Officer and Executive Director
6 February 2020

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 6966.