
VALUATION OF THE GROUP'S PROPERTIES AS AT 31 DECEMBER 2019

Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalist, the Board of Directors of OUE Lippo Healthcare Limited wishes to announce the valuation in respect of the following properties:

Description of property	Tenure of Land	Valuer	Valuation
Hikari Heights Varus Kotoni 8 and other lots, 24ken 4jo 1-chome, Nishi-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	6,072,000,000 Yen
Hikari Heights Varus Makomanai- Koen 1-1, Makomanaimidorimachi 1-chome, Minami-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	4,317,000,000 Yen
ElySION Mamigaoka, ElySION Mamigaoka Annex 1-1 and other lots, Umamiminami 4-chome, Koryocho, Kitakatsuragi-gun, Nara Prefecture, Japan.	Freehold	Colliers International Japan KK	2,366,000,000 Yen
Varus Coure Sapporo-Kita 3-1 and other lots, Tonden 8jo 9-chome, Kita-ku Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	1,720,000,000 Yen
Varus Coure Sapporo-Kita Annex 3-20 and other lots, Tonden 8jo 9-chome, Kita-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	993,000,000 Yen
Hikari Heights Varus Fujino 240-1 and other lots, Fujino 3jo 11-chome, Minami-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	1,622,000,000 Yen
ElySION Gakuenmae 1994-6, Nakatomigaoka 1- chome, Nara City, Nara Prefecture, Japan.	Freehold	Colliers International Japan KK	1,577,000,000 Yen

OUE Lippo Healthcare Limited

Company Registration No. 201304341E

(In receivership over charged shares in certain subsidiaries)

6 Shenton Way, #10-09A, OUE Downtown 2, Singapore 068809

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Description of property	Tenure of Land	Valuer	Valuation
Orchard Kaichi North 1603-15 and other lots, Kaichi 2-chome, Matsumoto City, Nagano Prefecture, Japan.	Freehold	Colliers International Japan KK	1,374,000,000 Yen
Varus Coure Yamanote 1 and other lot, Yamanote 6jo 2-chome, Nishi-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	1,027,000,000 Yen
Orchard Amanohashidate 1058-1 and other lots, Koaza-Ikami, Aza-Mannen, Miyazu City, Kyoto Prefecture, Japan.	Freehold	Colliers International Japan KK	961,000,000 Yen
Hikari Heights Varus Ishiyama 216-1 and other lot, Ishiyama 1jo 3-chome, Minami-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	929,000,000 Yen
Hikari Heights Varus Tsukisamu-Koen 25 and other lots, Misono 9jo 8-chome, Toyohira-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	747,000,000 Yen
Orchard Kaichi West 1602-9 and other lots, Kaichi 2-chome, Matsumoto City, Nagano Prefecture, Japan.	Freehold	Colliers International Japan KK	470,000,000 Yen
Wuxi New Districts Phoenix Hospital No. 20, North Changjiang Road, New District, Wuxi City, China.	50-year leasehold expiring on 4 February 2055.	Savills Real Estate Valuation (Guangzhou) Ltd	RMB 311,000,000 ⁽¹⁾
Mixed Commercial Development Land at Kuala Lumpur, Malaysia Lot 84 Section 63 held under title No. PN 46289, Town and District of Kuala Lumpur, Federal Territory Kuala Lumpur.	99-year leasehold expiring on 29 April 2108.	Raine & Horne International Zaki + Partners Sdn Bhd.	RM 180,000,000

⁽¹⁾ This value consists the aggregate value of 1) existing hospital building: RMB8,000,000; 2) Land allocated to lease prepayment: RMB136,000,000; and 3) Investment properties under development: RMB167,000,000.

All the above valuations were as at 31 December 2019.

The valuation reports for the above properties are available for inspection at 6 Shenton Way, #10-09A, OUE Downtown 2, Singapore 068809 during normal business hours for a period of three months from today.

By Order of the Board
OUE Lippo Healthcare Limited

Mr. Yet Kum Meng
Chief Executive Officer and Executive Director
19 February 2020

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"), in accordance with Rules 226(2)(b) and 753(2) of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual Section B: Rules of Catalyst.*

This announcement has not been examined or approved by the SGX-ST. 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 Ms Gillian Goh, Director, Head of Continuing Sponsorship (Mailing address: 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318 and E-mail: sponsorship@ppcf.com.sg).