VALUATION OF THE GROUP'S PROPERTIES AS AT 31 DECEMBER 2021

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 ("**Company**", together with its subsidiaries, "**Group**") wishes to announce the valuation in respect of the following properties of the Group:

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	6,209,000,000 Yen
Hikari Heights Varus Makomanai- Koen 1-1, Makomanaimidorimachi 1-chome, Minami-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	4,475,000,000 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	2,390,000,000 Yen
Varus Cuore Sapporo-Kita 3-1 and other lots, Tonden 8jo 9-chome, Kita-ku Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	1,823,000,000 Yen
Varus Cuore Sapporo-Kita Annex 3-20 and other lots, Tonden 8jo 9-chome, Kita-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	1,024,000,000 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	1,574,000,000 Yen
Elysion Gakuenmae 1994-6, Nakatomigaoka 1- chome, Nara City, Nara Prefecture, Japan.	Freehold	Colliers International Japan KK	1,590,000,000 Yen

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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	1,297,000,000 Yen
Varus Cuore Yamanote 1 and other lot, Yamanote 6jo 2-chome, Nishi-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	1,007,000,000 Yen
Orchard Amanohashidate 1058-1 and other lots, Koaza-Ikami, Aza-Mannen, Miyazu City, Kyoto Prefecture, Japan.	Freehold	Colliers International Japan KK	939,000,000 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	844,000,000 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	636,000,000 Yen
Orchard Kaichi West 1602-9 and other lots, Kaichi 2-chome, Matsumoto City, Nagano Prefecture, Japan.	Freehold	Colliers International Japan KK	405,000,000 Yen
Dujiangyan, Chengdu DJY3-9-12, Lianmeng Village, Xingfu Town, Dujiangyan, Chengdu, Sichuan Province, China	For commercial use: 40-year leasehold expiring on 1 February 2053. For hospital use: 50-year leasehold expiring on 1 February 2063.	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	RMB 27,700,000
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 112,000,000[(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 128,000,000

(1) This value consists the aggregate value of 1) Land allocated to lease prepayment: RMB 36,000,000; and 2) Investment properties under development: RMB 76,000,000.

All the above valuations were as at 31 December 2021.

The valuation reports for the above properties are available for inspection[1] 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
15 February 2022

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*This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.*

The contact person for the Sponsor is Ms. Foo Jien Jieng, 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, sponsorship@ppcf.com.sg

[1] Prior appointment is required in light of the COVID-19 situation.