

NOTICE OF VALUATION OF REAL ASSETS::VALUATION OF PARAGON, THE CLEMENTI MALL, THE RAIL MALL, WESTFIELD MARION AND FIGTREE GROVE

Issuer & Securities

Issuer/ Manager

SPH REIT MANAGEMENT PTE. LTD.

Securities

SPH REIT - SG2G02994595 - SK6U

Stapled Security

No

Announcement Details

Announcement Title

Notice of Valuation of Real Assets

Date & Time of Broadcast

06-Oct-2020 21:18:44

Status

New

Announcement Sub Title

VALUATION OF PARAGON, THE CLEMENTI MALL, THE RAIL MALL, WESTFIELD MARION AND FIGTREE GROVE

Announcement Reference

SG201006OTHRIDBM

Submitted By (Co./ Ind. Name)

Sheryl Cher Ya Li

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

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Additional Details

Valuation Details

Date of Valuation	Name of the Valuer	Description of Property	Valuation Currency	Valuation Amount
31/08/2020	Edmund Tie & Company (SEA) Pte Ltd	290 Orchard Road, Paragon, Singapore 238859 (Tenure: 99 years leasehold interest commencing from 24 July 2013)	Singapore Dollar	2,640,000,000
31/08/2020	Edmund Tie & Company (SEA) Pte Ltd	3155 Commonwealth Avenue West, The Clementi Mall, Singapore 129588 (Tenure: 99 years leasehold interest commencing from 31 August 2010)	Singapore Dollar	584,000,000
31/08/2020	Edmund Tie & Company (SEA) Pte Ltd	380 to 400 & 422 to 484 (Even Numbers) Upper Bukit Timah Road, The Rail Mall, Singapore (Tenure: 99 years commencing from 18 March 1947)	Singapore Dollar	62,200,000
31/08/2020	Urbis Valuations Pty Ltd	Westfield Marion, 297 Diagonal Rd, Oaklands Park, SA, Australia (Tenure: Freehold). Represents SPH REIT's 50% interest in Westfield Marion.	Australian Dollar	646,500,000
31/08/2020	Jones Lang Lasalle Advisory Services Pty Ltd	Figtree Grove, 19 Princes Highway, Figtree, NSW, 2525 (Tenure: Freehold).	Australian Dollar	190,000,000

Valuation of Reports available for inspection at address during office hours

1000 Toa Payoh North, News Centre, Singapore 318994

Reports available till date

05/01/2021