
VALUATION OF THE GROUP'S PROPERTIES AS AT 31 DECEMBER 2018

Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalyst, 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	6,063,000,000 Yen
Hikari Heights Varus Makomanai-Koen 1-1, Makomanaimidorimachi 1-chome, Minami-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	4,278,000,000 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	2,357,000,000 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	1,700,000,000 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	983,000,000 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	1,611,000,000 Yen
ElySION Gakuenmae 1994-6, Nakatomigaoka 1- chome, Nara City, Nara Prefecture, Japan.	Freehold	Colliers International Japan KK	1,563,000,000 Yen

OUE Lippo Healthcare Limited

Company Registration No. 201304341E

(In receivership over charged shares in certain subsidiaries)

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Description of property	Tenure of Land	Valuer	Valuation
ElySION Kaichi North 1603-15 and other lots, Kaichi 2-chome, Matsumoto City, Nagano Prefecture, Japan.	Freehold	Colliers International Japan KK	1,330,000,000 Yen
Varus Cuore Yamanote 1 and other lot, Yamanote 6jo 2-chome, Nishi-ku, Sapporo City, Hokkaido Prefecture, Japan.	Freehold	Colliers International Japan KK	1,024,000,000 Yen
ElySION Amanohashidate 1058-1 and other lots, Koaza-Ikami, Aza-Mannen, Miyazu City, Kyoto Prefecture, Japan.	Freehold	Colliers International Japan KK	952,000,000 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	922,000,000 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	742,000,000 Yen
ElySION Kaichi West 1602-9 and other lots, Kaichi 2-chome, Matsumoto City, Nagano Prefecture, Japan.	Freehold	Colliers International Japan KK	461,000,000 Yen
Wuxi New District 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 329,000,000 ⁽¹⁾
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.	Savills Real Estate Valuation (Guangzhou) Ltd	RMB 145,000,000 ⁽²⁾
Mixed Commercial Development Land at Kuala Lumpur, Malaysia Lot No. 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: RMB11,000,000; 2) Land allocated to lease prepayment: RMB145,000,000; and 3) Investment properties under development: RMB173,000,000.
- (2) The property has been reclassified from investment properties under development to property, plant and equipment as at 31 December 2018.

All the above valuations were as at 31 December 2018.

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

Dr. Wong Weng Hong
Chief Executive Officer and Executive Director
25 February 2019

This announcement has been prepared by OUE Lippo Healthcare Limited (formerly known as International Healthway Corporation Limited) (the “Company”) and its contents have been reviewed by PrimePartners Corporate Finance Pte. Ltd. (the “Sponsor”), for compliance with the Singapore Exchange Securities Trading Limited (the “SGX-ST”) Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement. This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, 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).