



Alset EHome Inc. Will Begin Process To Seed Majority Owned Residential Real Estate Investment Trust – American Home REIT – with First 20+ Occupied Rental Homes

SINGAPORE, 20 July 2021 – Singapore Exchange-listed Alset International Limited (SGX Stock Code: 40V) (the “**Company**”, or together with its subsidiaries, the “**Group**”) refers to the press release of the Company dated 21 June 2021 and wishes to announce that Alset EHome Inc. (“**Alset EHome**”) will begin the process of seeding American Home REIT Inc. (the “**REIT**”) (“**AHR**”) by transferring over twenty (20) single family rental homes (“**SFR**”), all currently owned by Alset EHome occupied with long term leases, to the REIT. The Group targets to increase the number of SFR homes under the REIT to more than one hundred (100) homes by the end of 2021.

AHR’s mission is to scale a Class A portfolio of residential real estate assets in line with the Group’s vision of creating a sustainable, healthy living ecosystem that generates long term value and maximises returns for its shareholders. Find out more on AHR at www.americanhomereit.com.

AHR targets to acquire residential real estate assets having a capitalisation rate of approximately 5% on net operating income and to pay a quarterly dividend up to 8% annualised yield.

“AHR is an integral part of the entire ecosystem we are building,” stated Alset EHome’s Executive Chairman, Mr Chan Heng Fai. *“We are in the process of setting a strong foundation to rapidly scale operations across our entire ecosystem, and with AHR, we have the platform to grow at a much faster pace.”*

In the coming months, the Group is targeting to ramp up efforts to build the asset base of AHR which is ultimately targeted to pursue a dual listing status in global stock exchanges, particularly in the US and Singapore, a global hub for REIT listings.

Alset EHome, the Sponsor of the REIT, is a 99.99% owned indirect subsidiary of the Company.

The seeding process and the acquisition of residential real estate assets as disclosed in this Press Release is not expected to have a material impact on the net tangible assets per share and the earnings per share of the Company based on the audited financial statements of the Group for the financial year ended 31 December 2020.

End of Press Release

About American Home REIT Inc.

American Home REIT (AHR) seeks to own and manage income-producing, high-yielding real estate in the United States. In particular, AHR focuses on bulk purchases of large gated single-family home (SFH) communities that meet the investment requirements set by a team of highly experienced management and advisors. This includes an existing organic pipeline from the parent company that is developing its master planned community, Alset at Black Oak (Magnolia, Texas) and acquiring homes of NorthPark Woods (Porter, Texas). AHR will further acquire other SFRs in master planned communities to generate a steady income stream for investors. AHR targets to pay a quarterly dividend of up to 8% annualised yield.

For more information, please visit: www.americanhomereit.com.

About Alset EHome Inc.

Alset EHome Inc. is principally engaged in developing, selling, managing, and leasing residential properties in the United States, and may expand from residential properties to other property types. Currently, its two flagship developments are Alset at Black Oak situated in Magnolia, Texas, north of Houston and Ballenger Run situated in Frederick County, Maryland USA. Together with partners including NVR, Inc. and Rausch Coleman Homes, over 750 homes have already been delivered at these two projects.

About Alset International Limited.

Incorporated on 9 September 2009 and listed on the Singapore Exchange in July 2010, Alset International Limited operates as a global enterprise involved in (i) property development and investments primarily in the United States and Western Australia; (ii) development, research, testing, manufacturing, licensing and distribution of biomedical products; (iii) asset management with a primary focus in the US medical and housing REIT space; (iv) direct sales of a variety of health and wellness products; and (v) information technology-related businesses including blockchain technology.

For more information, please visit: www.alsetinternational.com or email contact@alsetinternational.com.

This Press Release has been reviewed by the Company's Sponsor, Hong Leong Finance Limited. It has not been examined or approved by the Exchange and the Exchange assumes no responsibility for the contents of this Press Release, including the correctness of any of the statements or opinions made or reports contained in this Press Release.

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