



SIM LIAN GROUP LIMITED

205 Upper Bukit Timah Road #02-01 Singapore 588181 Tel: 63036200 Fax: 67696617
Company Registration No. 200004760 C Website: www.simlian.com.sg

MEDIA RELEASE

Sim Lian Group acquires A\$133 million retail portfolio in Australia

Singapore, 24 February 2014 – Main board-listed Sim Lian Group Limited today expanded its regional footprint with the acquisition of five investment-grade neighbourhood shopping centres in Eastern Australia at a total purchase price of A\$133 million (approximately S\$152 million).

“This acquisition is a milestone in Sim Lian Group’s journey of driving diversification across the region and investment portfolio. It represents our entry into the Australian shopping centre market and we are confident that it will further enhance the quality, diversity and income profile of our investment portfolio,” said Mr. Kuik Sing Beng, Executive Director of Sim Lian Group.

The properties which have a total Gross Lettable Area (GLA) of approximately 28,875 square metres comprising of strategically-located neighbourhood shopping centres serve the daily shopping needs of the immediate and growing catchment populations. It also includes land of approximately 4.8 hectares (approximately 48,000 square metres) adjoining the shopping centres at Tarneit and Lake Munmorah, providing Sim Lian Group with future development and expansion opportunities.

The particulars of the five shopping centres in the Portfolio are as follows:

	Shopping Centre Location / State	GLA in square metres (approximates)	Status
1	Lake Munmorah / New South Wales	5,669	Completed and in operation
2.	Jordan Springs / New South Wales	6,248	
3.	Lucas / Victoria	5,511	
4.	Tarneit Gardens / Victoria	6,427	
5.	Rothwell / Queensland	5,020	Construction to be completed around April 2014

The portfolio was acquired through an off-market transaction from Fabcot Private Limited, a wholly-owned subsidiary of Woolworths Limited which is Australia's largest supermarket chain operating more than 800 stores across the country.

Each of the shopping centres is anchored by a full line Woolworths supermarket as the major anchor tenant occupying approximately 71 per cent of the portfolio's total GLA. The lease-back arrangement for the Woolworths supermarkets in the portfolio averages a period of 28 years. Other retail leases include specialty tenancies offering non-discretionary shopping options such as food and beverages, pharmacies and news agencies.

The Portfolio is Sim Lian Group's second Australian acquisition. In September 2013, the Group acquired a prime freehold commercial development located in the heart of Sydney's financial precinct and the development is poised to benefit from an upcoming waterfront redevelopment project in its vicinity.

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About Sim Lian Group

Sim Lian Group Limited has been building homes for families in Singapore for over 35 years. Listed on the Mainboard of the Singapore Exchange in 2000, the company was established as a construction company in 1976 before embarking on property development in 2001. The Group is an award-winning property development and construction company, creating homes for families based on the strong foundations of prime location, quality workmanship and maximised usable space.

Sim Lian Group has launched 22 development projects to date, including three projects in Malaysia as well as industrial and mixed-use developments. The Group has also recently acquired a prime freehold commercial development in Sydney and is the developer of upcoming commercial development at Venture Avenue, Hillion Residences, Hillion Mall, The Tampines Trilliant, Parc Vera, A Treasure Trove, Waterview, Centrale 8 At Tampines, Parc Lumiere, Rochelle At Newton, The Lincoln Residences, Clover By The Park, Carabelle, The Premiere @ Tampines, UB.One, The Amery, Bleu @ East Coast, Viz at Holland, The Pearl @ Mount Faber, The Jade Condominium and The Dew Executive Condominium. Projects in Malaysia include Taman Bukit Bayu, and mixed-use developments, KL Trillion and Desa Baiduri. Sim Lian Group is ranked amongst the Top 100 Brands in Singapore in 2009, 2010, 2011, 2012 and 2013 by Brand Finance.

For more information, visit www.simlian.com.sg.

SIM LIAN GROUP LIMITED
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For media enquiries, please contact:

Kerri Tan (Ms.)

Ogilvy Public Relations

Tel: +65 6417 3907 / + 65 9018 0566

Email: kerri.tan@ogilvy.com

Q Akashah (Ms.)

Ogilvy Public Relations

Tel: +65 6213 7881 / +65 9825 1944

Email: akashah.q@ogilvy.com