

COMPANY ANNOUNCEMENT

28 JUNE 2018

VALUATIONS OF 303 COLLINS STREET, MELBOURNE, VICTORIA 3000 and 50-52 MCCRAE STREET, DANDENONG, VICTORIA 3175

The Company wishes to announce the following:

- that on 27th June 2018 it has received a valuation report from Knight Frank Valuations, indicating a value of \$148,600,000 for its investment property at 303 Collins Street, Melbourne (303 Collins). The carrying value of 303 Collins, as at 31st May 2018 was \$134,029,879.
- that on 25th June 2018 it has received a valuation report dated 20th June 2018 from Herron Todd White, indicating a value of \$8,600,000 for 50-52 McCrae Street, Dandenong (McCrae Street). The carrying value of the McCrae Street property, after the accumulated impairment losses and provision of selling costs, as at 31st May 2018 was \$8,722,000.

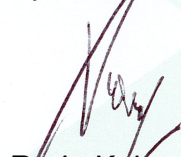
In view of the recent valuations, the result for the financial year ending 30 June 2018 will include the following:

- a gain of approximately \$14,570,000 before tax, being the excess of 303 Collins fair value over its present carrying value.
- a further impairment loss of \$294,000 before tax, being the excess of McCrae Street carrying value over its market value adjusted for estimated selling costs of \$172,000.

The above net gain of approximately \$14,276,000 is not expected to impact the Company's cash flow or taxation liability.

In addition to the above, the company continues to investigate its options on how to return capital to its shareholders in the most efficient manner. The company looks forward to providing a further update to shareholders in due course.

By Order of the Board



Rudy Koh
Managing Director