

ASPEN (GROUP) HOLDINGS LIMITED

Company Registration No.: 201634750K
(Incorporated in the Republic of Singapore)

GROUND BREAKING CEREMONY FOR THE COMMENCEMENT OF CONSTRUCTION OF THE IKEA STORE IN PENANG

1. INTRODUCTION

The Board of Directors of Aspen (Group) Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that Ikano Pte. Ltd. (“**Ikano**”), which is the Group’s partner in the development of Aspen Vision City, held a ground breaking ceremony on 12 September 2017 (the “**Ceremony**”) to mark the commencement of construction of the IKEA Store in Aspen Vision City, Bandar Cassia, Batu Kawan, Penang, Malaysia (the “**IKEA Store**”).

The IKEA Store will be developed by Ikano Penang Sdn. Bhd. (“**Ikano Penang**”), a wholly owned subsidiary of Ikano on Parcel 1A, which is part and parcel of the 245-acre Aspen Vision City project, a joint venture development between Aspen Vision Land Sdn. Bhd. (“**AV Land**”) and Ikano.

2. INFORMATION ON IKEA SEA AND THE IKEA STORE

Ikano is part of the Ikano Group of companies and is the only IKEA franchisee ultimately owned by the Kamprad family that founded IKEA, a brand of Swedish origin offering an affordable range of home furnishing products. Ikano develops, owns and operates IKEA stores as well as shopping centres anchored by IKEA in Singapore, Malaysia and Thailand.

Ikano is expected to invest approximately RM600 million in the development of the IKEA Store. The store will be the 4th store in Malaysia and the first in the Northern Region of Peninsular Malaysia. It is expected to have a build-up of approximately 433,000 square feet and is slated to open in the first quarter of 2019.

Information on the IKEA Store has been disclosed on pages 127 to 129 and 137 of the offer document of the Company dated 19 July 2017 (the “**Offer Document**”).

3. BENEFITS

The IKEA Store will anchor and be integrated with the regional shopping centre (“**Regional Integrated Shopping Centre**”) which is to be developed by Bandar Cassia Properties (SC) Sdn. Bhd. (“**Bandar Cassia Properties**”), an associate company of the Group and to be managed by Ikano. The acquisition of the 51 acre land for the Regional Integrated Shopping Centre was recently completed by Bandar Cassia Properties.

The Regional Integrated Shopping Centre is envisaged to be developed into two phases with approximately 1,000,000 square feet of nett lettable area and is expected to have two to three floors of retail space comprising of, among others, a cinema, food and beverage tenants and other major retailers. The first phase of the Regional Integrated Shopping Centre is expected to be completed by the first quarter of 2020.

Information on the development of the Shopping Centre has been disclosed on pages 127 to 129 and 136 of the Offer Document.

The commencement of the construction of the IKEA Store is also expected to increase the exposure for the 170-acre mixed development project undertaken by Aspen Vision City Sdn. Bhd. (“**AV City**”), a subsidiary of the Group.

Furthermore, the IKEA Store is expected to create approximately 400 employment opportunities upon completion. It will also attract visitors from the Northern Region of Peninsular Malaysia to Aspen Vision City as a favoured shopping destination, hence making it a catalyst component for Batu Kawan, as the designated 3rd satellite city of Penang.

Lastly, the commencement of the construction of the IKEA Store also fulfils one of the AV Land’s obligations under the Purchase and Development Agreement dated 3rd September 2014 entered into between AV Land and the Penang Development Corporation.

Information on the Purchase and Development Agreement has been disclosed on page 129 of the Offer Document.

4. INTEREST OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the directors or the controlling shareholders of the Company has any interests, direct or indirect, in the development of the IKEA Store.

5. COMPLIANCE WITH RULE 703 OF THE CATALIST RULES

The development of the IKEA Store is within the ordinary course of the Group’s business and this announcement is made pursuant to and for the purpose of compliance with Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalist.

BY ORDER OF THE BOARD

Aspen (Group) Holdings Limited

Dato’ Murly Manokharan
Executive Director, President and Group Chief Executive Officer
12 September 2017

Aspen (Group) Holdings Limited (the “**Company**”) is listed on Catalist of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 28 July 2017. The initial public offering of the Company was sponsored by PrimePartners Corporate Finance Pte. Ltd. (the “**Sponsor**”).

This announcement has been prepared by the Company and its contents have been reviewed by the Sponsor for compliance with 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 nor 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. Jennifer Tan, Senior Manager (Mailing Address: 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318 and E-mail: sponsorship@ppcf.com.sg).