

Press Release

December 13, 2019

IKEA launches the first phase of its newest meeting place, welcoming big name retailers to Batu Kawan.

Harvey Norman, Sports Direct, Molly Fantasy and other brands open their doors to deliver a great day out for the family

Pulau Pinang – IKEA Southeast Asia has opened an extension to its blue-box home-furnishing store in Northern Malaysia, bringing more than 15 new brands and concepts to the Batu Kawan community.

Seamlessly integrated with IKEA Batu Kawan, this is the first phase of its shopping centre and a key component of the master plan for Aspen Vision City - a joint-venture between IKEA Southeast Asia and Malaysia's Aspen Group.

"There are now even more reasons to spend a great day out at IKEA Batu Kawan," said Christian Roejkjaer, Managing Director of IKEA Southeast Asia. "A family can shop, then spend an afternoon with the kids at the rock-climbing wall and end the day with a great meal out at one of our many food outlets."

The grand opening was attended by YAB Chow Kon Yeow, Chief Minister of Penang; Counsellor Ola Pihlblad, Deputy Head of Mission of the Embassy of Sweden; government ministers, media and other guests.

With 80,000 square feet of leasing space spread across four levels, the retail extension promises to create hundreds of new jobs and become a hub of community life in the Batu Kawan township. There are more than 15 units now open, including Harvey Norman, Sports Direct, Molly Fantasy, Project Rock, 7-Eleven and Tealive. Most tenants are bringing new concepts to the area - such as Harvey Norman's 50,000 square feet superstore.

"We seek out tenants that meet the needs of the people in our community. This is part of our mission: to go beyond just shopping, to create fantastic meeting places for everyone to come together," said Mr Roejkjaer.

With a 97% lease rate, the retail arm provides a great base for many more partners to join in the coming years as the meeting place grows.

This is the fifth shopping centre in the portfolio owned by IKEA Southeast Asia. All its centres are anchored by IKEA. IKEA Southeast Asia's Toppen Shopping Centre opened in Tebrau, Johor Bahru last month, attracting large crowds in its opening weeks. Other centres operated and managed by IKEA Southeast Asia enjoy healthy footfall and lease rates: IPC Shopping Centre on the outskirts of Kuala Lumpur is 99% leased while, close to the city centre, MyTOWN has reached a 97% lease rate. Megabangna, an award-winning mall in the suburbs of Bangkok, is 99.5% leased.

"This is an extremely exciting time of growth for us!" said IKEA Southeast Asia's Shopping Centre and Mixed-Use Director, Christian Olofsson. "We are leveraging on long-standing partnerships while localising our offer, so that each centre is unique and relevant to the local community. We're excited to transform Batu Kawan into a must-visit destination for residents and families to come together."

IKEA Southeast Asia have been actively organising activities to draw visitors including regular food truck stations and family-friendly events such as a daily 7pm snow session for kids to enjoy and experience the seasonal festivities at IKEA Batu Kawan from 1 – 25 December 2019.



The new meeting place at IKEA Batu Kawan is easily accessible for Penangites, with major road networks and connections to the Penang Second Bridge and close to 2,000 parking bays on site.

With growing investments and the completion of Aspen Vision City projects such as Vervea, a commercial development comprising of 441 units of three to four-storey shop offices, Batu Kawan is already on its way to becoming a bustling metropolis.

"We are confident that the launch of the retail arm at IKEA Batu Kawan will set a vibrant momentum for the subsequent phases for Aspen Vision City," said Dato' Murly Manokharan, President & Group CEO of Aspen Group

"We hope more retailers will join us in creating a dynamic marketplace in Batu Kawan. There has been tremendous progress and by 2020 we are expecting approximately 3000 homes to be completed by Aspen Group and other developers, the commencement of construction works by Columbia Asia Medical Centre, the opening of KDU College University and The Ship Campus, and other developments that are happening here. We thank the Penang Government and its agencies for their efforts to continue to attract foreign direct investment to Batu Kawan.

We are also delighted to announce that we have started the commencement of the piling work for the 1530 units of Vivo Executive Apartment this month, and the official launch will be in January 2020," said Dato' Murly.

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About IKEA Southeast Asia

We create a better everyday life for the many people through IKEA stores and shopping centres that are the hub of our communities. With our IKEA stores, ecommerce operations and other touchpoints, we bring well-designed, affordable home furnishings to people in Singapore, Malaysia and Thailand. Our multi-national team has plans to enter the Philippines, Vietnam, Mexico and other markets, inspiring millions more to make home count and live a more sustainable life. Our other real estate developments and shopping centres anchored by IKEA create meeting places where people shop, work, live and play. We are part of the [Ikano Group](#) of companies and the only IKEA franchisee in the world owned by the Kamprad family that founded IKEA. To learn more, visit [IKEA Southeast Asia on LinkedIn](#).

About Aspen Group:

Listed on the SGX-Catalist in 2017, Aspen (Group) Holdings Limited is a Malaysia-based property group developing affordable residential and mixed development properties at strategic locations with good infrastructure and amenities for middle-income mass market purchasers. The Group's flagship project, Aspen Vision City, a 245-acres freehold mixed development project well-located in Bandar Cassia, Batu Kawan - Penang's third satellite city, is a joint-partnership with IKEA Southeast Asia. With a gross development value of over RM13 billion, of which the Group has launched over RM2.17 billion of properties; Aspen Vision City features the first IKEA Store in the Northern Region of Peninsular Malaysia and an upcoming state-of-the-art regional integrated shopping centre. In addition, the Group also has several property developments in Penang Island, which captured a total gross development value of over RM1.27 billion as well as property projects in Selangor. For more information about the Group and its projects, please visit <http://aspen.com.my>.

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This press release has been prepared by the Company together with IKEA Southeast Asia and its contents have been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor") in accordance with Rules 226(2)(b) and 753(2) of the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing Manual Section B: Rules of Catalist.



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