

GENERAL ANNOUNCEMENT::SPH PRESS RELEASE - ASSET ENHANCEMENT INITIATIVE FOR UK STUDENT ACCOMMODATION PORTFOLIO

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Submitted By (Co./ Ind. Name)

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Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

Attached is a SPH Press Release for information.

Attachments

[SPH%20Press%20Release%20-%20Asset%20Enhancement%20Initiative%20for%20UK%20Student%20Accommodation%20Portfoli](#)

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SINGAPORE PRESS HOLDINGS LIMITED

Reg. No. 198402868E

(Incorporated in Singapore)

SPH EMBARKS ON S\$18.9 MILLION ASSET ENHANCEMENT INITIATIVE FOR UK STUDENT ACCOMMODATION PORTFOLIO

- *Signs Letter of Intent (LOI) to convert 112 Non En-suite rooms to 104 studios with 5 Twodios for Plymouth asset*
- *Rejuvenating nine assets in Huddersfield, Plymouth, Sheffield, Bristol and Birmingham*
- *Refurbishment works to bedrooms, common areas and facilities*
- *In line with strategy to provide high-quality accommodation and to maintain asset competitiveness*

SINGAPORE, 11 March 2020 – Singapore Press Holdings Limited (“SPH”) has commenced an Asset Enhancement Initiative for nine properties in its UK Student Accommodation Portfolio. An estimated total of £10.6 million (S\$18.9 million)¹ will be spent on refurbishing these assets to ensure a consistent level of quality across the portfolio.

In the UK, SPH has scaled its portfolio to a total of 7,442 beds across 17 locations including major cities such as Birmingham, Edinburgh, London, York as well as the key university towns of Cambridge and Oxford.

The current Asset Enhancement Initiative focuses on the assets acquired in September 2018 which are located in cities and towns with a predominantly domestic UK student population. They are likely to benefit from the growth in the UK’s 18-year old population which is projected to increase by 25% between 2020 and 2030². The properties are marketed under SPH’s Capitol Students brand which targets the student segment that is looking for functionality and value.

About £5.37 million (S\$9.56 million) is earmarked for the conversion of 112 Non En-suite rooms to studios at St Teresa House in Plymouth to take advantage of the rising demand for such accommodation types as more students prefer to have their own private space and access to high-end features³.

The balance of the investment focuses on refurbishments of rooms and selected common areas for eight assets in Huddersfield, Plymouth, Sheffield, Bristol and Birmingham to maintain their competitive edge over other properties in the area and to establish consistent product quality standards across the entire portfolio.

The refurbishment will ensure these properties remain the preferred choice by universities and students and boost market share. The properties have been purchased at below replacement cost and asset enhancement initiatives are a strategic move to improve yields and optimise the overall portfolio. Over time, as SPH expands its capabilities, more extensive redevelopment projects may be undertaken.

Mr. William Lee, Technical Director of SPH's student accommodation portfolio, said: "The asset enhancement initiatives will strengthen our presence in the locations where we have built up close relationships with the local universities.

We have successfully built in-house technological and developmental capabilities for both new developments and existing assets that will enable us to unlock the assets' full value. Coupled with a strong development team from the recent Student Castle acquisition and partnerships with leading consultancy firms such as DP Architects Pte Ltd, an award winning architectural firm in Singapore, we believe our capabilities will add value to the portfolio. Accommodation plays a crucial role in the overall student experience and we aim to continue providing students with a high level of quality."

- End -

¹Based on an indicative exchange rate of £1: S\$1.78

²Being 18 in 2018, UK Office of National Statistics, 2018

³'Luxury student accommodation – A new market for property investors', Business Matters Magazine

Interior view of studio at St Teresa House, Plymouth after conversion



Artist's impression

Refurbished kitchen at Bernard Myers House, London



Interior view of a studio at Firth Point, Huddersfield



Artist's impression

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About Singapore Press Holdings Ltd

Incorporated in 1984, main board-listed Singapore Press Holdings Ltd (SPH) is Asia's leading media organisation, engaging minds and enriching lives across multiple languages and platforms.

SPH's core business is publishing of newspapers, magazines and books in both print and digital editions. It also owns other digital products, online classifieds, radio stations and outdoor media.

On the property front, SPH owns approximately 70% in a real estate investment trust called SPH REIT which comprises Paragon, a premier upscale retail mall and medical suite/office property in Orchard Road, The Clementi Mall, a mid-market suburban mall and The Rail Mall, a stretch of shopping and dining outlets along Upper Bukit Timah Road. In Australia, SPH REIT also holds an 85% equity stake in Figtree Grove Shopping Centre, a freehold sub-regional shopping centre in Wollongong, New South Wales Australia, and a 50% stake in Westfield Marion Shopping Centre, the largest and only super regional shopping centre in Adelaide, South Australia. SPH owns and operates The Seletar Mall and is developing a new commercial cum residential site, The Woodleigh Residences and The Woodleigh Mall. It also owns a portfolio of Purpose-Built Student Accommodation (PBSA) in the United Kingdom and Germany.

It is in the aged care sector and owns Orange Valley, one of Singapore's largest private nursing homes.

SPH runs a regional events arm and a chain of Buzz retail outlets. It also invested in the education business.

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