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## VALUATION OF THE GROUP'S PROPERTIES AS AT 31 DECEMBER 2022

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Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalyst, the Board of Directors of OUE Lippo Healthcare Limited ("**Company**", together with its subsidiaries, "**Group**") wishes to announce the valuation in respect of the following properties of the Group:

Description of property	Tenure of Land	Valuer	Valuation
<b>Wuxi New Districts Phoenix Hospital</b> No. 20, North Changjiang Road, New District, Wuxi City, China.	50-year leasehold expiring on 4 February 2055.	Savills Real Estate Valuation (Guangzhou) Ltd	RMB 89,000,000 <sup>(1)</sup>
<b>Mixed Commercial Development Land at Kuala Lumpur, Malaysia</b> Lot 84 Section 63 held under title No. PN 46289, Town and District of Kuala Lumpur, Federal Territory Kuala Lumpur.	99-year leasehold expiring on 29 April 2108.	Raine & Horne International Zaki + Partners Sdn Bhd.	RM 128,000,000

<sup>(1)</sup> This value consists of the aggregate value of 1) Land allocated to lease prepayment: RMB 20,000,000; and 2) Investment properties under development: RMB 69,000,000.

All the above valuations were as at 31 December 2022.

The valuation reports for the above properties are available for inspection at 6 Shenton Way, #10-10, OUE Downtown 2, Singapore 068809 during normal business hours for a period of three months from today.

By Order of the Board  
**OUE Lippo Healthcare Limited**

Mr. Yet Kum Meng  
Chief Executive Officer and Executive Director  
27 February 2023

*This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.*

*The contact person for the Sponsor is Ms. Foo Jien Jieng, 16 Collyer Quay, #10-00 Collyer Quay Centre, Singapore 049318, [sponsorship@ppcf.com.sg](mailto:sponsorship@ppcf.com.sg)*