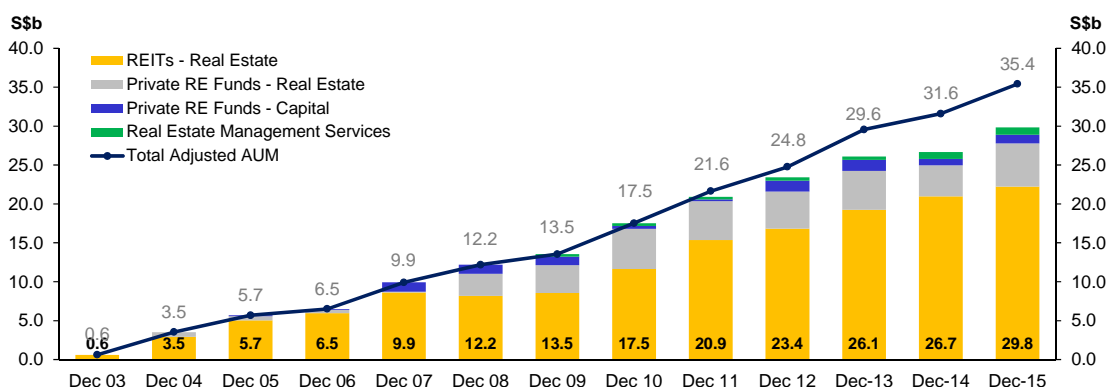




PRESS RELEASE

ARA GROWS TOTAL ASSETS UNDER MANAGEMENT (“AUM”) TO S\$30 BILLION¹

- 39% growth in adjusted net profit² for fourth quarter of 2015 (“4Q2015”)
- Stronger recurrent management fees led by >10% p.a. growth in REIT management fees
- Managing 10 private real estate funds with over S\$1.4 billion of new capital committed



4 February 2016 – ARA Asset Management Limited (“ARA” or the “Group”) is pleased to report an AUM growth of approximately S\$3.2 billion or 11.9% to S\$29.8 billion (US\$21.1 billion) for the financial year ended 31 December 2015 (“FY2015”), driven by both ARA Private Funds and the REITs division.

The Group had during year, successfully launched three new private real estate funds within the Separate Account and Club Deal series of funds within ARA Private Funds, namely the Peninsula Investment Partners, L.P. (“PIP”), ARA Harmony Fund III (Malaysian Malls) and ARA Harmony Fund V (Park Mall). The ARA China Investment Partners, LLC (“CIP”), had in July 2015 received additional capital commitment of approximately US\$320 million, thereby scaling up the committed capital of the fund to over US\$820 million. The PIP, akin to the CIP, also bears the ability to increase the total capital commitment of the fund, thereby creating a scalable platform to build up a larger fund size over time.

¹ Based on exchange rates as at 31 December 2015 and after accounting for divestments

² Adjusted for (i) gain / (loss) on fair valuation / disposal of financial assets; (ii) acquisition, divestment and performance fees; (iii) bargain purchase arising from acquisition; (iv) impairment on available for sale financial assets; (v) gain / (loss) on disposal of investments and (vi) performance-based bonuses

ARA Group CEO Mr John Lim said: “FY2015 was overall a good year for the Group notwithstanding the external challenges faced. We had successfully raised over S\$1.4 billion of new capital commitments in ARA Private Funds and to date, the Group manages 10 private real estate funds under the respective fund platforms bearing various investment strategies.”

Recurrent management fees continue to increase for the quarter and for the year. REIT management fees grew 12% year-on-year to S\$86.8 million for FY2015, mainly attributable to the new acquisitions made by the various REITs under management, in addition to better asset performance from the existing properties post the successful asset enhancement initiatives undertaken which resulted in higher property valuations. The acquisition of ARA Korea Limited (“ARA Korea”) in April 2014 also contributed to the higher REIT management fees.

Mr Lim added: “The REITs division had during the year concluded more than S\$1 billion worth of successful acquisitions within the Group, including the establishment of the third privately held Korean REIT.”

4Q2015 Results Highlights

		4Q2015	4Q2014	% Change
Revenue				
Management fees	(S\$'000)	34,596	32,577	6%
Acquisition, divestment and performance fees	(S\$'000)	4,773	5,114	-7%
Finance income	(S\$'000)	6,387	5,449	17%
Other income	(S\$'000)	390	75	420%
Total revenue	(S\$'000)	46,146	43,215	7%
Results from operating activities	(S\$'000)	29,636	21,130	40%
Share of profit of associates	(S\$'000)	1,158	1,154	0%
Net profit attributable to equity holders of the Company	(S\$'000)	25,563	18,160	41%
Adjusted net profit attributable to equity holders of the Company¹	(S\$'000)	20,130	14,468	39%

For 4Q2015, the total revenue of the Group and net profit attributable to equity holders of the Company was S\$46.1 million and S\$25.6 million respectively. The Group’s adjusted net profit¹ after taking into account one-off adjustments grew 39% year-on-year to S\$20.1 million.

¹ Adjusted for (i) gain / (loss) on fair valuation / disposal of financial assets; (ii) acquisition, divestment and performance fees; (iii) bargain purchase arising from acquisition; (iv) impairment on available for sale financial assets; (v) gain / (loss) on disposal of investments and (vi) performance-based bonuses

For FY2015, the total revenue of the Group and net profit attributable to equity holders of the Company was S\$156.0 million and S\$78.1 million respectively. The Group's adjusted net profit¹ grew 16% year-on-year to S\$72.1 million.

– End of Release –

About ARA Asset Management Limited

ARA is a real estate fund management company listed on the main board of the Singapore Exchange. ARA's business is focused on the following primary segments:

- (a) REITs – The Group is one of the largest REIT managers in Asia ex-Japan and currently manages six REITs listed in three countries namely, Fortune REIT dual-listed in Singapore and Hong Kong, Suntec REIT and Cache Logistics Trust listed in Singapore, Hui Xian REIT and Prosperity REIT listed in Hong Kong and AmFIRST REIT listed in Malaysia. The Group also manages three privately held REITs in South Korea;
- (b) Private real estate funds – The Group manages several private funds investing in real estate in Asia;
- (c) Real estate management services – The Group provides property management services and manages the award-winning Suntec Singapore Convention & Exhibition Centre; and
- (d) Corporate finance advisory services – The Group has an in-house advisory arm providing corporate finance advisory services to related corporations.

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