



# FIRST SPONSOR GROUP LIMITED

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## Press Release

### FIRST SPONSOR ACQUIRES ANOTHER OFFICE PROPERTY IN AMSTERDAM MAIN CENTRAL BUSINESS DISTRICT FOR €55.5 MILLION

**Singapore, 26 December 2017** – Singapore Exchange (SGX) mainboard-listed First Sponsor Group Limited (“First Sponsor” or the “Company”, and together with its subsidiaries, the “Group”), is pleased to announce that the Group has, through a wholly owned subsidiary on 22 December 2017, entered into a sale and purchase agreement for the proposed acquisition of the majority apartment rights of Meerparc, a mixed use office building in Amsterdam, the Netherlands (the “**Acquisition**”) for a total consideration of €55.5 million (S\$88.6 million) including transaction costs.

Meerparc is a five-storey strata-titled freehold property located in the South Axis, the main central business district of Amsterdam. The multi-tenanted property with a substantial office component is situated right next to the Zuiderhof I building, the Group’s first office property investment in the Netherlands acquired in early 2015 (as member of a consortium). Similar to Zuiderhof I which is fully let to a reputable law firm, the anchor tenant of Meerparc is DLA Piper Nederland B.V. which has a relatively long remaining lease. The property is conveniently located near the A10 highway exit which connects to the Netherlands’ main A1, A2, A4 and A9 highways. It is also within 5 minutes’ walk to the Amstelveenseweg metro station and is a 10 minutes’ drive from Schiphol Airport.

Mr Neo Teck Pheng, Group Chief Executive Officer, said, “The Group is pleased to expand its presence in Amsterdam South Axis via the acquisition of the majority apartment rights of Meerparc which will further enhance the recurrent income of the Group. Similar to Zuiderhof I, Meerparc has the same excellent view of the Nieuwe Meer Lake amidst a vibrant business environment backdrop. The prime location and freehold tenure of the property also means that this property has good redevelopment potential.”

**Meerparc building**  
Amsterdam South Axis, the Netherlands



**Central Business District  
Amsterdam South Axis, the Netherlands**



**Details of the Acquisition**

<b>Property</b>	<ul style="list-style-type: none"> <li>• A five-storey strata-titled freehold building situated in Amsterdam’s main central business district.</li> <li>• Multi-tenanted with substantial office component.</li> <li>• Located near the A10 highway exit which connects to the Netherlands’ main A1, A2, A4 and A9 highways.</li> <li>• Post completion, the Group owns 100% of office area, approximately 85% of retail/commercial area and approximately 93% of car park lots in the property.</li> </ul>
<b>Land tenure</b>	Apartment rights (parcel of land involved: Freehold)
<b>Site Area</b>	9,744 sqm
<b>Lettable floor area (“LFA”)</b>	Approximately 12,200 sqm of office area, 4,618 sqm of retail/commercial area and 218 car park lots. The remaining 772 sqm of retail/commercial area and 15 car park lots in Meerparc are owned by third parties.
<b>Total Consideration<sup>1</sup></b>	€55.5m (\$\$88.6m)
<b>Weighted average lease term (“WALT”)<sup>2</sup></b>	5.0 years
<b>Occupancy<sup>2</sup></b>	73%

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<sup>1</sup> Including estimated transaction costs consisting of *inter alia* real estate transfer tax.

<sup>2</sup> WALT and occupancy of office area as at 30 November 2017.

For media enquiries, please contact:

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### **About First Sponsor Group Limited**

First Sponsor Group Limited (“**First Sponsor**”, and together with its subsidiaries and associated companies, the “**Group**”), a mixed property developer and owner of commercial properties (including hotels) in the People’s Republic of China (“**PRC**”) and the Netherlands, and a provider of property financing services in the PRC and the Netherlands, was listed on the Mainboard of Singapore Exchange Securities Trading Limited on 22 July 2014. The Group is supported by both its established key controlling shareholders, the Hong Leong Singapore group of companies, through its shareholding interests in Millennium & Copthorne Hotels plc and Tai Tak Estates Sendirian Berhad, a private company with a long operating history, which was incorporated in Singapore in 1954.

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Please visit [www.1st-sponsor.com.sg](http://www.1st-sponsor.com.sg) for the Group’s financial statements and investor presentations.