

PRESS RELEASE

Private Preview of Junction City, the Newest Iconic Development in Downtown Yangon

- **World-class integrated development at the heart of Yangon comprising prime Grade A office space, unique retail experiences, 5-star hospitality, and vibrant living spaces**
- **Pioneering sustainable design in Myanmar with environmentally friendly and socially responsible features**

Myanmar, 30 November 2015 – Shwe Taung Group is pleased to announce the start of private previews for prospective tenants of Junction City, the newest iconic development at the heart of downtown Yangon, Myanmar.

Developed by Shwe Taung Group in partnership with the Yangon City Development Committee, Junction City is a world-class integrated development strategically located at the junction of Bogyoke Aung San Road and Shwedagon Pagoda Road. Designed by award-winning DP Architects from Singapore, Junction City will set new benchmarks in contemporary design, luxury and quality in Yangon.

With a built-up area of approximately 260,000 square metres, Junction City will be completed in two phases. Phase 1, scheduled for completion in early 2017, comprises Grade A offices jointly developed with Singapore's Keppel Land Limited (Keppel Land), a 5-star luxury hotel jointly developed and operated by Pan Pacific Hotels Group, and a world-class lifestyle shopping centre managed by Shwe Taung Property Management. Phase 2, scheduled to be completed in 2019, comprises sophisticated high-rise serviced residences which will offer complementary spaces designed for live, work and play.

Junction City Tower, a 23-storey Grade A office development, will offer panoramic views of the city and boasts modern facilities including a full generator back-up system as well as state-of-the-art security system. Pan Pacific Hotels and Resorts will make its debut in Yangon with the 5-star Pan Pacific Yangon, a 25-storey hotel boasting 348 beautifully-furnished rooms, many of which offer stunning views of the bustling city and the Shwedagon Pagoda. In addition, guests will be able to indulge in an extensive range of refreshing facilities including a swimming pool, spa and fitness centre, as well as an all-day dining restaurant and Chinese restaurant. Designed as Yangon's ultimate shopping destination, Junction City Shopping Centre will be home to exciting retail boutiques, new-to-market brands, diverse dining options

and unique lifestyle offerings. It will feature the first IMAX-ready theatre in Myanmar, and a first-of-its-kind gastronomic experience in downtown Yangon that offers diners an extensive mix of international and Myanmar food.

Junction City will be a pioneer in green design and sustainable development in Myanmar, incorporating environmentally-friendly building materials and water-efficient and energy-efficient technologies that meet the stringent Green Mark standards by the Building and Construction Authority of Singapore. These green features include solar panels installed on the rooftop of the development, wastewater treatment as well as recycling and harvesting of rain water. With these green features, energy consumption is expected to be reduced by 15 - 20%.

Junction City will be developed with a strong focus on social responsibility with general improvements to nearby facilities and surroundings. These include the replacement of the existing overhead bridge across Bogyoke Aung San Road with a new sheltered overhead bridge with escalator access, the building of new bus stops near the development and upgrading works to the surrounding walkways along Bogyoke Aung San Road and Shwedagon Pagoda Road. New Bogyoke Aung San Market will be rebuilt on the same location to enrich the shopping experience for visitors and the market's 437 shopkeepers. To ease the shortage of parking space in downtown Yangon, Junction City will have one of the largest parking facilities in Yangon with more than 1,500 carpark lots.

Mr Aung Zaw Naing, Chief Executive Officer of Shwe Taung Group, said "Shwe Taung is honoured to have the opportunity to develop this iconic project with internationally renowned joint venture partners. We aim to deliver a world-class integrated development for residents, tenants, and tourists in Yangon. The project is expected to create employment opportunities for about 8,000 people during construction and about 4,000 people when operational."

"As part of Shwe Taung's continued commitment to corporate social responsibility, we have adopted a sustainable approach to the development of Junction City. In addition to using green features in building Junction City, we will also upgrade amenities surrounding Junction City for the betterment of the neighbourhood. When completed, Junction City will set new international standards of shopping, hospitality, business space and luxury residences in Yangon's bustling downtown." he added.

Mr Ng Ooi Hooi, President, Regional Investments, Keppel Land, said, "The partnership with Shwe Taung Group for Junction City Tower is in line with Keppel Land's strategy to invest in markets with good growth potential such as Myanmar, and to further strengthen the company's commercial portfolio. We believe that the new office tower in Junction City, with its strategic location, will be able to tap on the demand from multinational companies for high quality office space in Yangon which is presently in limited supply."

“We’re excited about the opening of Pan Pacific Yangon, the latest addition to the hospitality scene of Yangon. This is an opportune time for Pan Pacific Hotels Group to reiterate our confidence and commitment to Myanmar as a strategic growth market as it welcomes a new phase of development. We look forward to contributing further to Myanmar’s flourishing tourism and travel industry, where we already operate the award-winning PARKROYAL Yangon and PARKROYAL Nay Pyi Taw,” said Mr Bernold Schroeder, Chief Executive Officer, Pan Pacific Hotels Group.

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About Shwe Taung Group

Founded in the 1990s, the Shwe Taung Group’s diversified business units spread across a wide range of industries, including real estate, asset management, construction and construction materials, energy and infrastructure, trading, and insurance. It also holds the distributorship rights for BMW vehicles in Myanmar. The Group has an established track record of delivering quality real estate projects in Myanmar. It has developed more than 50 projects over 800 acres of land, including notable projects such as the Crystal Tower, Crystal Residences, Junction Square, Union Business Centre, Union Financial Centre, and the upcoming Junction City in Yangon. The Group adheres strongly to the belief in contributing to society and the environment through its wide-ranging corporate social responsibility programmes in Myanmar, and has been a member of the United Nations Global Compact since 2013.

Shwe Taung Group: Inspiring Lives Through Responsible Investment and Sustainable Developments.

About Keppel Land

One of Asia’s premier property companies, Keppel Land is recognised for its sterling portfolio of award-winning residential developments and investment-grade commercial properties as well as high standards of corporate governance and transparency.

The Company is geographically diversified in Asia, with Singapore and China as its core markets as well as Indonesia and Vietnam as its growth markets. It focuses on a two-pronged strategy of property development for sale and property fund management.

A leading prime office developer in Singapore, Keppel Land contributes to enhancing the city’s skyline with landmark developments such as Marina Bay Financial Centre, Ocean Financial Centre and One Raffles Quay.

The Company is committed to grow its commercial portfolio in key Asian cities. Its portfolio of overseas commercial properties includes Park Avenue Central and Life Hub @ Jinqiao in Shanghai, a Grade A office development in Beijing and Seasons City in the Sino-Singapore Tianjin Eco-City, China, Saigon Centre in Ho Chi Minh City, Vietnam, International Financial Centre Jakarta in Indonesia as well as Junction City Tower in Yangon, Myanmar.

With a longstanding presence in Myanmar of over 20 years, Keppel Land has established itself as the choice accommodation provider with its deluxe hotels under the Sedona brand in Yangon and Mandalay.

The Company is also commencing on Phase 2 of the SM-KL development in Manila, the Philippines. Beyond Asia, the Group has acquired an office building in London, United Kingdom. To strengthen Keppel Land’s retail capabilities, the Group has acquired a 75% stake in retail management company, Array Real Estate.

Keppel Land is Asia's premier home developer with world-class iconic waterfront residences at Keppel Bay and Marina Bay in Singapore. The Group has also ventured into the United States with a residential development in Manhattan, New York.

With a pipeline of over 70,000 homes in Singapore and overseas as well as an increasing commercial presence in the region, Keppel Land is well-positioned to meet the growing demands for quality residential, office and mixed-use developments.

An established property fund manager, Keppel Land has two property fund management vehicles, Keppel REIT, a pan-Asian commercial real estate investment trust, and Alpha Investment Partners.

About Pan Pacific Hotels Group

Pan Pacific Hotels Group is wholly-owned by Singapore-listed UOL Group Limited, one of Asia's most established hotel and property companies with an outstanding portfolio of investment and development properties. Based in Singapore, Pan Pacific Hotels Group owns and/or manages over 30 hotels, resorts and serviced suites with over 10,000 rooms, including those under development in Asia, Oceania, North America and Europe. The Group comprises two acclaimed brands: "Pan Pacific" and PARKROYAL. "Pan Pacific" is a leading brand in Asia and the Pacific Rim with hotels offering premium accommodations and services. PARKROYAL is a collection of comfortable leisure and business hotels and resorts located in the heart of cities and interesting locations across Asia Pacific. For more information, visit pphg.com.

About New Asia Investments

New Asia Investments (J City) Pte. Ltd. ("NAI") is a special purpose fund incorporated in Singapore. Led by Vogue Capital Group in Singapore and advised by Asian Acre Advisors in Myanmar, NAI prudently invests in landmark quality real estate projects and adopts a non-speculative growth approach to assist, partner and grow together with responsible developers in Myanmar. Its strategic partnership proposition is built on trust, meaningful business alliances and good governance. NAI will continue to explore real estate opportunities that helps the Myanmar economy, provide stable jobs to its people and facilitate knowledge transfer across different business cultures and experiences.

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