

PRESS RELEASE

Junction City to Officially Open on 31 March 2017

*Located in the Heart of Yangon, Junction City Brings
World-Class Integrated Retail, Office, Hospitality and Living Spaces to Myanmar*

YANGON, Myanmar, 29 March, 2017 – Shwe Taung Group today announced the opening of the retail and office components of Phase One of Junction City, a world-class integrated development anticipated to be one of the most visited and iconic lifestyle and business destinations in Myanmar. Junction City is strategically located at the junction of Bogyoke Aung San Road and Shwedagon Pagoda Road in Yangon's central business district. Designed by the award-winning DP Architects from Singapore, Junction City will set a new benchmark for contemporary design, luxury and quality developments in Myanmar.

'First of Its Kind' Retail and Entertainment Destination in Myanmar

Spanning an area of approximately 260,000 square metres, Junction City, when fully completed, will comprise unique retail experiences, prime Grade A office space, 5-star hospitality and vibrant living spaces. Junction City Shopping Centre offers a diverse and exciting range of over 240 fashion, beauty, technology, food and lifestyle outlets from around the world, including new-to-market international flagship stores and prestigious brands such as Coach, Hugo Boss, Versace, DAKS, Etienne Aigner, Love Moschino, PANDORA, BreadTalk, Crystal Jade Kitchen, and IPPUDO ramen. Junction City Shopping Centre will also be home to the largest food court Food Streat, largest indoor enrichment playground Kidzon and largest cineplex in Myanmar. From high-end luxury goods and latest trendsetting items to everyday essentials, Junction City has something for everyone, bringing the very best of the retail and entertainment world to Myanmar.

Rounding out the shopping journey is the entire fifth floor dedicated to food and beverage offerings and cutting-edge entertainment. Shoppers and foodies alike can explore a wide range of flavours from innovative chefs and restaurants. JCGV will offer five state-of-the-art cineplexes to bring the latest movies to the biggest screens in Myanmar including the highly anticipated Starium large screen theatre technology from Korea.

Vibrant Working Spaces

The 23-storey Junction City Tower, jointly developed with Singapore's Keppel Land Limited (Keppel Land), will offer ready-to-move-in Grade A office space with a net leasable area of about 33,400 sm to discerning businesses and enterprises. The building, with panoramic views of Yangon, boasts modern facilities such as energy-efficient double-glazed glass windows, robust earthquake-safe provisions, a full generator back-up system and state-of-the-art security systems. Keppel Land's first premium serviced co-office in Myanmar, KLOUD, will also open in Junction City Tower. Tenants secured for



Junction City Tower include Allen & Gledhill, WongPartnership, VDB Loi, Samsung, ZTE and the British Chamber of Commerce.

In the fourth quarter of 2017, Pan Pacific Hotels and Resorts will make its debut in Myanmar with the 5-Star Pan Pacific Yangon featuring 348 luxurious rooms in Junction City. The construction of the first Sedona Suites in Myanmar, comprising about 260 premium serviced apartments, and business suites in Phase 2 of Junction City, jointly developed with Keppel Land, is expected to commence in 2018, making Junction City a seamless work, live and play development in the heart of the city.

Mr Aung Zaw Naing, Group Chief Executive Officer of Shwe Taung Group, said, “We are thrilled to celebrate the opening of Junction City. The project brings an entirely new concept of integrated living and working to downtown Yangon that is unmatched in all of Myanmar. As Myanmar’s economy continues to steadily grow and international investment rises, we aim to deliver a world-class destination for residents, tenants, and tourists in Yangon.”

Mr Ang Wee Gee, Chief Executive Officer of Keppel Land, said, “Keppel Land is confident of the long-term potential of Myanmar, and is committed to participating in and contributing to the growth of the country. 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 augment the company’s commercial portfolio. We believe that the new office tower in Junction City, together with the premium serviced residences and offices in the next phase of Junction City which we are also jointly developing with Shwe Taung Group, will position Keppel Land well to meet the growing demands for quality accommodation and Grade A offices in the city.”

Sustainable Development and Social Responsibility

A pioneer in green design and sustainable development, Junction City has incorporated environmentally-friendly building materials, water-efficient and energy-efficient technologies that meet the high Green Mark standards set by the Building and Construction Authority of Singapore. Green features include solar panels installed on the rooftop, and water treatment and recycling and harvesting of rainwater. Energy consumption is expected to be reduced by 15-20 percent with these green features.

Developed with social responsibility in mind, Junction City’s developers made improvements to nearby community surroundings. For instance, existing overhead bridges across Bogyoke Aung San Road were replaced with sheltered, escalator-accessible bridges. New bus stops near Junction City and improved sidewalks along Bogyoke Aung San Road and Shwedagon Pagoda Road were also built. To help ease the shortage of parking spaces downtown, Junction City has one of the largest parking facilities in Myanmar, with more than 1,500 parking spaces.

The development of Junction City will create employment opportunities for about 8,000 people during construction and about 4,000 people when operational. Other community enhancement initiatives



include the upgrading of a primary school for the convenience of children in the neighbourhood and the sponsorship of retail space to Yangon Bakehouse, a non-profit community enterprise that empowers women in Myanmar through skills training and education.

Awards and Accolades

Junction City's office tower and shopping centre were the winners for Best Office Development, Best Office Architectural Design, and Best Retail Architectural Design at the Myanmar Property Awards 2016. The project was also presented with the Highly Commended certificates for Best Retail Development, Best Hotel Development and Best Hotel Architectural Design. In total, Junction City was accorded with three Winner awards and three Highly Commended awards.

Ms Sandar Htun, Chief Executive Officer, Shwe Taung Real Estate, said, "We are proud that Junction City reflects Myanmar's future of a vibrant cosmopolitan city. We look forward to Junction City becoming the new social gathering place for people of Yangon, as well as the preferred choice for live, work and play."

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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 currently has a workforce of more than 6,000 employees, creating employment opportunities for people across the country.

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 in Myanmar, 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 (CRS) programmes in Myanmar. It actively participates in programmes dedicated to enhancing human capital, protecting the environment, building communities, and promoting greater transparency in corporate governance and accountability to stakeholders. The Group's CSR agenda regularly invests in sustainable initiatives to enhance the environment, education and social community programmes for the future of Myanmar. Correspondingly, the Group has embarked on implementing green features and technologies in its products.

Shwe Taung Group has been a member of the United Nations Global Compact since 2013, a United Nations initiative to encourage businesses worldwide to adopt sustainable and socially responsible policies in the areas of human rights, labour, the environment and anti-corruption.



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

About Keppel Land

Keppel Land, a subsidiary of Keppel Corporation, 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 Vietnam and Indonesia as its growth markets.

Keppel Land is Asia's premier home developer, with a pipeline of about 66,000 homes in Singapore and overseas. The Company is also a leading prime office developer in Singapore, contributing to enhancing the city's skyline with landmark developments such as Marina Bay Financial Centre, Ocean Financial Centre and One Raffles Quay. Keppel Land is committed to grow its commercial portfolio in key Asian cities such as Shanghai, Beijing and Tianjin in China, Ho Chi Minh City in Vietnam, Jakarta in Indonesia, Yangon in Myanmar and Manila in the Philippines.

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