

GENERAL ANNOUNCEMENT::PRESS RELEASE - THAKRAL EXPANDS FOOTPRINT IN JAPAN WITH ADDITION OF UMEDA PACIFIC BUILDING IN OSAKA

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Submitted By (Co./ Ind. Name)

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Designation

Chief Financial Officer

Description (Please provide a detailed description of the event in the box below)

Please refer to attached Press Release - Thakral expands footprint in Japan with addition of Umeda Pacific Building in Osaka.

Attachments



[ThakralCorp PR UmedaPacificBlgd Final 20191230.doc.pdf](#)

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THAKRAL CORPORATION LTD

(Incorporated in the Republic of Singapore on 7 October 1993)
(Company Registration No. 199306606E)

PRESS RELEASE

THAKRAL ADDS UMEDA PACIFIC BUILDING IN OSAKA TO EXPAND FOOTPRINT IN JAPAN

Singapore, 30 December 2019

Mainboard-listed Thakral Corporation Ltd (“Thakral” or the “Group”), through its recently incorporated subsidiary, Thakral Umeda Properties Pte. Ltd. (“TUP”), has added the Umeda Pacific Building, an 11-storey office building, to its portfolio of properties in Osaka, Japan.

The property, located just 3-minutes’ walk from Higashi Umeda Station and the main Osaka Station, sits on 861 sqm of freehold land.

The building has a gross floor area of 9,179 sqm and net rentable area of 6,359 sqm. The fully-tenanted property is prominently and strategically located along Mido Suji with broad street frontage.

The investment in the Umeda Pacific Building is funded through bank borrowings, the Group’s internal resources as well as co-investors and has been made in the ordinary course of the Group’s business.

Thakral’s Group CEO and Executive Director, Mr. Inderbethal Singh Thakral, said: “Osaka’s real estate market is poised for robust growth as supply of commercial space will remain tight until 2022, when new buildings such as Umeda Twin Towers South become available. The All-grade vacancy rate of such properties has also fallen to a record low, with many tenants looking to secure space regardless of location or grade. With the rise in demand, we expect to benefit from higher rental yields for our properties in Osaka. The Umeda Pacific Building with its prime location would offer an excellent land bank with recurring income for future redevelopment potential.

He added, “The acquisition of the property is in line with the Group’s overall strategy to diversify its assets and earnings base in Japan to capitalise on the country’s strong economic fundamentals, which will enhance shareholders’ value.”

CBRE has also forecasted that All-Grade rents will go up by 5.7% over the next year, with increases of 3.5% and 5.8% expected for Grade A and Grade B properties, respectively.¹

¹ *Marketview, Japan Office Q2 2019, CBRE*



Main street view of Umeda Pacific Building, Osaka

About Thakral

Listed on the SGX Mainboard since December 1995, Thakral Corporation Ltd has two divisions – Lifestyle Division and Investment Division.

The Group's Investment Division invests directly or with co-investors in real estate and other investment opportunities including property-backed financial instruments. The Group also earns income from the services rendered from originating, packaging and managing the projects. The Investment Division, through a joint venture, has expanded its businesses into development and management of retirement living resorts in Australia under the GemLife brand. Taking advantage of the upward trend in the Japanese property sector and the country's low interest rate, the Group has also expanded its investment footprint to Japan. With the completion of the acquisition of The Riverwalk office property, the Group has extended its property investments to Singapore.

The Group's Lifestyle Division is focused on marketing and distributing brands in the beauty, wellness and lifestyle categories, working with leading e-commerce platforms as well as traditional retailers. The brands distributed by the Lifestyle Division include Panasonic, PMD, DermaWand, Philips, TriPollar, T3, Style Seat and Slendertone, skin and hair care brands John Masters Organics, Codage and Institut Karite Paris, fragrance brand Maison Margiela as well as lifestyle brands such as DJI. The Lifestyle Division is also creating an e-commerce retail platform for at-home beauty devices in China, in a joint venture with UK-based CurrentBody.com Limited, a leader in this space.

Greater China including Hong Kong, Southeast Asia and India are key markets for the Lifestyle Division and Australia, Japan and Singapore for the Investment Division.

*Release issued on behalf of Thakral Corporation Ltd
by Stratagem Consultants Pte Ltd*

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