

General Announcement::Announcement by First Sponsor Group Limited, an associate of Millennium & Copthorne Hotels plc

Issuer & Securities

<b>Issuer/ Manager</b>	CITY DEVELOPMENTS LIMITED
<b>Securities</b>	CITY DEVELOPMENTS LIMITED - SG1R89002252 - C09
<b>Stapled Security</b>	No

Announcement Details

<b>Announcement Title</b>	General Announcement
<b>Date &amp; Time of Broadcast</b>	01-Feb-2018 07:48:01
<b>Status</b>	New
<b>Announcement Sub Title</b>	Announcement by First Sponsor Group Limited, an associate of Millennium & Copthorne Hotels plc
<b>Announcement Reference</b>	SG180201OTHRE9UR
<b>Submitted By (Co./ Ind. Name)</b>	Enid Ling Peek Fong
<b>Designation</b>	Company Secretary
<b>Description (Please provide a detailed description of the event in the box below)</b>	<p>First Sponsor Group Limited ("FSGL"), an associate of Millennium &amp; Copthorne Hotels plc, has on 1 February 2018 released an announcement relating to Completion of Acquisition of Hilton Rotterdam Hotel in the Netherlands together with a press release and investor presentation slides.</p> <p>For details, please refer to the announcement released by FSGL on the SGX website <a href="http://www.sgx.com">www.sgx.com</a>.</p>

## Asset Acquisitions and Disposals::COMPLETION OF ACQUISITION

## Issuer &amp; Securities

<b>Issuer/ Manager</b>	FIRST SPONSOR GROUP LIMITED
<b>Securities</b>	FIRST SPONSOR GROUP LIMITED - KYG3488W1078 - ADN
<b>Stapled Security</b>	No

## Announcement Details

<b>Announcement Title</b>	Asset Acquisitions and Disposals
<b>Date &amp; Time of Broadcast</b>	01-Feb-2018 07:02:00
<b>Status</b>	New
<b>Announcement Sub Title</b>	COMPLETION OF ACQUISITION
<b>Announcement Reference</b>	SG180201OTHRYLA9
<b>Submitted By (Co./ Ind. Name)</b>	Neo Teck Pheng
<b>Designation</b>	Group Chief Executive Officer
<b>Description (Please provide a detailed description of the event in the box below)</b>	Please see attached.

<b>Attachments</b>	<p><a href="#">FSG - SGX Annc - Complete Acquisition of Hilton Rotterdam.pdf</a></p> <p><a href="#">FSG - Investor PPT - Complete Acquisition of Hilton Rotterdam.pdf</a></p> <p><a href="#">FSG - Press Release - Complete Acquisition of Hilton Rotterdam.pdf</a></p> <p>Total size =2309K</p>
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**FIRST SPONSOR GROUP LIMITED**  
(Incorporated in the Cayman Islands)  
(Company Registration No.: AT-195714)

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**COMPLETION OF ACQUISITION**

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*Unless otherwise expressly specified, capitalised terms used in this announcement shall bear the same meanings as defined in the announcement dated 26 January 2018.*

The Board of Directors (the "**Board**") of First Sponsor Group Limited (the "**Company**") refers to the announcement made by the Company dated 26 January 2018 in connection with the Acquisition of all of the 8,500 issued shares (the "**Target Shares**") in the capital of Hotelmaatschappij Rotterdam B.V. (the "**Target**").

The Board wishes to announce that, pursuant to the fulfilment of the conditions precedent to the SPA, completion of the Acquisition has been effected in accordance with the terms and conditions of the SPA. Following completion of the transfer of the Target Shares, the Target is now a 24.7% associated company of the Company.

BY ORDER OF THE BOARD

Neo Teck Pheng  
Group Chief Executive Officer and Executive Director  
1 February 2018



# First Sponsor Group Limited

## Acquisition of the Hilton Rotterdam Hotel

1 February 2018



# Executive Summary

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- The Group and four other co-investors (the “Consortium”) have acquired all of the issued shares in the capital of Hotelmaatschappij Rotterdam B.V. which owns the Hilton Rotterdam Hotel, valuing the hotel at approximately €51.0 million (S\$82.6 million), including transaction costs (the “Acquisition”).
- The Hilton Rotterdam Hotel is a five-star, freehold property that is located in the prime city center of Rotterdam amidst a host of key visitor attractions and historic sights, and has an aggregate land size of approximately 3,800 square metres. It also benefits from a strategic location in Rotterdam’s central business district, in close proximity to a broad variety of corporate and meeting demand drivers. The 254-bedroom hotel was built in 1963 and was extensively renovated between 2011 and 2013 for €37.5 million. It has a monumental status and is a key landmark in Rotterdam. The hotel also has eight best-in-class meeting facilities spanning 1,533 square metres of space, an extensive fitness and wellness area, an executive lounge and an underground basement with 31 parking spaces. Hilton International (Nederland) B.V. manages the property under a long term management contract.
- The acquisition of the Hilton Rotterdam Hotel together with the Group’s Parkhotel Rotterdam (two of the leading hotels in the centre of Rotterdam City) acquired as part of the Bilderberg Portfolio in 3Q2017 has helped to position the Group to capitalize on the growing hospitality demand trends.
- The Consortium intends to carry out a restructuring exercise post completion whereby the Group will acquire the hotel business operations and lease the hotel on a long term basis (“Restructuring”).

# Hilton Rotterdam Hotel, the Netherlands



# Hilton Rotterdam Hotel, the Netherlands



- Freehold asset in the city center of Rotterdam, home to the largest sea port and industrial complex in Europe. The city is regarded as a key logistics centre nationally and internationally.
- The hotel sits within Rotterdam's Central Business District ("CBD"), the second largest CBD in the Netherlands and home to various European and global headquarters of renowned multi-national corporations. The neighbourhood immediately surrounding the property includes various leisure amenities as well as Rotterdam's prime retail zone. The hotel's central location also provides excellent transportation options, providing connections throughout the city and country.

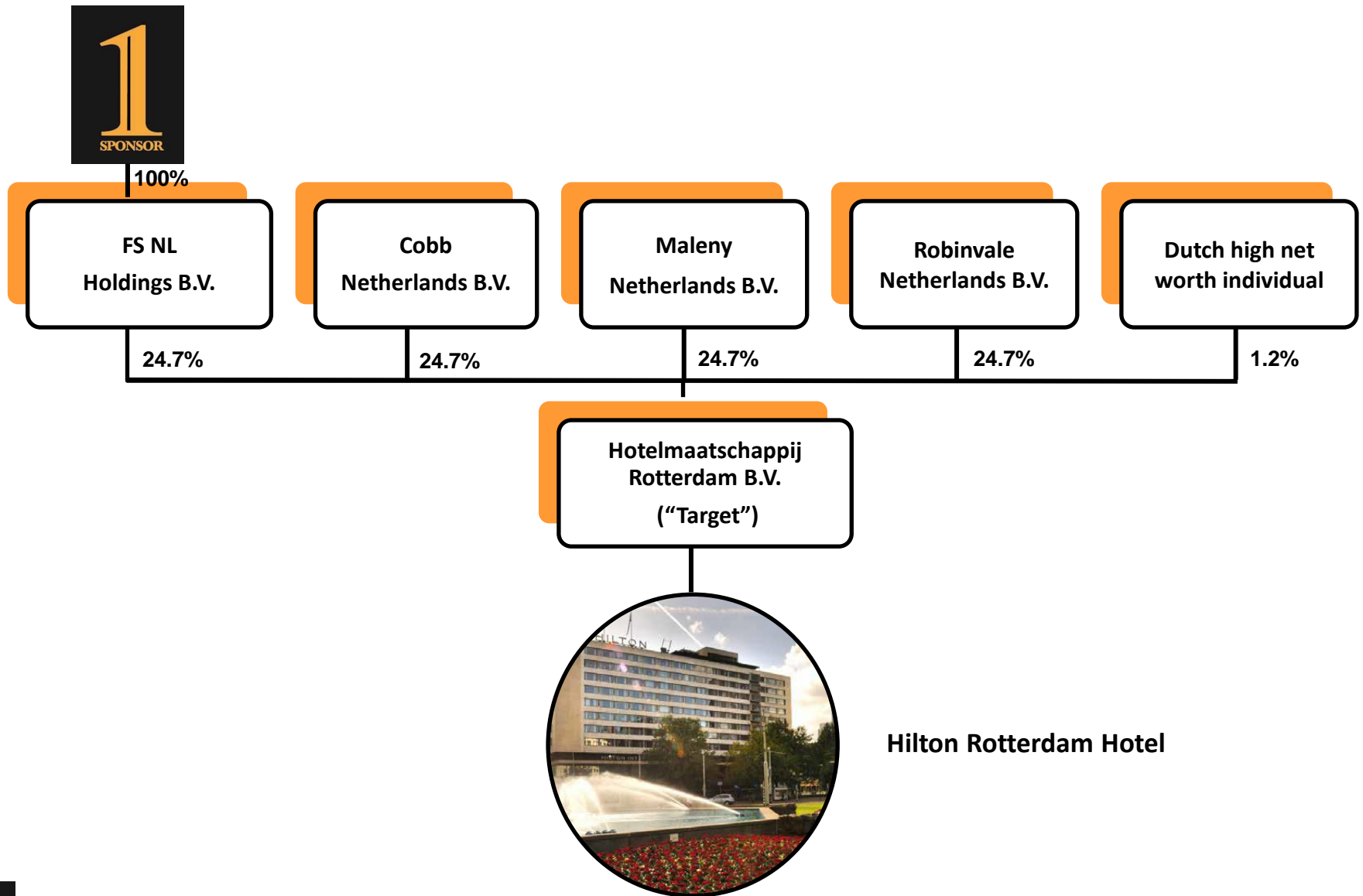
<b>Land tenure</b>	Freehold
<b>Location</b>	Weena 10, Rotterdam, 3012 CM, Netherlands
<b>Year of construction / refurbished</b>	1963 / 2011 - 2013
<b>Rooms</b>	254
<b>Meeting Rooms</b>	8 (1,533 sqm)
<b>Property Acquisition Cost</b>	€51.0m (\$\$82.6m) or €201,000 (\$\$325,000) per key

- Approximately €37.5 million was invested in the hotel between 2011 and 2013.
- The hotel is operated under the "Hilton" brand under a management agreement by Hilton International (Nederland) B.V. on a long term basis.
- The Acquisition gives an implied net yield of approximately 6.5% based on its approximate FY2017 EBITDA of €3.3 million.



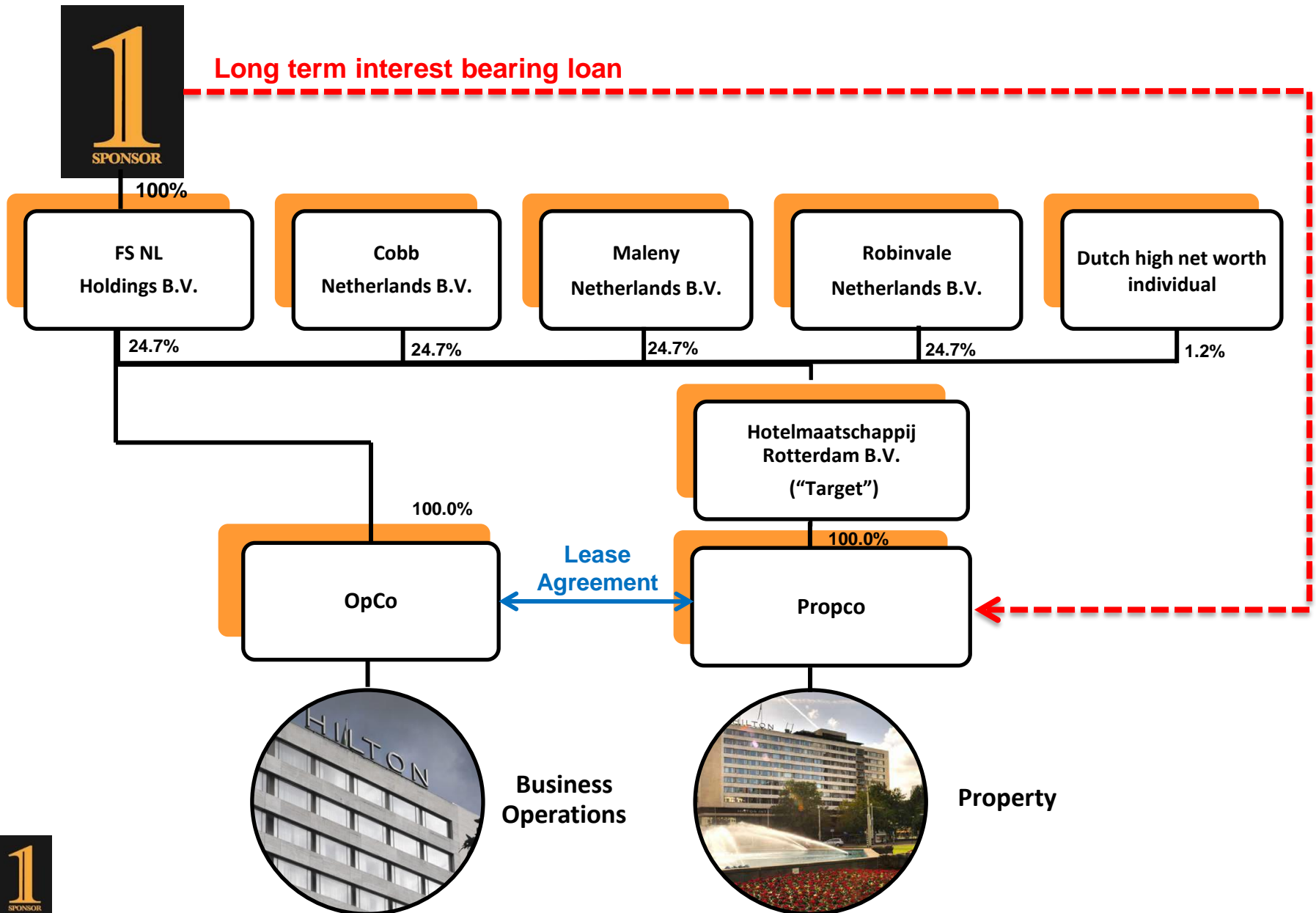


# Completion Shareholding Structure



Hilton Rotterdam Hotel

# Post Completion Restructuring





Thank You

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# Disclaimer

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This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, customers and partners, expected levels of occupancy rate, property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.



# FIRST SPONSOR GROUP LIMITED

Co Reg. No: AT-195714 | Business Address: 63 Market Street, #06-03 Bank of Singapore Centre, Singapore 048942

## Press Release

### **FIRST SPONSOR LEADS CONSORTIUM IN THE ACQUISITION OF THE 5-STAR 254-BEDROOM FREEHOLD HILTON ROTTERDAM IN THE NETHERLANDS FOR €51.0 MILLION (\$82.6 MILLION)**

*Singapore, 1 February 2018* – Singapore Exchange (SGX) mainboard-listed First Sponsor Group Limited (“First Sponsor” or the “Company”, and together with its subsidiaries and associated companies, the “Group”), is pleased to announce that an indirect wholly owned subsidiary of the Company and four other co-investors (“Consortium”) have acquired all of the issued shares in the capital of Hotelmaatschappij Rotterdam B.V. which owns the Hilton Rotterdam Hotel, valuing the hotel at approximately €51.0 million, including transaction costs.

The Hilton Rotterdam Hotel is a five-star, freehold property that is located in the prime city center of Rotterdam amidst a host of key visitor attractions and historic sights, and has an aggregate land size of approximately 3,800 square metres. It also benefits from a strategic location in Rotterdam’s central business district, in close proximity to a broad variety of corporate and meeting demand drivers. The 254-bedroom hotel was built in 1963 and was extensively renovated between 2011 and 2013 for €37.5 million. It has a monumental status and is a key landmark in Rotterdam. The hotel also has eight best-in-class meeting facilities spanning 1,533 square metres of space, an extensive fitness and wellness area, an executive lounge and an underground basement with 31 parking spaces. Hilton International (Nederland) B.V. manages the property under a long term management contract.

The Consortium and the Group intend to carry out a restructuring exercise whereby the Group will acquire the hotel business operations and lease the hotel on a long term basis.

Mr Neo Teck Pheng, Group Chief Executive Officer, said, “First Sponsor is pleased to have the opportunity to acquire another prime freehold hotel asset in the dynamic city of Rotterdam. Rotterdam is the second largest city in the Netherlands after Amsterdam and is home to the largest sea port and industrial complex in Europe. These factors make Rotterdam a key logistics centre both nationally and internationally. Beyond this, Rotterdam is also the second most popular city for tourism in the Netherlands and has quickly established itself as a credible travel destination for both business and leisure visitors. The acquisition of the Hilton Rotterdam Hotel, together with the Group’s Parkhotel Rotterdam acquired as part of the Bilderberg Portfolio in 3Q2017, will help the Group to capitalize on the growing hospitality demand trends. With this acquisition, the Group co-owns two of the leading hotels in the centre of Rotterdam city.”

### Details of the Acquisition

Property	<ul style="list-style-type: none"><li>• Hilton Rotterdam Hotel, the Netherlands</li></ul>
Number of Keys	<ul style="list-style-type: none"><li>• 254 rooms</li></ul>
Land Tenure	<ul style="list-style-type: none"><li>• Freehold</li></ul>
Property Acquisition Cost	<ul style="list-style-type: none"><li>• €51.0m (S\$82.6m) or €201,000 (S\$325,000) per key</li></ul>
Management Agreement Term	<ul style="list-style-type: none"><li>• 29 years expiring on 31 December 2046</li></ul>

- End -

Please refer to the SGX announcement dated 26 January 2018 and related investor presentation dated 1 February 2018 for further details of the Acquisition.

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 in the Netherlands and the People’s Republic of China (the “**PRC**”), and owner of commercial properties and provider of property financing services in the Netherlands, Germany and the PRC, 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 group of companies, through its shareholding interests in Millennium & Copthorne Hotels plc (“**M&C UK**”), 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 SGX announcements, financial statements, investor presentations and press releases.