

MEDIA RELEASE

G. K. GOH HOLDINGS LIMITED TO INVEST S\$188.3 MILLION INTO LEADING AUSTRALIAN AGED CARE GROUP

16 August 2013

G. K. Goh Holdings Limited (“**GKGH**”) announced today the proposed acquisition of a 47.62% stake in Domain Principal Group (“**DPG**”), a leading Australian provider of residential aged care services. The stake is being acquired for a consideration of A\$136.7 million (S\$159.3 million) from two trusts managed by AMP Capital, a subsidiary of AMP Limited. The investment will be made through a newly-incorporated wholly-owned Australian subsidiary, Allium Holdings Pty Ltd.

The transaction is subject to certain conditions precedent, including the approval of shareholders of GKGH, and of Australia’s Foreign Investment Review Board. GKGH Investment Holdings Pte Ltd, which owns 57.5% of GKGH, has committed to vote in favour of this investment at an Extraordinary General Meeting. A circular setting out details of this investment will be sent to shareholders ahead of this EGM.

Upon completion, GKGH and AMP Life will have equal 47.62% stakes in DPG, with DPG management owning the balance. GKGH and AMP Life have each committed to invest a further A\$25.0 million (S\$29.1 million) when needed to finance further investment in Australia’s aged care sector.

GKGH will fund this purchase with a combination of existing liquid assets and bank debt. On a pro forma basis, GKGH’s gearing would be approximately 31% following the transaction. The investment is expected to be earnings accretive, and to generate dividend income for GKGH in future.

Based on pro forma DPG earnings for the financial year ended June 2013, and excluding extraordinary items, the purchase price values DPG at an EV/EBITDA ratio of 9.1 times, and a price-earnings ratio of 22.5 times.

AMP Life is a wholly-owned subsidiary of AMP Limited, the leading wealth management company in Australia and New Zealand. It has played a significant role in the growth of the Australian aged care industry since 1999, when it acquired the assets of the Principal Group of aged care homes. DPG’s present scale and standing results from subsequent mergers and acquisitions, along with investments in facility improvements and new care homes.

DPG is one of the largest providers of residential aged care services in Australia, with 55 facilities totaling more than 4,500 bed-spaces in the states of New South Wales, Queensland, Victoria and Western Australia.

Australia's aged care market is highly fragmented, with 1,054 providers operating 2,716 residences with over 182,000 aged care beds. The top five providers, including DPG, have a combined 15% market share. There are considerable opportunities for consolidation and new investments, with Australia's ageing population driving an anticipated 40% sector growth over the next decade.

DPG has been operating with occupancy rates of over 90% and the business is already performing strongly. GKGH believes that there is significant scope for further growth through the upgrading of existing assets; greenfield investment into new facilities; mergers and acquisitions; and operating efficiencies that will result from increasing scale.

Mr Goh Geok Khim, Executive Chairman of GKGH said, "Demand for aged care services will continue to rise for the next few decades in Australia. DPG fits well into our portfolio of long-term investments, and we're very pleased to invest alongside AMP Life, one of Australasia's most respected institutions."

Mr Goh Yew Lin, Managing Director of GKGH said, "DPG is one of the best names in Australian aged care, with a strong management team and an excellent portfolio of 55 care homes. With the support of committed long-term shareholders, DPG will have the resources and flexibility to grow its operations while maintaining high standards of care.

We see significant potential for DPG's earnings to rise over the next decade, through demand growth, operational improvements, and consolidation opportunities. Over time, we believe this investment will deliver excellent financial returns to GK Goh's shareholders."

AMP Capital Head of Aged Care Ms Sally Evans said: "We're really pleased that AMP Life and GKGH will be partners in the continued growth of DPG.

The transaction gives DPG the opportunity to grow through investment in the existing 55 facilities, as well as building new state-of-the-art homes and potential acquisitions.

"With the residential aged care sector expected to grow by 40 per cent in the next 10 years, as the population ages, an estimated A\$25 billion of capital will be needed to fund new places and rebuild existing homes," Ms Evans said.

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About G. K. Goh Holdings Limited

GKGH is an investment holding company listed in Singapore with net assets of approximately S\$370 million. From its roots in the securities business, GKGH now invests its shareholders funds into a range of long-term and liquid investments. Among its major investee companies are the Malaysian property development and hospitality group Eastern & Oriental Berhad; corporate services provider Boardroom Ltd, which operates in Asia and Australia; and euNetworks, which owns extensive assets in optic fibre networks in Europe. Through a fund in which it has a significant stake, GKGH is also a part owner of a chain of retirement villages based in Perth, Western Australia.

About AMP

AMP is Australia and New Zealand's leading independent wealth management company, with a retail business in Australia and a growing international investment management business.

Established in 1849, AMP has more than 160 years of experience providing financial services.

The company serves five million retail customers in Australia and New Zealand and almost 400 institutional clients in these markets. It also serves clients in Asia, Europe, the Middle East and North America.

AMP Capital is a wholly owned subsidiary of AMP Limited. AMP Capital is a leading investment house managing over A\$131 billion (as at 30 June 2013) on behalf of clients through a global network of offices in developed and emerging markets.

About Domain Principal Group

With 55 aged care facilities nationwide Domain Principal Group is one of Australia's largest privately owned residential aged care providers and is committed to providing superior levels of residential aged care services to all residents and peace of mind for their families.

Domain Principal Group offers all levels of aged care including, low, high and dementia care as well as respite services.

DPG employs more than 5,000 employees who provide aged care services to more than 4,300 elderly Australians at aged care facilities in New South Wales, Victoria, Queensland and Western Australia.