

OTHERS TOWER REAL ESTATE INVESTMENT TRUST ("TOWER REIT" OR "TRUST") CONCEPT OPERATOR SERVICE AGREEMENT

TOWER REAL ESTATE INVESTMENT TRUST

Type	Announcement
Subject	OTHERS
Description	TOWER REAL ESTATE INVESTMENT TRUST ("TOWER REIT" OR "TRUST") CONCEPT OPERATOR SERVICE AGREEMENT

The Board of Directors of GLM REIT Management Sdn Bhd, the Manager of Tower REIT, wishes to inform that MTrustee Berhad, the Trustee of Tower REIT, had on 23 April 2019 entered into a Concept Operator Service Agreement ("COSA") with HLX Management Sdn Bhd ("HLXm") in relation to the engagement of HLXm to conceptualise, plan, execute and promote an enhancement project to Menara HLA, an investment property of Tower REIT.

For further details, please refer to the attachment.

Please refer attachment below.

Attachments



[Tower REIT - COSA.pdf](#)

17.7 kB

Announcement Info

Company Name	TOWER REAL ESTATE INVESTMENT TRUST
Stock Name	TWRREIT
Date Announced	23 Apr 2019
Category	General Announcement for PLC
Reference Number	GA1-19042019-00110

TOWER REAL ESTATE INVESTMENT TRUST ("TOWER REIT" OR "TRUST")

CONCEPT OPERATOR SERVICE AGREEMENT

1. INTRODUCTION

GLM REIT Management Sdn Bhd ("**GLM REIT**" or "**Manager**"), the Manager of the Trust, wishes to inform that MTrustee Berhad ("**Trustee**"), the Trustee of the Trust, had on 23 April 2019 entered into a Concept Operator Service Agreement ("**COSA**") with HLX Management Sdn Bhd ("**HLXm**") in relation to the engagement of HLXm to conceptualise, plan, execute and promote an enhancement project to Menara HLA, an investment property of Tower REIT.

2. DETAILS AND RATIONALE OF THE COSA

HLXm was incorporated in Malaysia under the Companies Act 2016 on 18 October 2018 as a private limited company. Both HLXm and GLM REIT are wholly-owned subsidiaries of GuocoLand (Malaysia) Berhad ("**GLM**"). HLXm was established to develop and operate integrated innovation centres ("**IIC**") under the 'HLX' brand, and to facilitate access to the Hong Leong Group's business verticals.

Tower REIT seeks to enhance the commercial value of Menara HLA and pursuant to the COSA, HLXm is engaged to reposition Menara HLA as an IIC branded as "The HLX". HLXm intends to provide an innovative ecosystem within The HLX via a bespoke curation of strategic partners, tenants and programmes and introducing different components into The HLX such as co-working space, co-living space, innovation lab and media lab to attract people and potential new tenants to The HLX.

The COSA is not subject to the approval of the unitholders of the Trust and any regulatory authorities.

3. EFFECTS OF THE COSA

The COSA will not have any effect on the total units issued and substantial unitholders' unitholding of the Trust as the COSA does not involve any issuance of new units of Tower REIT.

The COSA is not expected to have any material effects on the earnings of the Trust for the financial year ending 30 June 2019, as well as the net asset value and gearing of the Trust.

4. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS, MAJOR UNITHOLDERS AND/OR PERSONS CONNECTED WITH THEM

GLM REIT and HLXm are wholly-owned subsidiaries of GLM. GLM Equities Sdn Bhd ("**GLM Equities**"), a wholly-owned subsidiary of GLM, is a major unitholder of the Trust.

Hong Leong Company (Malaysia) Berhad ("**HLCM**") is the ultimate holding company GLM.

YBhg Datuk Edmund Kong Woon Jun is a director of the Manager, HLXm, GLM Equities and GLM. He does not have any shareholding in the Manager and any unitholding in the Trust as at the date of this announcement.

Ms Lim Chew Yan is a director of the Manager and some subsidiaries of HLCM. She does not have any shareholding in the Manager and any unitholding in the Trust as at the date of this announcement.

YBhg Datuk Edmund Kong Woon Jun and Ms Lim Chew Yan have abstained and will continue to abstain from deliberating and voting at the relevant meetings or on the relevant resolutions of the Board of Directors of GLM REIT in respect of the COSA.

Save as disclosed above, none of the directors of the Manager, major shareholders of the Manager and major unitholders of the Trust, and/or persons connected with them are interested in the COSA.

5. BOARD AUDIT & RISK MANAGEMENT COMMITTEE'S STATEMENT

The Board Audit & Risk Management Committee ("**BARMC**") of the Manager, after having considered all aspects of the COSA, is of the opinion that the COSA is in the best interest of Tower REIT and is not detrimental to the interest of the non-interested unitholders of Tower REIT. The BARMC of the Manager is of the view that the COSA is fair, reasonable and on normal commercial terms.

6. DIRECTORS' STATEMENT

The Board of Directors of the Manager (save for YBhg Datuk Edmund Kong Woon Jun and Ms Lim Chew Yan), having taken into consideration all aspects of the COSA is of the opinion that the COSA is in the best interest of Tower REIT.

This Announcement is dated 23 April 2019.