

ASX / MEDIA RELEASE

20 December 2016

PURCHASE OF 4 MITCHELL STREET, ENFIELD NSW FOR \$35.0 MILLION

Tian An Australia Limited (ASX: TIA) (**TIA** or **Company**) is pleased to announce that yesterday the Company entered into an Agreement to acquire 4 Mitchell Street, Enfield NSW (**Enfield Property**) for a total consideration of \$35.0 million. The material commercial terms of the Agreement are summarised in the attachment to this announcement.

The Enfield Property represents the Company's first acquisition since the Company changed its name to Tian An Australia Limited.

The Company stated in its recent Annual Report that it will seek to leverage expertise and brand power from Tian An China, whilst focusing on its strategy of diversifying the Group's residential development sites along the east coast of Australia, within inner metropolitan and city locations, close to established infrastructure.

The Settlement Date is 31 July 2017.

Description of property

The Enfield Property is currently leased to a related entity of the Vendor, as summarised in the attachment. The site is considered to be a prime residential development location and fits strategically within TIA's development strategy, where the Enfield Property is approximately 10km from the Sydney CBD, less than 2km from Burwood train station and 1.5km from local schools.

Plans for the Property

The Company will undertake a residential development of the Enfield Property. The Company has considered the development of townhouses at this stage and is also exploring all other available options.

Financing of the acquisition

TIA intends to finance the acquisition through a combination of available cash reserves and debt.

END

Investor Contact:

Hai-Young Lu, Company Secretary & Legal Counsel
T +61 2 8243 9703 | E hlu@tianan.com.au

About Tian An Australia:

The principal activity of Tian An Australia is to identify urban projects to develop for resale. By nature, these master planned projects offer many built-form value add opportunities beyond the standard residential lot market. Tian An Australia has a vision to grow as a significant contributor to the design and development of premium residential property utilising community based planning and innovative design concepts targeted to meet the needs and exceed the expectations of markets while delivering new benchmarks in environmental excellence.

Summary of Terms and Conditions

Purchase of 4 Mitchell Street, Enfield NSW

1. **Property:** 4 Mitchell Street, Enfield NSW.
2. **Price:** \$35,000,000.00.
3. **Deposit:** \$3,500,000.00 payable on exchange of Contract.
4. **GST:** Going concern (see Item 11 below). If however, the sale of the Property is not regarded as a supply of a going concern then the Purchaser may elect to implement the margin scheme and/or pay the GST.
5. **Vendor:** Vision Australia Foundation ACN 007 428 284.
6. **Purchaser:** PBD (Charles St) Pty Ltd ACN 604 696 148 which is a wholly owned subsidiary of Tian An Australia Limited ACN 009 134 114 (who is also the guarantor of the Purchaser entity).
7. **Settlement Date:** 31 July 2017 with a 14 day Notice to Complete period. Balance of the Price to be paid at settlement (subject to adjustments).
8. **Type:** Office building and warehouse.
9. **Site Area:** approximately 12,600sqm.
10. **Zoning:** R1 General Residential under the Burwood Local Environmental Plan (LEP) 2012.
11. **Current Use:** Leased back to a related entity of the Vendor, Vision Australia Limited ACN 108 391 831 for use as the Vision Australia Head Office which expires on 18 November 2017 however the Tenant may terminate upon one month's notice in writing at any time after the Settlement Date and 18 November 2017. The Purchaser is restricted from taking any action in relation to any matter arising out of the Lease and the Vendor makes no warranties or representations in relation to the Lease.
12. **Risk:** The Purchaser purchases the property on an "as is" basis and accepts all risk in relation to the Property including contamination risk.
13. **Service Contracts:** The Property is sold subject to the Service Provider Contracts and the Purchaser must on and from completion of the Contract, comply with all the terms of the Service Provider Contracts.
14. **Development Application:** The Vendor consents to the Purchaser making all its enquiries and lodging applications relation got the Property and will execute any consent or authority reasonably required by the Purchaser.