

## RESPONSE TO SGX-ST QUERIES

Unless otherwise defined, all capitalised terms used in this announcement which are not defined herein shall have the same meanings ascribed to them in the Company's previous announcement dated 16 September 2022 (the "**Announcement**").

The Board wishes to provide the following information in response to queries raised by the SGX-ST on 19 September 2022 in respect of the Announcement.

### SGX-ST Query 1:

Please disclose the relevant computations under Chapter 10 of the Catalist Rules for the Acquisition.

### Company's Response:

As set out in the Announcement, the disclosure requirements in respect of the Acquisition are referenced from Chapter 7 of the Catalist Rules as the entry into the Option to Purchase for the purposes of acquiring and operating the Pasir Panjang Property is in the Group's ordinary course of business.

Notwithstanding the above, the relative figures for the Acquisition computed on the bases set out in Rule 1006 of the Catalist Rules are as follows:

Rule 1006	Bases	Relative Figures (%)
(a)	The net asset value of the assets to be disposed of, compared with the group's net asset value.	Not applicable <sup>(1)</sup>
(b)	The net profits attributable to the assets acquired or disposed of, compared with the group's net profits.	Not applicable <sup>(2)</sup>
(c)	The aggregate value of the consideration given or received, compared with the issuer's market capitalisation based on the total number of issued shares excluding treasury shares.	25.71 <sup>(3)</sup>
(d)	The number of equity securities issued by the issuer as consideration for an acquisition, compared with the number of equity securities previously in issue.	Not applicable
(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the group's proved and probable reserves. This basis is applicable to a disposal of mineral, oil or gas assets by a mineral, oil and gas company, but not to an acquisition of such assets. If the reserves are not directly comparable, the Exchange may permit valuations to be used instead of volume or amount.	Not applicable

### Notes:

(1) Not applicable, as the transaction relates to acquisition of property.

(2) Not applicable, as there is no net profits attributable to the property to be acquired as the transaction relates to acquisition of property.

(3) The market capitalisation of the Company of approximately S\$116.672 million, being 408,945,400 ordinary shares in issue multiplied by the volume weighted average price of the shares of S\$0.2853 on 15 September 2022, being the last traded full market day immediately preceding the signing of the Option to Purchase on 16 September 2022.

Should the Acquisition not be under the Group's ordinary course of business and falls under Chapter 10 of the Catalist Rules, the relative figure computed under Catalist Rule 1006 (c) exceed 5% but is less than 75%, accordingly, the Acquisition will constitute a "Discloseable Transaction" as defined under Chapter 10 of the Catalist Rules.

**SGX-ST Query 2:**

Please disclose how the Consideration of S\$30 million was derived by the Company.

**Company's Response:**

As set out in the Announcement, the Parties have determined the Consideration through arm's length negotiation on normal commercial terms and taking into consideration, among others, the potential of the property, the value and the prevailing market prices of properties of similar nature available in the vicinity.

The Board wishes to update that a formal valuation had been performed by an independent valuer, Colliers International Consultancy & Valuation (Singapore) Pte Ltd, as at 16 September 2022. According to the property valuation report, the Pasir Panjang Property is valued at S\$30 million using the direct comparison method and income method.

**SGX-ST Query 3:**

Please disclose if there has been any independent valuation conducted on the Pasir Panjang Property with regards to the Acquisition.

**Company's Response:**

Please refer to the Company's response to SGX-ST Query 2. For avoidance of doubt, the independent valuation was not a requirement under the Catalist Rules.

**SGX-ST Query 4:**

Please provide a timeline for the Acquisition up till its completion.

**Company's Response:**

<b>Timeline</b>	<b>Date</b>
Entry into the Option to Purchase	16 September 2022
Date of completion of the Acquisition	15 November 2022 or such other date as may be mutually agreed between the Purchaser and the Vendor in writing

By Order of the Board

**Lim Lung Tieng**  
Executive Chairman and Group Managing Director  
21 September 2022