



AOXIN Q&M

AOXIN Q & M DENTAL GROUP LIMITED

(Company Registration Number 201110784M)

(Incorporated in the Republic of Singapore)

ACQUISITION OF NO. 190 OF DA NAN STREET, SHENHE DISTRICT, SHENYANG CITY

1. INTRODUCTION

The Board of Directors (the “**Board**” or the “**Directors**”) of Aoxin Q&M Dental Group Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that, Shenyang Aoxin Q&M Stomatology Hospital Co., Ltd (“**SYQM**”), a wholly owned subsidiary of the Company, has completed the acquisition of the premise located at No.190 of Da Nan Street, Shenhe District, Shenyang City (the “**Property**”) from Ms. Li Xiao Lan (the “**Vendor**”) (the “**Acquisition**”). The Company and its Directors and controlling shareholders are not related to the Vendor.

2. INFORMATION ON THE PROPERTY

- 2.1 The Property is a part of four (4) adjoining shop units, owned by four (4) different landlords. The Property has an estimated gross floor area of 345.26 square meters. SYQM has rented the four (4) shop units for 12 years and has combined them through renovation into one big premise, which is currently used for the operation of a dental hospital.
- 2.2 After the Acquisition, the remaining three (3) shop units will continue as per the existing rental agreements.

3. THE PURCHASE CONSIDERATION

- 3.1 The purchase consideration payable by SYQM to the Vendor is RMB6,559,940 (the “**Purchase Consideration**”), which shall be fully satisfied in cash. The Purchase Consideration was arrived at based on arm’s length negotiations on a willing buyer-willing seller basis, after considering, *inter alia*, the prevailing market conditions and the open market value of the Property.
- 3.2 According to a valuation report (the “**Valuation Report**”), issued by Shenzhen City Cushman & Wakefield Real Estate Appraisal Co Ltd, which was commissioned by the Company, as at 7 May 2018, the market value of the Property was RMB6,380,000. The valuation was based on the direct comparison method, taking into account the recent sales of comparable properties in the vicinity/comparable localities.

4. RATIONALE FOR THE ACQUISITION

The Directors are of the view that the Acquisition is in the best interests of the Company and its shareholders as the Acquisition is a strategic opportunity to enable the Group to secure a permanent location for the operation of the dental hospital on Danan Street. As and when the opportunity arises, the Group will consider acquiring the remaining three (3) units from the other landlords.

5. **RELATIVE FIGURES UNDER CHAPTER 10 OF THE LISTING MANUAL**

As the relevant relative figures for the Acquisition computed on the bases set out in Rule 1006 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalist (“**Catalist Rules**”) do not exceed 5%, the Acquisition constitutes a non-discloseable transaction under Rule 1008 of the Catalist Rules.

6. **OTHERS**

- 6.1 The Acquisition is expected to have no material impact on the net tangible assets per share and a positive impact on earnings per share of the Group for the current financial year ending 31 December 2018.
- 6.2 None of the Directors or controlling shareholders of the Company and their respective associates has any interest, direct or indirect, in the Acquisition, other than through their respective shareholdings (if any) in the Company.
- 6.3 A copy of the sales and purchase agreement and the Valuation Report is available for inspection during normal office hours at the Company’s registered office at 80 Robinson Road, #02-00, Singapore 068898 for three months from the date of this announcement.

By Order of the Board
Aoxin Q&M Dental Group Limited

Dr. Shao Yongxin
Executive Director and
Group Chief Executive Officer
17 October 2018

For more information please contact:

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This announcement has been prepared by the Company and its contents have been reviewed by the Company’s Sponsor, SAC Capital Private Limited, for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). The Company’s Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Ms Alicia Sun (Tel: (65) 6232 3210) at 1 Robinson Road, #21-00 AIA Tower, Singapore 048542.