



A-SMART HOLDINGS LTD.
(Company Registration No.199902058Z)
(Incorporated in the Republic of Singapore)

UPDATE OF THE GROUP'S BUSINESSES IN TIMOR-LESTE, INCLUDING THE COMPLETION OF DISSOLUTION OF THE JOINT VENTURE COMPANY IN RELATION TO THE CBD PROJECT IN DILI, TIMOR-LESTE

The Board of Directors (the **"Board"** or **"Directors"**) of A-Smart Holdings Ltd. (the **"Company"** and together with its subsidiaries, the **"Group"**) refers to the announcement dated 2 April 2020 and wishes to announce that the dissolution of the Joint Venture company (**"JV Co"**), A-Smart Dili Development TL. Lda. has been completed.

Save for their shareholdings, if any, in the Company, none of the directors and substantial shareholders of the Company or their respective associates, has any interest, direct or indirect, in the dissolution of the JV Co.

Financial impact of the dissolution of JV Co

The dissolution of the JV Co is not expected to have a material impact on the profit and the net tangible assets and earnings per share of the Group for the financial year ending 31 July 2020. The Group is expected to record a gain on the liquidation of the JV Co, this being S\$0.11 million resulting from the dissolution of the JV Co.

Effects on the Group's business in Timor-Leste

The Company would like to highlight that the dissolution of the JV Co completes the termination of the CBD project in Dili, Timor-Leste, which is only one of the various projects the Group had undertaken in Timor-Leste.

Update of other property projects in Timor-Leste

The Timor Marina Square project is a freehold mixed property development comprising serviced apartments, retail and commercial, office and residential apartments and the building plan was already submitted for the authorities' approval. Sales of the properties are expected to commence in the second half of the year.

The Timor City Square project is a 99-year leasehold land held for future development. Currently, the project company is planning to build low rise shops for short term leasing for use as a wholesale centre and the building plan has already been approved by the authorities.

The feasibility study for a seafront resort in Fatumanu, Dili, Timor-Leste, has been put on hold due to the Covid-19 outbreak. The Group will be seeking an extension of 1 year for the MOU to potentially develop and operate the seafront resort, that was signed on 8 July 2019. The Company will make further announcements to update on the status of the MOU.

The Company will also continue to explore opportunities for project development in Timor-Leste.

By Order of the Board

Lim Huan Chiang
Executive Director and Chief Executive Officer
9 July 2020