

## DISPOSAL OF SML GREAT PTE LIMITED

### 1. INTRODUCTION

The Board of Directors (the “**Board**”) of Sinarmas Land Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce the disposal by the Group of its interest in the entire issued and paid-up share capital of SML Great Pte Limited, a company incorporated under the laws of Jersey (the “**Target**”), which in turn owns the property known as Unlimited House, 10 Great Pulteney Street, London, W1F 9NB (the “**Property**”), for cash consideration of GBP72 million (equivalent to approximately SGD131.8 million) (“**Consideration**”) (the “**Disposal**”).

The Property provides 44,116 sq. ft. of Grade A freehold office and a self-contained five-unit freehold residential block of 2,928 sq. ft.

### 2. THE DISPOSAL

The Consideration was arrived at on a willing-buyer willing-seller basis, taking into account, inter alia, recent transaction prices of similar properties in the same location. The buyer undertook their own valuation by a professional valuation firm as part of their due diligence and determination of the Consideration. The Disposal was completed and the Consideration received in full after taking into adjustments based on the Target’s pro forma unaudited statement of financial position (“**Pro Forma NAV**”).

Following the Disposal, the Target ceased to be a subsidiary of the Group.

### 3. RATIONALE

The Disposal at this juncture of capital appreciation of properties in the same area, provides the opportunity for the Group to realise an attractive rate of return on its investment.

### 4. USE OF PROCEEDS

The Group intends to apply the net proceeds from the Disposal for repayment of bank loan on the Property, as working capital and/or for future acquisitions of investments and/or development properties.

## 5. DISCLOSEABLE TRANSACTION

Based on the latest announced audited consolidated financial information of the Group for the financial year ended 31 December 2020, the relative figures for the Disposal, as computed on the bases set out in Rule 1006 of the listing manual of the Singapore Exchange Securities Trading Limited ("**Listing Manual**"), are as follows:

Bases in Rule 1006		Relative figure
(a)	Net asset value of the assets to be disposed of, compared with the Group's net asset value.	2.26%
(b)	Net profits attributable to the assets disposed of, compared with the Group's net profits.	0.56%
(c)	Aggregate value of the consideration received, compared with the Company's market capitalisation based on the total number of issued shares excluding treasury shares.	12.91%
(d)	Number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue.	N.A.
(e)	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.	N.A.

As the relative figure under Rule 1006(c) exceeds 5% but does not exceed 20%, the Disposal constitutes a "Discloseable Transaction" as defined in Chapter 10 of the Listing Manual. Accordingly, the Company's shareholders' approval is not required for the Disposal.

## 6. FINANCIAL EFFECTS

The pro-forma financial effects of the Disposal, based on the audited consolidated financial statements of the Group for the financial year ended 31 December 2020, are set out below. The pro-forma financial effects are presented for illustration purposes only and are not intended to reflect the actual future financial situation of the Company or the Group after the Disposal.

### (i) Earnings Per Share ("EPS")

Assuming the Disposal had been effected on 1 January 2020, the effects on the EPS of the Group will be as follows:

	Before the Disposal	After the Disposal
Profit attributable to the owners of the Company (SGD'000)	100,663	128,157
Number of shares	4,255,323,607	4,255,323,607
EPS (Cents)	2.37	3.01

(ii) Net Tangible Assets (“NTA”)

Assuming the Disposal had been effected on 31 December 2020, the effects on the NTA of the Group will be as follows:

	Before the Disposal	After the Disposal
NTA attributable to the owners of the Company (SGD'000)	4,342,490	4,370,975
Number of shares	4,255,159,396	4,255,159,396
NTA per share (SGD)	1.02	1.03

(iii) Gain on Disposal

Assuming that the Disposal had been effected on 31 December 2020 and based on the Consideration and Pro Forma NAV of GBP56.5 million (equivalent to approximately SGD103.3 million) as of 31 December 2020, the Group would have recorded a gain on Disposal of approximately GBP15.6 million (equivalent to approximately SGD28.5 million).

## 7. INTERESTS OF DIRETORS AND CONTROLLING SHAREHOLDERS

None of the Directors or the controlling shareholders of the Company has any interest, direct or indirect, in the Disposal, other than through their respective shareholdings and/or directorships in the Company (if any).

BY ORDER OF THE BOARD

Robin Ng Cheng Jiet  
Director  
14 April 2021

Note: The amount in SGD equivalent using the exchange rate as at 12 April 2021 of GBP1 = SGD1.831.