

UMS HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)

(Company Registration No.: 200100340R)

PROPOSED SALE OF THE PROPERTY LOCATED AT 27 CHANGI NORTH CRESCENT SINGAPORE 499618

The Board of Directors of UMS Holdings Limited (the “**Company**”) refers to its announcement dated 25 January 2011 (the “**Earlier Announcement**”) in relation to the sale by its wholly owned subsidiary, UMS Pte Ltd (the “**Vendor**”), of its leasehold property located at 27 Changi North Crescent Singapore 499618 (the “**Property**”) to YFE-Clark Express Pte Ltd (the “**Purchaser**”) at a cash consideration of S\$6,980,000 (the “**Sale Price**”) (the “**Sale**”).

Capitalised terms used in this announcement shall have the same meanings as defined in the Earlier Announcement unless the context requires otherwise.

The Company is pleased to announce that the Option has been exercised by the Purchaser on 27 January 2011.

Accordingly, a sum of S\$279,200 has been paid by the Purchaser to the Vendor. The said amount represents 5% of the Sale Price of S\$6,980,000 after taking into account the Option Fee of S\$69,800 which has been paid by the Purchaser to the Vendor in consideration of the Option.

The Company will continue to keep shareholders apprised of any material developments in respect of the Sale, where appropriate.

BY ORDER OF THE BOARD
UMS HOLDINGS LIMITED

Luong Andy
Chief Executive Officer
31 January 2011