

OKP HOLDINGS LIMITED

(Incorporated in Singapore with Registration No. 200201165G)

**PROPOSED PURCHASE OF PROPERTIES AT 69 AND 71 KAMPONG BAHRU ROAD,
SINGAPORE 169372**

Introduction

The Board of Directors of OKP Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that the Group’s 51%-owned subsidiary, Raffles Prestige Capital Pte. Ltd. (the “**Purchaser**”) has on 4 May 2021 exercised the option dated 20 April 2021 (the “**Option**”) to purchase the properties at 69 and 71 Kampong Bahru Road, Singapore 167373 (the “**Properties**”) from Pek Geok Khee and Aw Jieh Yui Midori (the “**Vendors**”) at the aggregate price of S\$12,380,000 (the “**Proposed Purchase**”).

The Properties

The Properties have a freehold tenure and comprise a pair of adjoining two-storey conservation shophouses. The Properties occupy a land area of approximately 2,343 square feet and have a gross floor area of approximately 5,947 square feet (subject to survey).

The Purchaser intends to purchase the Properties for investment and the Proposed Purchase is in the ordinary course of business of the Group.

Purchase Price

The aggregate purchase price of the Properties of S\$12,380,000 (the “**Purchase Price**”) was arrived through negotiations between the Purchaser and the Vendors, taking into account the prevailing market conditions and the market value of the Properties.

According to the independent valuation by RHT Valuation Pte. Ltd, which was commissioned by the Purchaser, the open market value of the Property as at 20 April 2021 was S\$12,380,000, using the direct comparison method of valuation.

The Purchase Price is payable as follows:

- (a) a sum of S\$123,800 (the “**Option Money**”) has been paid upon the grant of the option to purchase;
- (b) an additional sum of S\$495,200 (being 5% of the Purchase Price less the Option Money) has been paid upon the exercise of the option to purchase; and
- (c) the balance sum of S\$11,761,000 shall be paid on the completion of the Proposed Purchase within 3 months from the date of exercise of the option to purchase (the “**Completion Date**”).

The Purchase Price will be funded by internal resources and bank borrowings.

Salient Terms of the Proposed Purchase

The salient terms of the Proposed Purchase include the following:

- (a) The respective titles to the Properties shall be in order and, on completion, be free from encumbrances (save for known encroachment at 71 Kampong Bahru Road).
- (b) The Properties are sold subject to the existing tenancies.
- (c) The Properties are sold contemporaneously and jointly by the Vendors and subject to all restrictive and other covenants, terms and conditions, planning or development or redevelopment conditions and restrictions, party wall rights, easements and reservations affecting the same (if any).
- (d) The sale and purchase of the Properties is conditional upon all the replies to the Purchaser's usual legal requisitions to the various Government departments and local authorities being satisfactory, subject to certain provisions.
- (e) The Properties are sold on an "as is, where is" basis as at the date of the Option (fair wear and tear excepted) and as at the Completion Date, the Purchaser shall be deemed to have notice of the existing layout, the state and condition and all other aspects of the Properties and the Purchaser shall not be entitled to make any requisitions, objections or queries in respect thereof.

Financial Impact

The Proposed Purchase is not expected to have any material impact on the net tangible assets per share or earnings per share of the Company for the financial year ending 31 December 2021.

Interests of Directors and Controlling Shareholders

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Proposed Purchase, save through their shareholdings in the Company (if any).

By Order of the Board

Or Toh Wat
Group Managing Director
4 May 2021