

EVER GLORY UNITED HOLDINGS LIMITED

(Company Registration Number 202144351H)
(Incorporated in the Republic of Singapore)

INTERESTED PERSON TRANSACTION

– RENEWAL OF TENANCY AGREEMENT WITH CHAN RONG FEN BUILDING CONSTRUCTION PTE LTD (“CRF”)

1. INTRODUCTION

The Board of Directors (the “**Board**” or “**Directors**”) of Ever Glory United Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that its wholly-owned subsidiary, Sunbeam M&E Pte Ltd. (“**SBME**”) has on 1 March 2024 entered into a tenancy agreement (the “**Tenancy Agreement**”) with CRF to continue leasing its office premises at 3 Little Road, #03-01 CRF Building, Singapore 536982 (the “**Premise**”) for a term of three (3) years from 1 March 2024.

CRF is 50%-owned by Mr. Sun Renwang (“**SRW**”), the Non-Independent Non-Executive Chairman of the Company, and 50% owned by his spouse. As at the date of signing the Tenancy Agreement, SRW is also the controlling shareholder of the Company with a direct interest of 38.72% in the Company's shares.

Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction (“**IPT**”) under Chapter 9 of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual Section B: Rules of Catalyst (“**Catalist Rules**”).

2. TENANCY AGREEMENT AS IPT AND RULE 916(1) OF THE CATALIST RULES

The rental for the Premise payable for the duration of the lease is S\$243,000, representing approximately 8.20% of the Group's latest audited net tangible assets (“**NTA**”) as at 31 December 2022 of S\$2,962,360.

The lease is for a period not exceeding three (3) years, with an effective commencement date of 1 March 2024 and the terms of the Tenancy Agreement are supported by an independent valuation report dated 23 February 2024 from GB Global Pte Ltd (“**Valuation Report**”). The market rental value of the Premise indicated in the Valuation Report is S\$6,800 per month (the “**Market Rental Value**”). The rental payable under the Tenancy Agreement is S\$6,750 per month (the “**Rental**”), representing a discount of 0.7% from the Market Rental Value.

Accordingly, the Tenancy Agreement and the lease thereunder will not require the approval of the shareholders of the Company as it is exempted under Catalyst Rule 916(1).

3. DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premise occupied by SBME is approximately 2,604 square feet. The Rental is arrived at based on the Valuation Report and negotiations between the parties to the Tenancy Agreement. A security deposit equivalent to three (3) month's Rental of S\$20,250 shall be maintained with CRF.

4. RATIONALE FOR THE TENANCY AGREEMENT

The Company has been using the Premise as its office since its incorporation. In addition, as the Rental is lower than the Market Rental Value, the renewal of the Tenancy Agreement will result in cost-savings for the Group.

5. CURRENT TOTAL VALUE OF ALL IPTS FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2024 (“FY2024”)

As at the date of this announcement, the current total value of all IPTs with CRF for FY2024 are as follows:

Description of IPTs with CRF	Aggregate value of IPTs during FY2024 (Excluding transactions conducted under shareholders’ mandate pursuant to Rule 920)	Aggregate value of IPTs during FY2024 conducted under shareholders’ mandate pursuant to Rule 920
Rental, including the Tenancy Agreement with CRF	S\$252,374	-
Provision of mechanical and electrical engineering services to CRF	-	S\$405,000
Total		S\$657,374

Save as disclosed above, the Group has not entered into any other IPTs in FY2024. As such, the current total value of all IPTs for FY2024 is S\$657,374 as at the date of this announcement.

6. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

Save for SRW, none of the other Directors or Company’s substantial shareholders or their associates has any interest, direct or indirect, in the Tenancy Agreement, other than through their respective shareholdings in the Company, if any.

7. DOCUMENTS FOR INSPECTION

Copies of the Tenancy Agreement and the Valuation Report are available for inspection during normal business hours at the registered office of the Company at 3 Little Road, #03-01 CRF Building, Singapore 536982 for a period of three (3) months from the date of this announcement.

By Order of the Board
EVER GLORY UNITED HOLDINGS LIMITED

Xu Ruibing
Executive Director and Chief Executive Officer
1 March 2024

Ever Glory United Holdings Limited (the “Company”) was listed on Catalist of the Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 18 May 2023. The initial public offering of the Company was sponsored by Novus Corporate Finance Pte. Ltd. (the “Sponsor”).

This announcement has been prepared by the Company and reviewed by the Sponsor, in compliance with Rule 226(2)(b) of the SGX-ST Listing Manual Section B: Rules of Catalist.

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 Mr Pong Chen Yih, Chief Operating Officer, at 7 Temasek Boulevard, #18-03B Suntec Tower 1, Singapore 038987, Telephone (65) 6950 2188