Second Chance Properties Ltd
(Company Registration No.198103193M)

PROPOSED SALE AND LEASEBACK OF PROPERTIES – LAPSE OF TARGET COMPLETION DATE

Reference is made to our announcements on SGXNet on 7 August 2014 and 28 August 2014 where we announced that each of the Company's subsidiaries had entered into an Option Agreement dated 6 February 2014 with Celestine Management Private Ltd ("**CM**") for the sale of properties mentioned therein to the Trustee (as defined below) as purchaser (the "**Purchaser**") with the target completion date of not later than 30 December 2014 ("**Target Date**").

(CM is the proposed manager of Celestine real estate property trust fund which is, subject to prior approval by the Monetary Authority of Singapore, intended to be listed as a real estate investment property fund on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"), ("**Fund**") to be established in Singapore and to be constituted by way of a trust deed between CM (as manager) and the proposed trustee ("**Trustee**") of such Fund.)

Under the terms of the Option Agreement, certain pre-conditions were to be met by the Purchaser prior to the 30 December 2014 to enable the completion to take place. These pre-conditions included the Purchaser obtaining, by the Target Date, the letter of eligibility to list the Fund on the SGX-ST. As the SGX-ST had not granted the letter of eligibility to list the Fund by the Target Date, the proposed sale and purchase transaction has now lapsed, and the Option Agreement has no further legal effect.

BY ORDER OF THE BOARD

Mohamed Salleh s/o Kadir Mohideen Saibu Maricar
Founder & CEO
30 December 2014