

**FRAGRANCE GROUP LIMITED**

Company Registration No.: 200006656M

---

**ACQUISITION OF PROPERTY BY SUBSIDIARY – FRAGRANCE WA-PERTH PTY LTD**

---

The Directors of Fragrance Group Limited (the “Company”, and together with its subsidiaries, the “Group”) wish to announce that the Company’s subsidiary, Fragrance WA-Perth Pty Ltd (“Fragrance WA-Perth”) has entered into certain contracts to acquire the properties located at 374-396 Murray Street, Perth, Australia (the “Property”). The Property was acquired by way of assignment of options to purchase granted by the Vendors to a third party (the “Assignor”). The Assignor has secured the development approval for a Residential, Office and Retail mixed use Development (the “DA”) at their own cost and expense. The total consideration for the acquisition of the Property, including the assignment fee and ownership of DA together with all plans, approvals, surveys, other documents and intellectual property in relation to the DA, was A\$40,000,000/-.

The Property is currently predominantly utilised as an ‘at grade’ car park and has a freehold tenure with a total land area of approximately 4,926 square metres. The Property is situated in the centre of the Perth CBD area proximate to the renowned King Street precinct, with surrounding amenities and excellent access to transport, retail, F&B and commercial centres. The Perth Central Railway Station and the Wellington Street Bus Port are also within easy walking distance.

This transaction is not expected to have any material impact on the net tangible assets or earnings per share of the Company for the current financial year ending 31 December 2014.

None of the Directors nor Substantial Shareholders of the Company has any interest, direct or indirect, in the abovementioned transaction.

By order of the Board

Periakaruppan Aravindan  
Executive Director

10 July 2014