



POLLUX PROPERTIES LTD.

(Company Registration Number: 199904729G)

PROPOSED DISPOSAL OF PROPERTY

1. INTRODUCTION

The Board of Directors (the “**Board**” or “**Directors**”) of Pollux Properties Ltd. (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that on 19 August 2024, the wholly-owned subsidiary of the Group, Cherimoya Worldwide Corporation (the “**Cherimoya**”), granted an option to purchase (the “**OTP**”) for the sale of its investment property at 57B Devonshire Road #07-05 Singapore 239899 (the “**Property**”) at a consideration of S\$4,310,000 (the “**Consideration**”) (“**Proposed Disposal**”), based on the terms and conditions set out in the OTP.

2. INFORMATION RELATING TO PROPERTY

The Property is a freehold property with a gross floor area of 161 square meters.

Based on the Group’s unaudited financial statements for the financial period ended 30 June 2024 (“**1H2024**”), the book value of the Property was S\$4,310,000 as at 30 June 2024 (the “**Book Value**”) and the net profit before tax attributable to the Property was S\$3,507 for 1H2024. As the Consideration amount equals the Book Value, the Proposed Disposal will not result in any gain or loss on disposal.

3. INFORMATION ON THE PURCHASER

The purchaser (“**Purchaser**”) is an unrelated third party and does not have any shareholding interest, direct or indirect in the Company or the Group, nor is the Purchaser related to any of the Directors, substantial shareholders of the Company, or their respective associates.

4. SALIENT TERMS OF THE OTP

The Consideration of S\$4,310,000 was arrived at on a willing-buyer and willing-seller basis after arm’s length negotiations and taking into account the Book Value.

As at the date of this announcement, the Company has received a deposit of S\$43,100 from the Purchaser (the “**Option Money**”). The OTP shall expire at 4:00 p.m. on 13 September 2024 (the “**Expiry Date**”) and will be null and void if not exercised on or before the Expiry Date, following which the Option Money will be forfeited by Cherimoya and neither party will have any rights hereunder.

The sale and purchase shall be completed and the balance of the Consideration shall be paid within fifteen (15) weeks from the date of exercising of the OTP.

POLLUX PROPERTIES LTD.

Page 2

The sale and purchase of the Property is subject to the Purchaser's solicitors receiving satisfactory replies to all their requisitions to the various government departments including the Land Transport Authority.

5. RATIONALE FOR THE PROPOSED DISPOSAL AND USE OF PROCEEDS

The Company believes that the Proposed Disposal is in the best interests of the Group as the Proposed Disposal will enable the Group to realise the value of the Property and to unlock its investment in property.

The Group will use the proceeds from the Proposed Disposal for repayment of the Company's borrowings and general working capital purposes of the Group.

6. RELATIVE FIGURES COMPUTATED BASED ON RULE 1006 OF THE LISTING MANUAL SECTION B: RULES OF CATALIST OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED ("CATALIST RULES")

Rule	Basis	Relative Figure
1006 (a)	The net asset value of the assets to be disposed of, compared with the group's net asset value. This basis is not applicable to an acquisition of assets.	2.07% ⁽¹⁾
1006 (b)	The net profits attributable to the assets acquired or disposed of, compared with the Group's net profits.	(8.32)% ⁽²⁾
1006 (c)	The aggregate value of the consideration given or received, compared with the issuer's market capitalisation, based on the total number of issued shares excluding treasury shares.	6.79% ⁽³⁾
1006 (d)	The number of equity securities issued by the issuer as consideration for an acquisition, compared with the number of equity securities previously in issue.	Not applicable ⁽⁴⁾
1006(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the Group's proved and probable reserves. This basis is applicable to a disposal of mineral, oil or gas assets by a mineral, oil or gas company, but not to an acquisition of such assets. If the reserves are not directly comparable, the SGX-ST may permit valuations to be used instead of volume or amount.	Not applicable ⁽⁵⁾

Notes:

- (1) Based on the Book Value of the Property and the net asset value of the Group as at 30 June 2024.
- (2) Based on the net profit before tax generated from the Property of S\$3,507 and the net loss before tax of the Group of S\$42,138 for 1H2024.
- (3) The Company's market capitalisation was calculated by multiplying 2,759,468,325 issued shares in the capital of the Company by S\$0.023, being the volume weighted average price of the Company's shares transacted on 16 August 2024, being the full market day immediately preceding the date of the OTP, on which there was trading in the Company's shares.
- (4) Not applicable as this is a disposal.
- (5) The Company is not a mineral, oil and gas company.

Pursuant to Catalist Rule 1007(1), if any of the relative figures computed pursuant to Catalist Rule 1006 involves a negative figure, Chapter 10 of the Catalist Rules may still be applicable to the transaction in accordance with the applicable circumstances in Practice Note 10A. Having considered paragraph 4.4(d) of the Practice Note 10A that the absolute relative figures computed under each of Rule 1006(a) and Rule 1006(c) does not exceed 50% and the net profit attributable to the asset to be disposed of exceeds 5% but does not exceed 10% of the consolidated net loss before tax of the Company, the Proposed Disposal constitutes a “discloseable transaction” under Chapter 10 of the Catalist Rules.

7. ILLUSTRATIVE FINANCIAL EFFECTS OF THE PROPOSED DISPOSAL

The financial effects of the Proposed Disposal on the Group are prepared based on the Group’s audited consolidated financial statements for the financial year ended 31 December 2023. For the purpose of computing the earnings per share (“**EPS**”) of the Group after the Proposed Disposal, it is assumed that the Proposed Disposal had been completed on 1 January 2023. For the purpose of computing the net tangible assets (“**NTA**”) per share of the Group, it is assumed that the Proposed Disposal was completed on 31 December 2023.

It should be noted that the financial effects set out below are for illustrative purposes only and do not purport to be indicative or a projection of the results and financial position of the Company and the Group after the completion of the Proposed Disposal.

7.1 NTA

	Before the Proposed Disposal	After the Proposed Disposal
NTA (S\$)	207,924,714	207,826,256*
Number of issued shares of the Company (excluding treasury shares)	2,759,468,325	2,759,468,325
NTA per share (Singapore Cents)	7.54	7.53

7.2 EPS

	Before the Proposed Disposal	After the Proposed Disposal
Net profit attributable to shareholders (S\$)	1,968,626	1,917,164*
Weighted average number of issued shares of the Company (excluding treasury shares)	2,759,468,325	2,759,468,325
Earnings per share (Singapore Cents)	0.07	0.07

*The amount excludes stamp duties for the Proposed Disposal (if any).

8. 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 Disposal, other than through their respective shareholdings (if any) in the Company.

9. SERVICE CONTRACT

No person will be appointed to the Board, and no service contract will be entered into by the Company, in connection with the Proposed Disposal.

10. DOCUMENT FOR INSPECTION

A copy of the OTP is available for inspection during normal business hours at the registered office of the Company at 554 Havelock Road Singapore 169639 for a period of three (3) months from the date of this announcement.

By order of the Board

Nico Purnomo Po
Executive Director and Chief Executive Officer
20 August 2024

*This announcement has been prepared by Pollux Properties Ltd. (the “**Company**”) and reviewed by the Company’s sponsor, Novus Corporate Finance Pte. Ltd. (the “**Sponsor**”), in compliance with Rule 226(2)(b) of the Singapore Exchange Securities Trading Limited (“**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 #04-02 Suntec Tower 1, Singapore 038987, telephone (65) 6950 2188.