

TUNG LOK RESTAURANTS (2000) LTD

(Incorporated in Singapore)
(Registration No. 200005703N)

**INTERESTED PERSON TRANSACTION –
TENANCY AGREEMENT ENTERED INTO WITH FAR EAST HOSPITALITY REAL
ESTATE INVESTMENT TRUST (“FEHREIT”)**

1 INTRODUCTION

The Board of Directors of the Company (the “**Board**”) wishes to announce that its 75%-owned indirect subsidiary, Club Chinois Pte Ltd (“**CC**”), which operates in the Premise (defined herein) under the name of “Tung Lok Signatures”, has entered into a tenancy agreement (the “**Tenancy Agreement**”) with DBS Trustee Limited in its capacity as trustee of FEHREIT. Pursuant to the Tenancy Agreement, CC will lease Unit #02-18/19 at 1 Tanglin Road Singapore 247905 known as Orchard Rendezvous Hotel (the “**Premise**”) for a term of three (3) years. As part of the Tenancy Agreement, CC is allowed to lease the hotel’s function rooms as and when required during the period of lease.

The Premise is owned by DBS Trustee Limited in its capacity as trustee of FEHREIT. The Estate of Ng Teng Fong (“**ENTF**”), Mr. Philip Ng Chee Tat (“**NCT**”) and Mr Ng Chee Siong (“**NCS**”) are collectively deemed interested in 53.94% in FEHREIT. ENTF has a controlling interest in Goodview Properties Pte Ltd (“**Goodview Properties**”) which in turn holds 19.69% shareholdings interest in the Company. NCT and NCS are beneficiaries of ENTF. Therefore, ENTF, NCT and NCS are the controlling shareholders of the Company.

FEHREIT would be considered an “interested person” for the purposes of Chapter 9 of the Listing Manual Section B: Rules of Catalist (“**Catalist Rules**”) of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), as it is an associate of the Company’s controlling shareholders - ENTF, NCT and NCS.

Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction (“**IPT**”) pursuant to Chapter 9 of the Catalist Rules.

2 TENANCY AGREEMENT AS IPT AND CATALIST RULE 916(1)

The estimated rental fees of the Premise payable during the duration of the lease is approximately S\$3,900,000. The estimated value of the Tenancy Agreement to the Company (based on the effective equity interest of the Company in CC) amounts to approximately S\$2,925,000 which represents 18.68% of the latest audited net tangible assets (“**NTA**”) of the Company and its subsidiaries (collectively, the “**Group**”). The Group’s latest audited NTA as of 31 March 2024 was S\$15,657,846.

The lease is for a period not exceeding three (3) years and the terms of the Tenancy Agreement are supported by an independent valuation report from TEHO Property Consultants Pte Ltd (“**TEHO**”) dated 18 October 2024, which is of the opinion that the rental values are within the reasonable range of the prevailing market rental as of 9 October 2024.

Accordingly, the Tenancy Agreement and the lease thereunder will not require the approval of the shareholders of the Company (“**Shareholders**”), if applicable, as it is exempted under Catalist Rule 916(1).

3 DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premise occupies a floor area of 9,999 square feet. The rental rates were arrived at after negotiation between the parties and are computed based on a combination of fixed rates and percentage of the gross monthly sales turnover generated from the Premise and the use of hotel's function rooms.

In accordance with the terms of the Tenancy Agreement, security deposit amounting to S\$256,289.40 shall be maintained with FEHREIT by way of banker's guarantee.

4 RATIONALE FOR THE TENANCY AGREEMENT

The Premise will be used to operate "Tung Lok Signatures" restaurant.

5 TOTAL IPTS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL YEAR ENDING 31 MARCH 2025 ("FY2025") AND THE TOTAL IPTS FOR FY2025

The estimated value of the Tenancy Agreement entered into by CC with FEHREIT during the financial year-to-date amounts to approximately S\$2,925,000, representing 18.68% of the Group's latest audited NTA as of 31 March 2024.

Save for the above Tenancy Agreement, the other IPT entered into between the Company and the relevant controlling shareholders of the Company (namely, Goodview Properties and/or NCT/NCS) and their associates (as defined in Catalyst Rules) since the beginning of FY2025 is as follows:

- A tenancy agreement (as announced by the Company on 19 April 2024) entered into with China Classic Pte Ltd, for tenancy of unit #04-01 and #05-01 at 10 Cross Street, Singapore 048417 known as The Clan Hotel. The estimated value of this tenancy agreement to the Company amounted to approximately S\$1,232,000 (representing 7.87% of the Group's latest audited NTA as of 31 March 2024);
- A tenancy agreement (as announced by the Company on 1 July 2024) entered into with Orchard Central Pte. Ltd. ("OCPL"), for tenancy of unit #07-14/15 at 181 Orchard Road, Singapore 238896 known as Orchard Central. The estimated value of this tenancy agreement to the Company amounted to approximately S\$962,000 (representing 6.14% of the Group's latest audited NTA as of 31 March 2024); and
- A tenancy agreement (as announced by the Company on 9 July 2024) entered into with OCPL, for tenancy of unit #07-07/08/09 at 181 Orchard Road, Singapore 238896 known as Orchard Central. The estimated value of this tenancy agreement to the Company amounted to approximately S\$1,436,000 (representing 9.17% of the Group's latest audited NTA as of 31 March 2024).

The total value during the current financial year-to-date of all transactions with the relevant controlling shareholders of the Company (namely, Goodview Properties and/or NCT/NCS) and their associates is approximately S\$6,555,000 representing 41.86% of the Group's latest audited NTA as of 31 March 2024.

The Company has not during the current financial year-to-date, entered into any other transaction (excluding transactions less than S\$100,000) with any other interested persons apart from those IPTs with Tee Yih Jia Food Manufacturing Pte Ltd ("TYJ") and its associates covered by the IPT mandate granted by the Shareholders during the Company's Annual General Meeting on 31 July 2024. The total approximate value of transactions entered with TYJ and his associates pursuant to the IPT mandate during the financial year-to-date is approximately S\$770,000.

6 DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the Tenancy Agreement and the independent valuation report issued by TEHO are available for inspection during normal business hours at the registered office of the Company for a period of three (3) months from the date of this announcement.

BY ORDER OF THE BOARD

Tjioe Ka Men
President/Chief Executive Officer
Date: 15 November 2024

This announcement has been reviewed by the Company's Sponsor, SAC Capital Private Limited (the "**Sponsor**"). This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**Exchange**") and the Exchange 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.

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