

**ROXY-PACIFIC HOLDINGS LIMITED**  
(Company Registration No.: 196700135Z)  
(Incorporated in the Republic of Singapore)

**ANNOUNCEMENT**

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**PROPOSED ACQUISITION OF 280 QUEEN STREET, AUCKLAND, NEW ZEALAND**

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The Board of Directors (the “**Board**”) of Roxy-Pacific Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) refers to the Company’s announcement dated 22 November 2018 relating to the incorporation of its indirect subsidiary, Roxy NZ – 280Q Limited.

The Group is pleased to announce that Roxy NZ – 280Q Limited (the “**Purchaser**”) has, in its ordinary course of business, entered into an agreement with LGGM Limited (the “**Agreement**”) to acquire a property located at 280 Queen Street, Auckland, New Zealand (the “**Property**”) (hereinafter referred to as the “**Acquisition**”).

**Purchase Consideration and Funding**

The total purchase consideration for the Property is NZD72,550,000 (excluding applicable taxes) (the “**Consideration**”), of which NZD3,690,000 shall be paid as a deposit upon completion of due diligence review. The Consideration was arrived at on a willing-buyer, willing-seller basis, after taking into account various commercial factors, including, *inter alia*, the location of the Property and its potential source of rental income.

The Consideration will be financed by internal funds and bank borrowings and is not expected to have a material impact on the Group’s consolidated earnings and net tangible assets per share of the Company for the current financial year ending 31 December 2018.

**The Property**

The Property comprises a building with 11 levels of commercial office space, 3 levels of retail and secure off-street parking for 48 cars, situated in Auckland’s central business district. The Property has a total site area of 2,253 square metres, and a net lettable area of 14,690 square metres.

**Rationale for the Acquisition**

The Board believes that the Property presents a prime investment opportunity and has potential to be a stable source of rental income for the Group.

**Material Terms and Conditions of the Acquisition**

The Agreement is conditional upon the Purchaser being satisfied in its absolute and sole discretion and judgement that the Property is suitable for the Purchaser’s requirements following the Purchaser undertaking its due diligence investigation of the Property. The parties to the Agreement agree that the time for satisfaction or waiver of this condition shall be 17 December 2018 (or such later date as is agreed to by the parties) and settlement under the Agreement shall take place on 28 February 2019.

The Company will announce any material developments to the Acquisition as and when appropriate in compliance with the Listing Manual.

**Directors’ and Controlling Shareholders’ Interests**

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Acquisition, other than through their shareholdings in the Company.

**Documents Available for Inspection**

The Agreement is available for inspection by the Company's shareholders during normal business hours at the Company's registered office located at 50 East Coast Road No. B1-18, Roxy Square, Singapore 428769, for a period of three (3) months from the date of this announcement.

By Order of the Board  
**ROXY-PACIFIC HOLDINGS LIMITED**

**KOH SENG GEOK**  
Executive Director and Company Secretary

30 November 2018