



THAKRAL CORPORATION LTD

(Incorporated in the Republic of Singapore on 7 October 1993)
(Company Registration No. 199306606E)

ANNOUNCEMENT

REPLY TO SGX QUERIES REGARDING PROPOSED DISPOSAL OF PROPERTY THROUGH PUBLIC TENDER

Unless otherwise defined, all capitalised terms used herein shall bear the same meanings as in the Company's announcements dated 19 July 2017 and 24 August 2017.

The board of directors (the "**Board**") of Thakral Corporation Ltd (the "**Company**", and together with its subsidiaries, the "**Group**") refers to the announcement on the Proposed Disposal dated 24 August 2017 (the "**Announcement**") and the queries subsequently received by the Company on 5 September 2017 from the Singapore Exchange Securities Trading Limited regarding the Announcement (the "**SGX Queries**").

The Board wishes to provide the following information in response to the SGX Queries as follows:

SGX Query 1

It was disclosed in Paragraph 5: Value of Property, that the open market value of the property is HK\$262,400,000 as at date of announcement. In the following subparagraph, it was disclosed that "Jones Lang LaSalle Ltd was appointed by Thakral Realty (H.K.) on 17 May 2017 to perform a valuation of the Property whereby the property was valued at HK\$380,000,000 (approximately S\$67,016,000)." Please provide the details of the valuation of HK\$262,400,000 including the valuer, the party who commissioned the valuation and the basis and date of such valuation.

Company's Response to SGX Query 1

The latest available open market value of the Property of HK\$262,400,000 as disclosed in Paragraph 5 of the Announcement was determined based on a valuation conducted by Colliers International (HK) Ltd., which was appointed by Thakral Corporation (HK) Limited to support the carrying value of the Property as at 31 December 2016. The valuation was conducted based on an open market basis by making reference to the recent transactions involving similar properties in similar locations and conditions under the prevailing market conditions.

Jones Lang LaSalle Limited was appointed prior to the public tender to provide an updated reference valuation for the purpose of the Proposed Disposal.

SGX Query 2

Please confirm as to whether the Proposed Disposal includes the second floor of the property.

Company's Response to SGX Query 2

The Property, which is the subject of the Proposed Disposal, comprises four floors of Wah Tung Godown located at No. 4 Tung Yuen Street, Kowloon, Hong Kong:

- (a) 1st floor and 1st floor portion of the external wall;
- (b) 4th floor;
- (c) 5th floor (comprising portions A, B, C, F and H, and units D, E and G); and
- (d) 6th floor.

The Group does not own the 2nd floor of Wah Tung Godown. As such, the 2nd floor of Wah Tung Godown is not part of the Proposed Disposal.

On behalf of the Board

Natarajan Subramaniam
Independent Non-Executive Chairman

Singapore, 6 September 2017