



## CHINA KUNDA TECHNOLOGY HOLDINGS LIMITED

(Company Registration Number: 200712727W)

(Incorporated in the Republic of Singapore on 13 July 2007)

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### INTERESTED PERSON TRANSACTION

#### - LEASE OF FACTORY BUILDING FROM SHENZHEN KUNDA PRECISION MOULD CO., LTD

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## 1. INTRODUCTION

The Board of Directors (the “**Board**”) of China Kunda Technology Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) wishes to announce that the Company’s wholly-owned subsidiary, Kunda Plastic Electronic (Shenzhen) Company Limited (群达塑胶电子(深圳)有限公司) (“**KPE**”) has entered into a lease agreement with Shenzhen Kunda Precision Mould Co., Ltd (“**Shenzhen Precision**”) on 30 June 2022 to lease the premises located at No. 9, Bao Long Yi Road, Bao Long Industrial Park, Longgang District, Guangdong Province, Shenzhen City, Guangdong Province, People’s Republic of China (the “**Premises**”) (collectively the “**Lease Agreement**”).

## 2. LEASE AGREEMENT AS AN INTERESTED PERSON TRANSACTION

Mr Cai Kaoqun, who is the Executive Chairman and Chief Executive Officer as well as controlling shareholder of the Company, and Mr Cai Kaobing, the Executive Director of the Company (collectively the “**Executive Directors**”), holds 95% and 5% of Shenzhen Precision respectively. Accordingly, Shenzhen Precision is an “associate” of the Executive Directors as defined in the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalyst (“**Catalist Rules**”) and therefore the Lease Agreement constitute an interested person transaction (“**IPTs**”).

## 3. RATIONALE AND BENEFIT OF THE IPTs

The Premises is located in Shenzhen city which will be logistically convenient for the Group’s use as its main corporate office. In addition, as the rental rate is lower than the market rate as indicated in the Independent Valuation Report (as defined below), the entry into the Lease Agreement would result in savings in rental costs for the Group.

## 4. DETAILS OF THE LEASE AGREEMENT

### 4.1. Lease Term and Area

Pursuant to the Lease Agreement, the rental term shall be for a period of twelve (12) months, for total area of 5,618 square meters. The Lease Agreement will commence from 1 July 2022 and expire on 30 June 2023. The floor area rented from Shenzhen Precision would be increased from approximately 4,974 square meters to approximately 5,618 square meters. The increase in floor area rented from Shenzhen Precision is mainly due to the Group’s intention to set up an automated production line for the in-mould decoration business segment for network communication products and other new products in line with expected increase in demand for such products.

The lease agreement signed between Shenzhen Precision and Shenzhen Shi Er Ju Quan Wu Ding Zhi Company Limited dated 30 June 2021 as disclosed in the announcement dated 30 June 2021 had been terminated.

### 4.2. Termination

KPE retains unilateral right to terminate the Lease Agreement prior to the expiry of the term without any compensation to Shenzhen Precision.

#### 4.3. Rental rate

The total aggregate monthly rental of the Lease Agreement of RMB140,000 (equivalent to HK\$166,180<sup>1</sup>) or total annual rental of RMB1,680,000 (equivalent to HK\$1,994,000<sup>2</sup>). The rental rates were arrived after negotiation between the respective parties, which represents a 6.01% discount to the market rental rate from an independent valuation report prepared by Shenzhen Guozi Land and Real Estate Valuation Co., Ltd dated 13 May 2022 (the “Independent Valuation Report”).

#### 5. APPLICATION OF RULE 905 OF THE CATALIST RULES

The aggregate value of the Lease Agreement represents 4.70% of the Group's latest audited net tangible asset which amounts to approximately HK\$42,422,000 as at 31 March 2021 (the “Audited NTA”). As the aggregate value of the Lease Agreement exceeds 3% but is below 5% of the Audited NTA, the Company is required to make an immediate disclosure as required under Catalyst Rule 905.

Save as disclosed, the Group has not, during the current financial year, entered into any other interested person transactions.

#### 6. AUDIT COMMITTEE'S STATEMENT

The Audit Committee of the Company has reviewed the Lease Agreement and is of the view that the interested person transaction is transacted on normal commercial terms and is not prejudicial to the interests of the Company and its minority shareholders.

#### 7. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

Save as disclosed above, none of the Directors or substantial shareholders of the Company has any, direct or indirect interest (other than through their shareholdings in the Company), in the Lease Agreement.

#### 8. DOCUMENTS FOR INSPECTION

Copies of the Lease Agreement and the Independent Valuation Report 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

Cai Kaoqun  
Executive Chairman and CEO  
Singapore, 30 June 2022

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*This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the “Sponsor”). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the “Exchange”) and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.*

*The contact person for the Sponsor is Ms. Ng Shi Qing, 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, sponsorship@ppcf.com.sg.*

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<sup>1</sup> Based on the average exchange rate of RMB1.00:HK\$1.187 for the financial period ended from 1 April 2022 to 29 June 2022.

<sup>2</sup> Computed based on the monthly rental of RMB120,000 multiplied by 12 months. Based on the average exchange rate of RMB1.00:HK\$1.187 for the financial period ended from 1 April 2022 to 29 June 2022.