



A-SMART HOLDINGS LTD.
(Company Registration Number: 199902058Z)
(Incorporated in the Republic of Singapore)

**PURCHASE OF LAND AND SURFACE RIGHTS OBTAINED FOR THE JOINT
VENTURE IN TIMOR-LESTE**

Further to the announcements dated 7 March 2019 and 20 March 2019, the board of directors (the **“Board”** or **“Directors”**) of A-Smart Holdings Ltd. (the **“Company”**) is pleased to announce that its indirect 60% owned subsidiary in Timor-Leste, Timor Marina Square S.A. (**“TMS”**) has signed a Promissory Contract with the landowner and obtained a Deed for the constitution of right of superficie dated 23 May 2019 under which TMS has been granted the Superficie Right (surface rights) in respect of the land located at Avenida dos Direitos Humanos no 1, Lecidere, Dili, Timor-Leste, comprising an area of 3,135 square meters (the **“Land”**). The Superficie Right provides TMS with the right to own on the surface all buildings and structures that are built on the Land as well as to subdivide and/ or transfer such rights in the Land to third parties.

Pursuant to the terms of the Promissory Contract, a consideration of USD 1.1 million and USD 0.1 million was paid to the landowner for the cost of the Land (the **“Land Fee”**) and as a development deposit respectively. In addition to the Land Fee, the landowner will also be entitled to 10% of each saleable and/or leaseable retail, residential and office property units of the property development that is constructed on the Land. The land title will be held in custody by the landowner and subsequently transferred to TMS at such time when the distribution of the landowner's entitlement of property units is completed, subject to compliance with the laws of Timor-Leste and the approvals from the Timor-Leste authorities.

The mixed development project for the Land comprises retail, residential apartments and office units. TMS has made pre-consultation with the Building Authority of Dili, Timor-Leste (the **“Authority”**) regarding the project's proposed development plan and design (the **“Building Plan”**). The project team is currently implementing improvements to the Building Plan after taking into consideration the Authority's recommendations during the pre-consultation. TMS will make a formal submission of the final Building Plan to the Authority for approval within the next 6 weeks and the marketing campaign for the mixed development project shall commence after the Building Plan has been approved.

The development of the Land is not expected to have any material impact on the Company's consolidated net tangible assets or earnings per share for the Financial Year ending 31 July 2019.

None of the Directors or Controlling Shareholders of the Company or any of their associates has any direct or indirect interests in the above transaction save for their respective shareholdings in the Company.

The Company will make further announcement(s) on the Singapore Exchange Securities Trading Limited (**“SGX-ST”**) in accordance with the Listing Rules of the SGX-ST, should there be further material updates on the mixed development project by TMS.

By Order of the Board

Lim Huan Chiang
Executive Director and Chief Executive Officer
29 May 2019