



NANOFILM TECHNOLOGIES INTERNATIONAL LIMITED

(Company Registration Number 199902564C)
(Incorporated in Singapore on 13 May 1999)

PURCHASE OF PROPERTY AT 11 TAI SENG DRIVE SINGAPORE

INTRODUCTION

The Board of Directors (the “**Board**”) of Nanofilm Technologies International Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to announce that the Company has on 9 April 2021 exercised an Option to Purchase (the “**Option**”) granted by G.W.T International Pte Ltd (the “**Vendor**”) to purchase the property at 11 Tai Seng Drive Singapore 535226 (the “**Property**”) at a consideration of S\$30.38 million (the “**Consideration**”)(the “**Proposed Acquisition**”).

CONSIDERATION

The Consideration is payable as follows:-

1. 1% on the grant of the Option by the Vendor;
2. 4% upon the exercise of the Option by the Company; and
3. 95% upon completion of the sale and purchase of the Property.

The Consideration is payable in cash and will be funded by both internal funds and bank borrowings.

The Consideration was arrived at after arm’s length negotiations and on a willing buyer and willing seller basis after taking into consideration the valuation of the Property carried out by an independent third party valuer, Real Estate Analytics Pte Ltd, commissioned by the Company. Based on the valuation report of Real Estate Analytics Pte Ltd, the current market value of the Property (using the direct comparison method and discounted cash flow analysis) as at 15 March 2021, is S\$30.5 million (“**Market Value**”).

NON-DISCLOSEABLE TRANSACTION

The Proposed Acquisition is a non-discloseable transaction under Rule 1008(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited and this announcement is made on a voluntary basis pursuant to Rule 1008(2) of the Listing Manual. The Market Value constitutes less than 1% of the

<p>Credit Suisse (Singapore) Limited and Oversea-Chinese Banking Corporation Limited are the Joint Issue Managers for the initial public offering of shares in, and listing of, the Company on the Mainboard of the SGX-ST on 30 October 2020 (“Offering”). Citigroup Global Markets Singapore Pte. Ltd., Credit Suisse (Singapore) Limited and Oversea-Chinese Banking Corporation Limited are the Joint Global Coordinators for the Offering. Citigroup Global Markets Singapore Pte. Ltd., CLSA Singapore Pte Ltd, Credit Suisse (Singapore) Limited and Oversea-Chinese Banking Corporation Limited are the Joint Bookrunners and Underwriters for the Offering.</p>
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market capitalisation of the Company as at 8 April 2021 and none of the other bases set out in Rule 1006 of the Listing Manual applies.

The Proposed Acquisition is not expected to have any material impact on the consolidated net tangible assets per share or earnings per share of the Group for the financial year ending 31 December 2021.

None of the Directors, controlling shareholders or substantial shareholders of the Company has any interest, direct or indirect, in the Proposed Acquisition, save through his/her shareholdings (if any) in the Company.

**BY ORDER OF THE BOARD
NANOFILM TECHNOLOGIES INTERNATIONAL LIMITED**

Lim Kian Onn
Chief Financial Officer

9 April 2021