

RICH CAPITAL HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration No. 199801660M)

**ENTRY INTO TENANCY AGREEMENT WITH SW ELECTRICAL PTE LTD IN RELATION TO
THE PROPERTY AT 6 KIM CHUAN TERRACE**

1. INTRODUCTION

The board of directors (the “**Board**”) of Rich Capital Holding Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that its wholly-owned subsidiary First Capital Pte Ltd (“**FCPL**”) has entered into a tenancy agreement on 26 January 2021 to rent out its property located at 6 Kim Chuan Terrace Singapore 537029 (“**Property**”) to SW Electrical Pte Ltd (“**Tenant**”) (the “**Tenancy Agreement**”).

2. SALIENT TERMS OF THE TENANCY AGREEMENT

Base Rent : S\$10,000.00 before GST payable monthly by the Tenant

Rental Period : Two years rental period with an additional one-year option effective from 1st February 2021

FCPL reserves the right to terminate the Tenancy Agreement at any time by giving three months’ advance notice in writing without penalty.

The Tenant plans to use the Property as a factory converted dormitory (FCD) and is currently in the process of getting the relevant authorities’ approval.

Barring unforeseen circumstances, the Tenancy Agreement is expected to contribute positively to the Group’s cash flows but is not expected to have a material impact on the consolidated net tangible assets and earnings per share of the Group for the financial year ending 31 March 2021.

None of the directors or the controlling shareholders of the Company or their respective associates has any direct or indirect interest in the Tenancy Agreement, other than through their shareholding interests in the Company.

Save as disclosed above, there are no other material terms and conditions under the Tenancy Agreement.

3. FURTHER ANNOUNCEMENTS

The Company will make such further announcements at the appropriate juncture, as and when there are material developments in relation to the above matters.

Shareholders and potential investors should exercise caution when trading in the Company's shares. Persons who are in doubt as to the action they should take should consult their legal, financial, tax or other professional advisers.

BY ORDER OF THE BOARD
RICH CAPITAL HOLDINGS LIMITED

Oh Siyang
Executive Director

27 JANUARY 2020

This announcement has been reviewed by the Company's sponsor SAC Capital Private 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 Tay Sim Yee (Tel: (65) 6232 3210), 1 Robinson Road, #21-00 AIA Tower, Singapore 048542.