



**TUNG LOK RESTAURANTS (2000) LTD**  
(Incorporated in Singapore)  
(Registration No. 200005703N)

---

**INTERESTED PERSON TRANSACTION – TENANCY AGREEMENT ENTERED INTO WITH RIVERHUB PTE LTD (“RPL”)**

---

**1 INTRODUCTION**

The Board of Directors of the Company (the “**Board**”) wishes to announce that its subsidiary, Tung Lok Central Restaurant Pte. Ltd. (“**TLCR**”) has signed a tenancy agreement (the “**Tenancy Agreement**”) with RPL. Pursuant to the Tenancy Agreement, RPL will lease Unit #02-80/81/87/88/89/93/94/95 and designated outdoor refreshment areas (“**ORA**”) at 6 Eu Tong Sen Street Singapore 059817 known as The Central (the “**Premise**”) to TLCR for a term of 3 years.

RPL is 50% owned by the Estate of Ng Teng Fong (“**ENTF**”) and Mrs Ng Teng Fong (nee Tan Kim Choo) (“**MNTF**”). ENTF and MNTF are 100% beneficial owners of Goodview Properties Pte Ltd (“**Goodview Properties**”), a controlling shareholder of the Company with direct interest of 19.26%. ENTF and MNTF are also controlling shareholders of the Company with deemed interest of 19.43% each in the Company. RPL is an associate of Goodview Properties.

Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction (“**IPT**”) under Chapter 9 of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual Section B: Rules of Catalist (“**Catalist Rules**”).

TLCR operates in the Premise under the name of “Tung Lok Signatures”.

**2 TENANCY AGREEMENT AS IPT AND RULE 916(1) OF THE LISTING MANUAL**

The estimated rental fees for the Premise payable for the duration of the lease approximate S\$1,780,000 and represents 11.1% of the latest audited net tangible assets (“**NTA**”) of the Company and its subsidiaries (collectively, the “**Group**”). The latest audited NTA as at 31 March 2015 was S\$16,000,719.

The lease is for a period not exceeding three (3) years and the terms of the Tenancy Agreement are supported by an independent valuation report from ECG Consultancy Pte Ltd (“**ECG**”), which is of the opinion that the rental values are within the reasonable range of the prevailing market rental as at 18 December 2015.

Accordingly, the Tenancy Agreement and the lease thereunder will not require the approval of the shareholders of the Company (“**Shareholders**”) as exempted under Catalist Rule 916(1).

### **3 DETAILS OF THE TENANCY AGREEMENT**

Under the Tenancy Agreement, the Premise occupies a floor area of 6,426 square feet. The rental rates were arrived at after negotiation between the parties and is computed based on a fixed rate or a percentage of the gross monthly sales turnover generated from the Premise.

In accordance with the terms of the Tenancy Agreement, a security deposit amounting to S\$125,778 shall be maintained with RPL by way of banker's guarantee and/or cash.

### **4 RATIONALE FOR THE TENANCY AGREEMENT**

The Premise will be used to operate "Tung Lok Signatures" restaurant.

### **5 TOTAL IPTS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL YEAR ENDING 31 MARCH 2016 ("FY2016") AND THE TOTAL IPTS FOR FY2016**

The estimated value of the Tenancy Agreement to the Company during the financial year-to-date amounts to approximately S\$1,780,000 (representing 11.1% of the Group's latest NTA).

Save for the above Tenancy Agreement, the other IPTs entered into between the Company and Goodview Properties and its associates (as defined in the Catalist Rules) since the beginning of the current financial year ending 31 March 2016 is as follows:

- A tenancy agreement (as announced by the Company on 30 November 2015) entered into with DBS Trustee Limited, in its capacity as trustee of Far East Hospitality Real Estate Investment Trust (FEHREIT) for tenancy of Unit #02-18/19 at 1 Tanglin Road Singapore 247905 known as Orchard Parade Hotel. The estimated value of this tenancy agreement to the Company amounted to approximately S\$3,150,000 (representing 19.7% of the Group's latest NTA); and
- A tenancy agreement (as announced by the Company on 8 January 2016) entered into with Orchard Central Pte. Ltd. for tenancy of Unit #11-05 at 181 Orchard Road Singapore 238896 known as Orchard Central. The estimated value of this tenancy agreement to the Company amounted to approximately S\$1,210,000 (representing 7.6% of the Group's latest NTA);

The total value during the current financial year-to-date of all transactions with Goodview Properties and its associates is S\$6,140,000 representing 38.4% of the Group's latest NTA.

Save for the three tenancy agreements mentioned above, which constitute IPTs under Chapter 9 of the SGX-ST Listing Manual Section B (Rules of Catalist), the Company has not during the current financial year-to-date, entered into any other transaction (excluding transactions less than S\$100,000) with any other interested persons apart from those IPTs with Tee Yih Jia Food Manufacturing Pte Ltd and its associates covered by the IPT mandate granted by the Shareholders during the Company's Annual General Meeting on 30 July 2015. The total value of transactions entered with TYJ and its associates during the financial year-to-date is S\$2,044,000.

## 6 DOCUMENTS AVAILABLE FOR INSPECTION

Copy of the Tenancy Agreement and the independent valuation report issued by ECG are available for inspection 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

Tjioe Ka Men  
Executive Chairman  
Date: 10 February 2016

*This announcement has been reviewed by the Company's Sponsor, SAC Capital Private Limited, for compliance with the relevant rules of the Exchange. The Company's Sponsor has not independently verified the contents of this announcement.*

*This announcement has not been examined or approved by the Exchange and the Exchange assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

*The details of the contact person for the Company's Sponsor are set out below:  
Name: Mr Ong Hwee Li (Registered Professional, SAC Capital Private Limited)  
Address: 1 Robinson Road, #21-02 AIA Tower, Singapore 048542  
Tel: 65323829*