



POLLUX PROPERTIES LTD.

(Company Registration Number: 199904729G)

RECEIPT OF ORIGINATING APPLICATION FROM KIAN HUAT METAL PTE. LTD.

The Board of Directors (the “**Board**”) of Pollux Properties Ltd. (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that on 24 August 2023 there was an originating application (the “**OA**”) filed by Kian Huat Metal Pte. Ltd. (the “**Claimant**”) against the 50%-owned joint venture company of the Group, Pollux Treasures Pte. Ltd. (“**Treasures**”).

The management was previously of the view that the OA was immaterial to disclose as the financial impact to the Group was immaterial as compared to the net asset value of the Group as at 30 June 2023.

The OA relates to a dispute concerning a shop unit in Pavilion Square located at 345 Geylang Road Singapore 389366, purchased by the Claimant from Treasures pursuant to a sale and purchase agreement dated 19 April 2013. The Claimant is claiming, among others, a sum of S\$816,500 being the abatement of the purchase consideration and other related costs paid by the Claimant in relation to the second storey of the shop unit.

The Company is seeking legal advice and is defending the Claim. Based on the current information available, the Company is of the view that the Claim will not have any material impact on the financial position of the Group and ability for the Group to continue its existing business operations.

The Company will make further announcements as and when there are material developments on the matter.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company. Shareholders and potential investors of the Company are advised to read this announcement and any further announcements made by the Company carefully. Shareholders and potential investors of the Company should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

By order of the Board

Nico Purnomo Po
Executive Director and Chief Executive Officer
12 August 2024

*This announcement has been prepared by Pollux Properties Ltd. (the “**Company**”) and reviewed by the Company’s sponsor, Novus Corporate Finance Pte. Ltd. (the “**Sponsor**”), in compliance with Rule 226(2)(b) of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual Section B: Rules of Catalyst.*

This announcement has not been examined or approved by the SGX-ST and the SGX-ST 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.

POLLUX PROPERTIES LTD.

Page 2

The contact person for the Sponsor is Mr. Pong Chen Yih, Chief Operating Officer at 7 Temasek Boulevard #04-02 Suntec Tower 1, Singapore 038987, telephone (65) 6950 2188.