



FRAGRANCE GROUP LIMITED
Company Registration No.: 200006656M

SETTING UP OF A SUBSIDIARY & ACQUISITION OF PROPERTY

SETTING UP OF A SUBSIDIARY

The Board of Directors of Fragrance Group Limited (the “Company”, and together with its subsidiaries, the “Group”) wish to announce that the Group has incorporated a subsidiary known as FRAGRANCE WA-PERTH (MILLIGAN) PTY LTD (“Fragrance Milligan”) in Australia. Fragrance Milligan will have an initial paid up capital of AUD2/-.

ACQUISITION OF PROPERTY

Fragrance Milligan has entered into certain contracts to acquire the properties located at 39-47 Milligan Street and 453-471 Murray Street, Perth, Australia (the “Property”) following its exercise of an option to purchase the Property. The option to purchase the Property was acquired by way of Fragrance Milligan being approved as nominee to exercise the option to purchase the Property which had originally been granted by the Vendors to a third party (the “Assignor”). The Assignor has secured the development approval for a mixed use commercial development (the “DA”) at their own cost and expense. The total consideration for the acquisition of the Property, including the nomination fees and ownership of DA together with all plans, approvals, surveys, other documents and intellectual property in relation to the DA, was A\$30,000,000/-. The option to purchase the Property was exercised by Fragrance Milligan on 25 November 2014, and settlement under the sale contract is pending.

The Property has a freehold tenure with a total land area of approximately 3,560 square metres. The Property is situated in the Perth CBD area proximate to the renowned King Street precinct, with surrounding amenities and excellent access to transport, retail, F&B and commercial centres. The Perth Central Railway Station and the Wellington Street Bus Port are also within easy walking distance. The Property is also close to Parliament House, the new Perth Arena entertainment venue and the Perth Convention Exhibition Centre.

The Property is currently zoned “City Centre” and can potentially be developed for residential, retail, hotel and/or office uses. Subject to obtaining all regulatory approvals, the Group intends to redevelop the Property into a mixed-use development.

This transaction is not expected to have any material impact on the net tangible assets or earnings per share of the Company for the current financial year ending 31 December 2014. None of the Directors nor Substantial Shareholders of the Company has any interest, direct or indirect, in the abovementioned transaction.

By order of the Board

Periakaruppan Aravindan
Executive Director
26 November 2014