



DISA Limited
(Company Registration No. 197501110N)
(Incorporated in the Republic of Singapore)
("Company" and together with its subsidiaries, the "Group")

INTERESTED PERSON TRANSACTION

- RENEWAL OF TENANCY AGREEMENT WITH CIRCLE GLOBE LIMITED

1 INTRODUCTION

The Board of Directors of the Company (the "**Board**") wishes to announce that its wholly-owned subsidiary, DiSa Digital Safety (Shenzhen) Limited ("**DiSa SZ**") has, on 13 February 2023, renewed its tenancy agreement (the "**Tenancy Agreement**") with Circle Globe Limited ("**CGL**") to continue leasing its office premises at Room 3606, 36/F, Golden Central Tower, Jintian Road, Futian District, Shenzhen, China 518048 (the "**Premise**") for a term of three (3) years from 1 April 2023 to 31 March 2026. The rental fee payable under the new Lease Agreement remains unchanged at RMB62,838 (equivalent to approximately S\$12,059, converted at an exchange rate of RMB1 : S\$0.1919) per month.

CGL would be considered an "interested person" for the purposes of Chapter 9 of the Catalist Rules as Mr. Chng Weng Wah, the Managing Director and CEO of the Group, is a sole shareholder and director of CGL.

Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction ("**IP**T") for the purpose of Chapter 9 of the Catalist Rules.

2 TENANCY AGREEMENT AS IPT AND CATALIST RULE 916(1)

The estimated rental fee of the Premise payable during the duration of the lease is RMB2,262,168 (equivalent to approximately S\$434,110, converted at an exchange rate of RMB1 : S\$0.1919), which represent 9.49% of the latest audited net tangible assets ("**NTA**") of the Company and its subsidiaries (collectively, the "**Group**"). The Group's latest audited NTA as at 30 June 2022 was S\$4,576,216.

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 Guangdong Dazhouhang Real Estate Land Asset Appraisal Co., Ltd. dated 12 December 2022 (the "**Valuation Report**").

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

3 DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premise occupies a floor area of 272.03 square meters. The rental fee was arrived at after taking into consideration the Valuation Report, which valued the market rental of the Premise at RMB2,291,580 (equivalent to S\$439,754, converted at an exchange rate of RMB1 : S\$0.1919), and after negotiation between the parties.

In accordance with the terms and conditions of the Tenancy Agreement, no security deposit is required.

4 RATIONALE FOR THE TENANCY AGREEMENT

The Premise will be used as DiSa SZ's office.

5 TOTAL IPTS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL YEAR ENDING 30 JUNE 2023 (“FY2023”) AND THE TOTAL IPTS FOR FY2023

In addition to the Tenancy Agreement, DiSa SZ and CGL has an ongoing tenancy agreement for the Premise and the rental fee from 1 July 2022 to 31 March 2023 is RMB565,542 (equivalent to approximately S\$108,528, converted at an exchange rate of RMB1 : S\$0.1919), representing 2.37% of the Group’s latest audited NTA.

Save as disclosed above, the Group 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.

6 DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the Tenancy Agreement and the Valuation Report 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

Chng Weng Wah
Managing Director and Chief Executive Officer
13 February 2023

*This announcement has been reviewed by the Company’s sponsor, SAC Capital Private Limited (“**Sponsor**”). This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited (“**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.*

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About DiSa Digital Safety Pte. Ltd.

DiSa, a wholly-owned subsidiary of DISA Limited, is a Singapore-based technology solution provider that specializes in research and development of cutting-edge digital security solution (“**DiSa Asset Protection System**”). With its single scan technology and seamless integration, DiSa has been able to provide item level tracking and data with no disruption to the sales process. This technology is now protecting products and categories previously unachievable with traditional serialization methods, saving millions of dollars in prevented returns.

DiSa entered the US market in 2014 launching its Smart Solutions within the largest retailer in the world with a limited store test. After rigorous testing by the Loss Prevention Research Council, USA, DiSa rolled out its Smart Solutions nationwide in 2017.

About DISA Limited

DISA Limited (SGX: 532), is a publicly-traded company on the Singapore Catalist Stock Exchange. More information is available at <http://www.digital-safety.com>.