PLATO CAPITAL LIMITED
(Company Registration No. 199907443M)
(Incorporated in Singapore)

CHANGE OF EFFECTIVE INTEREST IN TP HOTEL (FLINDERS) TRUST

The Board of Directors (the "**Board**") of Plato Capital Limited ("the "**Company**") and together with its subsidiaries (the "**Group**"), wishes to announce that:

1) TP International Pty Ltd (("**TP International**") is a 100% subsidiary of TP Real Estate Holdings Pte Ltd ("**TPRE**"), the joint venture in which the Company has 50% effective interest.

2) As part of a fund raising exercise, TP International, acting as the trustee for TP Hotel (Flinders) Trust ("**TP Flinders**"), has on 21 June 2017 entered into two (2) subscription agreements with two independent investors whereby:-

   (a) Hedgehog Financial Pty Ltd, in its capacity as trustee for Hedgehog Trust ("**Hedgehog**") has agreed to subscribe for 223,867 new units in TP Flinders for a subscription value of AUD2.2387 and to provide shareholder advances of AUD4,764,500.82, resulting in a total cash value of AUD4,764,503.06 (equivalent to approximately SGD 5,026,551[1]); and

   (b) Spencer17 Pty Ltd in its capacity as trustee for Spencer Investment Trust ("**Spencer17**") has agreed to subscribe for 25,976 new units in TP Flinders for a subscription value of AUD0.2598 and to provide shareholder advances of AUD552,840.18, resulting in a total cash value of AUD552,840.44 (equivalent to approximately SGD 583,247);

   (collectively the "**Subscription Agreements**").

3) TP Flinders is the owner of a central business district site on Flinders Lane Melbourne ("**Flinders Lane Property")** with a book value of AUD19.6 million (equivalent to approximately SGD20.7 million[1]) as at its latest audited financial statements of 30 September 2016. The audited net assets of TP Flinders as at 30 September 2016 were AUD2,029 (equivalent to approximately SGD2,141[1]).

4) TP International, acting as the trustee for TP Flinders, is planning to explore potential development options for the Flinders Lane Property, including developing it into a hotel and has proposed to raise approximately AUD5.3 million (equivalent to approximately SGD5.6 million[1]) as seed capital to commence this process. The funds raised will be used to hire staff, consultants and experts required to facilitate the proposed development. In order to minimise cash outlay from current investors (i.e. TPRE), Hedgehog and Spencer17 (collectively the "**New Investors**") have been identified to provide this funding.

5) The investment in TP Flinders by the New Investors will rank *pari passu* to TPRE's investment and there are no material conditions attaching to the transaction.

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[1] For the purpose of this announcement, translated based on the exchange rate of AUD1.00:SGD 1.055

6) As at the date of the Subscription Agreements, TPRE holds 1,000,000 units in TP Flinders, being 100% of the issued units and has advanced AUD21,282,739 (equivalent to approximately SGD 22,453,290) to TP Flinders towards the acquisition of the Flinders Lane Property.

7) On completion of the Subscription Agreements, the total 249,843 new units in TP Flinders subscribed by the New Investors shall represent 19.99% of the enlarged total units of TP Flinders.

8) Summarised in the table below, the changes of interest of TPRE, Hedgehog and Spencer17 in TP Flinders before and after the completion of the Subscription Agreements:

	Before the completion of Subscription Agreement					After the completion of Subscription Agreement				
	Units in TP Flinders	%	Units in TP Flinders (AUD)	Advances (AUD)	%	Units in TP Flinders	%	Units in TP Flinders (AUD)	Advances (AUD)	%
TPRE	1,000,000	100	10	21,282,739	100	1,000,000	80.01	10.0015	21,282,739	80.01
Hedgehog	-	-	-	-	-	223,867	17.91	2.2387	4,764,500.82	17.91
Spencer17	-	-	-	-	-	25,976	2.08	0.2598	552,840.18	2.08
Total	1,000,0000	100	10	21,282,739	100	1,249,843	100	12.5000	26,600,080	100

9) On completion of the Subscription Agreements, resulting from TPRE's change of interest from 100% to 80.01%, the Company's effective interest in TP Flinders (resulting from the Company's 50% effective interest in TPRE) shall change to represent 40.005% of the total issued units in TP Flinders together with 40.005% of the rights and benefits of the total shareholder advances owing by TP Flinders of AUD26,600,080.00 (equivalent to approximately SGD28,063,084). As TPRE remains 100% shareholder of TP International, the Company's effective interest in TP International remains 50% vide the Company's 50% effective interest in TPRE.

10) The unit subscriptions and shareholders' advances at which the New Investors are investing in TP Flinders were arrived at on a willing buyer-willing seller basis after taking into consideration the following:

    a) the advances of approximately AUD21.3 million (equivalent to approximately SGD22.5 million[1]) owing by TP Flinders to TPRE as at 30 September 2016;

    b) the audited net assets of TP Flinders of AUD2,029 (equivalent to approximately SGD2,140[1]) as at 30 September 2016;

    c) the audited book value of Flinders Lane Property of AUD19.6 million (equivalent to approximately SGD20.7 million[1]) as at 30 September 2016; and

    d) development potential and prospects of the Flinders Lane Property.

11) The abovementioned change in the Company's effective interest in TP Flinders is not expected to have any material impact on the Group's earnings per share and/or net tangible assets per share for the financial year ending 31 December 2017.

12) None of the Directors or controlling shareholders of the Company have any interest, directly or indirectly in the abovementioned subscription by the New Investors and the abovementioned change in the Company's effective interest in TP Flinders.

By Order of the Board

Oh Teik Khim
Director
21 June 2017

This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor") for compliance with the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Ms Keng Yeng Pheng, Associate Director, Continuing Sponsorship, at 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, telephone (65) 6229 8088.