
**PROPOSED DISPOSAL OF PROPERTY LOCATED AT 11 GUL DRIVE, SINGAPORE 629462
– RESPONSES TO SGX QUERIES**

The board of directors (the “**Board**”) of MS Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to its announcement dated 1 September 2020 regarding the grant of an option to purchase for the proposed disposal of the property at 11 Gul Drive, Singapore 629462 (the “**Property**”) (the “**Announcement**”).

Unless otherwise defined or the context otherwise requires, all capitalised terms shall bear the same meanings as ascribed to them in the Announcement.

Further to the Announcement, the Board wishes to provide the following additional information in response to the queries raised by the Singapore Exchange Securities Trading Limited.

Question 1:

What was the valuation of the Property in April 2019?

Company’s response:

Based on the valuation report dated 23 April 2019 of the Property conducted for mortgage purpose, the open market value of the Property was S\$9.0 million and the forced sale value of the Property was S\$7.2 million.

Question 2:

Where were the recent transaction prices of similar properties within the same district of the Property?

Company’s response:

Based on www.squarefoot.com.sg, a property research website which sourced its information from the Urban Redevelopment Authority, the recent transaction prices are as follow:

- (i) On 11 August 2020, a property with a remaining lease of 34 years at Tuas Link 1 was transacted at S\$6.0 million. The property has a land area of 48,664 square feet (approximately 4,521 square metres), which works out to a transaction price of approximately S\$123 per square foot; and
- (ii) On 13 July 2020, a property with a remaining lease of 22 years at Gul Street 4 was transacted at approximately S\$4.1 million. The property has a land area of 38,944 square feet (approximately 3,618 square metres), which works out to a transaction price of approximately S\$105 per square foot.

Based on the Sale Consideration, the Property is proposed to be sold at approximately S\$133 per square foot.

Question 3:

What was the Property used for? Is it a non-core/investment asset for the Company?

Company's response:

The Property is a non-core asset of the Company, which was used to store the Group's equipment and conduct repair works for its fleet of mobile cranes. The Proposed Disposal will not impact the Group's existing operations as the Group has sufficient space at its 22 Pandan Road property to store its equipment and conduct repair works, as well as to operate its core businesses.

Question 4:

Please provide more information on the use of proceeds from the Proposed Disposal.

Company's response:

The use of proceeds from the Proposed Disposal will be as follows:

- (i) approximately S\$6.9 million to repay bank loans related to the existing mortgage over the Property; and
- (ii) approximately S\$0.1 million for general working capital purposes of the Group.

By Order of the Board

Yap Chin Hock
Executive Director and Chief Executive Officer
2 September 2020

This announcement has been prepared by the Company and has been reviewed by the Company's sponsor ("Sponsor"), United Overseas Bank Limited, for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("SGX-ST"). 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. The contact persons for the Sponsor are Mr. David Tham, Senior Director, Equity Capital Markets and Ms. Priscilla Ong, Vice President, Equity Capital Markets, who can be contacted at 80 Raffles Place, #03-03 UOB Plaza 1, Singapore 048624, telephone: +65 65339898.