



UNITED INDUSTRIAL CORPORATION LIMITED
(REG. NO. 196300181E)

ACQUISITION OF HOLBORN ISLAND, A FREEHOLD 9-STOREY MIXED USE BUILDING LOCATED AT 120 HOLBORN, MIDTOWN, LONDON EC1 N2TD, UNITED KINGDOM (“PROPERTY”)

The Board of Directors of United Industrial Corporation Limited (“**UIC**” or the “**Company**”) wishes to announce that it has, through its newly incorporated associated company, United Venture Investments (HI) Pte. Ltd. (“**UVIHI**”), entered into a sale and purchase agreement (“**SPA**”) with Holborn Management Limited and 120 Holborn Propco Limited to acquire all interest in and estate to the Property (the “**Acquisition**”). The consideration of £229.6 million is subject to usual post-completion adjustments (“**Purchase Price**”).

UVIHI is a 50:50 joint-venture company incorporated in Singapore by UIC Overseas Investments Pte. Ltd., the Company’s wholly-owned subsidiary, and UOL Venture Investments Pte. Ltd., a subsidiary of UOL Group Limited (“**UOL**”). UVIHI’s principal activity is that of investment holding.

Brief information of the Property is as follows:

Location	The Property is located in Farringdon, London and is within walking distance to 2 tube stations – 100 meters to Chancery Lane Tube Station and 300 meters to Farringdon Tube Station interchange and upcoming Cross Rail
Tenure	Freehold
Site Area	Approximately 113,256 sq ft
Net Lettable Area	349,088 sq ft (i) Office : 197,226 sq ft (56%) (ii) Retail : 151,862 sq ft (44%)

The Purchase Price was arrived at on a willing-buyer and willing-seller basis taking into consideration various commercial factors, including the location and potential of the Property and prevailing market conditions.

A deposit of £22.96 million was paid on signing of the SPA. The balance of the Purchase Price is payable on completion, which is 30 working days from the date of exchange of the SPA. The acquisition would be financed by internal resources and external borrowings and is not expected to have a material impact on the Group’s net tangible assets or earnings per share for the financial year ending 31 December 2016.

None of the Directors of the Company or any of the controlling shareholders of the Company represented on the Board of the Company has any interest, direct or indirect, in the acquisition of the Property.

Interested Parties Transaction

Under the Listing Manual of the Singapore Exchange Securities Trading Limited (“**Listing Manual**”), UOL is controlling shareholder of UIC. Hence, the joint venture is an interested person transaction within the meaning set out in the Listing Manual. The Audit Committee has reviewed the transaction and is satisfied that the terms of the transaction are not prejudicial to the interests of the Company and its minority shareholders.

UIC’s Chairman, Dr Wee Cho Yaw is also Chairman and a controlling shareholder of UOL. Mr Gwee Lian Kheng is a Director of UIC, UOL and the Group Chief Executive of UOL. Mr Wee Ee Lim is a director of UIC and UOL.

Save for as disclosed above, the Board of Directors of the Company is not aware of any of the other Directors or controlling shareholders of the Company whom has any interest, direct or indirect, in the transaction.

Submitted by Susie Koh, Company Secretary on 30 September 2016 to the SGX.