

ONEAPEX LIMITED

(Formerly known as Chew's Group Limited)

(Company Registration No.: 201020806C)

(Incorporated in the Republic of Singapore)

ENTRY BY ONEAPEX MANAGEMENT PTE. LTD. INTO

(I) HOTEL MANAGEMENT AGREEMENT; AND

(II) PROJECT LEASE AGREEMENT

The board of directors (the "**Board**" or "**Directors**") of OneApex Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce that its wholly-owned subsidiary, OneApex Management Pte. Ltd. ("**OneApex Management**"), has on 31 August 2019, entered into the following agreements:

- (i) a hotel management agreement with Reagle Investment Holdings Pte. Ltd. ("**Reagle**") pursuant to which OneApex Management will operate a proposed hotel development to be located at No. 182 Clemenceau Avenue, Singapore 239923 under the name "Citadines Connect" (the "**Hotel Management Agreement**"), which is expected to commence in the second half of 2020; and
- (ii) a project lease agreement with A28 Holdings Pte. Ltd. ("**A28**") pursuant to which OneApex Management will manage and operate a proposed hostel establishment as well as an existing food and beverage outlet located at 38 Sultan Gate, Singapore 198486 (the "**Project Lease Agreement**"), which is expected to commence in the second half of 2020 (collectively, the "**Agreements**").

Each of Reagle and A28 are investment holding companies incorporated in Singapore and are deemed to be associates of Mr. Tan Pei Hong, Alex (Chen Peifeng) ("**Alex**") and Mr. Tan Theng Hong, Amos ("**Amos**"), both of whom are controlling shareholders of the Company. Alex is also the Executive Director and Chief Executive Officer of the Company. Accordingly, the Agreements constitute interested person transactions (each an "**IPT**" and collectively, "**IPTs**") for the purposes of Chapter 9 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalist (the "**Catalist Rules**").

The Agreements fall within the scope of the IPT general mandate which was approved by shareholders of the Company pursuant to Rule 920(1) of the Catalist Rules at the extraordinary general meeting of the Company held on 31 January 2019 (the "**IPT Mandate**"). The Company will make the necessary disclosures in due course with regards to the aggregate value of all IPTs conducted pursuant to the IPT Mandate for the respective financial periods and/or financial year (as the case may be) in accordance with the relevant Catalist Rules.

The Agreements are not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the current financial year ending 30 September 2019.

Save as disclosed in this announcement, to the best of their knowledge, none of the Directors or controlling shareholders of the Company or their respective associates have any interest, direct or indirect (other than through their respective shareholdings (if any) in the Company), in the Agreements.

Shareholders ought to exercise caution when trading or dealing in their shares of the Company. Shareholders and potential investors are advised to read this announcement and any further announcements by the Company carefully, and should seek advice from their stockbrokers, bank managers, solicitors, accountants or other professional advisers if they have any doubts about the actions they should take.

By Order of the Board

Tan Pei Hong, Alex (Chen Peifeng)
Executive Director and Chief Executive Officer

2 September 2019

This announcement has been prepared by the Company and reviewed by the sponsor, Novus Corporate Finance Pte. Ltd. (the “Sponsor”), in compliance with Rule 226(2)(b) of the Singapore Exchange Securities Trading Limited (the “SGX-ST”) Listing Manual Section B: Rules of Catalyst.

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 person for the Sponsor is Mr Pong Chen Yih, Chief Operating Officer, at 9 Raffles Place, #17-05 Republic Plaza Tower 1, Singapore 048619, telephone (65) 6950 2188.