

**TUNG LOK RESTAURANTS (2000) LTD (the “Company”)
(Registration No. 200005703N)**

**INTERESTED PERSON TRANSACTION – TENANCY AGREEMENT ENTERED
INTO WITH FAR EAST HOSPITALITY REAL ESTATE INVESTMENT TRUST
 (“FEHREIT”)**

1 INTRODUCTION

The Board of Directors of the Company wishes to announce that its subsidiary, Club Chinois Pte Ltd (“**CC**”), has signed a tenancy agreement (the “**Tenancy Agreement**”) with DBS Trustee Limited in its capacity as trustee of Far East Hospitality Real Estate Investment Trust (“**FEHREIT**”). Pursuant to the Tenancy Agreement, CC will lease Unit #02-18 at 1 Tanglin Road Orchard Parade Hotel Singapore 247905 (the “**Premise**”) for a period of 3 years. As part of the agreement, CC can also lease the hotel’s function rooms as and when required during the period of lease.

The Estate of Ng Teng Fong (“**ENTF**”) and Mdm Tan Kim Choo (“**MTKC**”) have deemed holdings of 51.9% in FEHREIT. ENTf and MTKC are 100% beneficial owners of Goodview Properties Pte Ltd (“**Goodview Properties**”), a controlling shareholder of the Company with a direct interest of 19.26% (ENTf and MTKC are also controlling shareholders of the Company with deemed interest of 19.43% each in the Company). FEHREIT is an associate of Goodview Properties.

Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction (“**IP**T”) under Chapter 9 of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual Section B: Rules of Catalist (“**Catalist Rules**”).

The Company has a 75% equity interest in the share capital of CC which operates in the Premise under the name of “Tung Lok Classics”.

**2 TENANCY AGREEMENT AS IPT AND RULE 916(1) OF THE LISTING
MANUAL**

The estimated rental fees payable for the duration of the lease approximate S\$4,447,000.

The estimated value of the Tenancy Agreement to the Company (based on the equity interest of the Company in CC) amounts to approximately S\$3,335,250 (representing 45.4% of the latest audited net tangible assets (“**NTA**”) of the Company and its subsidiaries). The latest NTA as at 31 March 2012 was S\$7,342,002.

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 Savills Valuation and Professional Services (S) Pte Ltd (“**SAVILLS**”), which is of the opinion that the rental values are within the reasonable range of the prevailing market rental as at 20 September 2012.

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

3 DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premise occupies a floor area of 9,278 square feet. The rental rates were arrived at after negotiation between the parties and are computed based on a combination of fixed rates and percentage of the gross sales turnover generated from the Premise and the use of hotel's function rooms.

In accordance with the terms of the Tenancy Agreement, security deposit amounting to S\$250,506 shall be maintained with FEHREIT by way of banker's guarantee.

4 RATIONALE FOR THE TENANCY AGREEMENT

The Premise will be used to continue to operate "Tung Lok Classics" restaurant.

5 TOTAL IPTS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL YEAR ENDING 31 MARCH 2013 ("FY2013") AND THE TOTAL IPTS FOR FY2013

The estimated value of the Tenancy Agreement to the Company during the financial year-to-date amounts to approximately S\$3,335,250 (representing 45.4% of the Group's latest NTA).

Save for the above Tenancy Agreement, the other IPTs entered into between the Company and Goodview Properties and its associates (as defined in the Listing Manual) since the beginning of the current financial year ending 31 March 2013 are as follows:

- a) Two tenancy agreements (as announced on 5 September 2012) entered into with Orchard Central Pte Ltd for tenancy of units #11-05 and #07-07/08 at Orchard Central Shopping Mall Singapore amounting to S\$1,140,000 and S\$233,000 respectively (totalling S\$1,373,000) and representing 18.7% of the Group's latest NTA;
- b) The total value during the current financial year-to-date of all transactions with Goodview Properties and its associates is S\$4,708,250 representing 64.1% of the Group's latest NTA;
- c) There are no other IPTs entered into between the Company and Goodview Properties and its associates (as defined in the Catalist Rules) during the financial year-to-date; and

- d) The Company has not during the financial year-to-date, entered into any other transaction (excluding transactions less than S\$100,000) with any other interested persons apart from those IPTs with Tee Yih Jia Food Manufacturing Pte Ltd (“TYJ”) and its associates covered by the general IPT mandate granted by the Shareholders during the Company’s Annual General Meeting on 30 July 2012. The total value of transactions entered with TYJ and its associates during the financial year-to-date is S\$1,286,044.

6 DOCUMENTS AVAILABLE FOR INSPECTION

Copy of the Tenancy Agreement and the independent valuation report issued by SAVILLS 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

Tjioe Ka Men
Executive Chairman
Date: 25 October 2012

This announcement has been reviewed by the Company’s Sponsor, SAC Capital Private Limited, for compliance with the relevant rules of the Exchange. The Company’s Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the Exchange and the Exchange 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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