

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

**INTERESTED PERSON TRANSACTIONS – TENANCY AGREEMENT ENTERED
INTO WITH ORCHARD CENTRAL PTE. LTD. (“ORCHARD CENTRAL”)**

1 INTRODUCTION

The Board of Directors of the Company wishes to announce that its subsidiary, Tung Lok Xihe Restaurant Pte. Ltd. (“**TLXH**”) has signed a tenancy agreement (the “**Tenancy Agreement**”) with Orchard Central. Pursuant to the Tenancy Agreement, Orchard Central will lease Units #07-07/08/09 at 181 Orchard Road Singapore 238896 known as Orchard Central (the “**Premise**”) to TLXH for a term of three (3) years.

Orchard Central is 54% beneficially owned by the Estate of Ng Teng Fong (“**ENTF**”) which is also the 100% beneficial owner of Goodview Properties Pte. Ltd. (“**Goodview Properties**”), a controlling shareholder of the Company with a direct interest of 19.26% (ENTF is deemed interested in total 19.43% in the shareholdings of the Company). Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction (“**IPT**”) under Chapter 9 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalyst (“**Catalist Rules**”).

The Company holds 100% of Tung Lok Millennium Pte Ltd, which holds 60% of TLXH. TLXH owns the business name “Tung Lok Xihe Peking Duck”.

**2 TENANCY AGREEMENT AS AN INTERESTED PERSON TRANSACTION
AND RULE 916(1) OF THE CATALIST RULES**

The estimated rental fees for the Premise payable for the duration of the lease approximate S\$1,200,000. The estimated value of the Tenancy Agreement to the Company (based on the effective equity interest of the Company in TLXH) amounts to approximately S\$720,000 (representing 17.2% of the latest audited net tangible assets (“**NTA**”) of the Company and its subsidiaries (collectively, the “**Group**”). The latest audited NTA as at 31 March 2013 was S\$4,179,150.

The lease is for a period not exceeding three (3) years and the terms of the Tenancy Agreement pertaining to Units #07-07/08 are supported by an independent valuation report from DTZ Debenham Tie Leung (SEA) Pte Ltd (“**DTZ**”) dated 13 August 2012. With regards to Unit #07-09, given its similar floor area, adjacent location and identical tenancy terms to Units #07-07/08, the non-interested directors of the Company are of the view that the terms of the Tenancy Agreement pertaining to Unit #07-09 can also be supported by DTZ’s valuation report of 13 August 2012.

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

3 DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premise occupies an estimated floor area of 5,080.61 square feet. The rental rates were arrived at after negotiation between the parties and is computed based on a fixed rate or a percentage of the gross monthly sales turnover generated from the Premise.



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In accordance with the terms of the Tenancy Agreement, a security deposit amounting to S\$80,000 shall be maintained with Orchard Central by way of banker's guarantee and/or cash.

4 RATIONALE FOR THE TENANCY AGREEMENT

The Premise will be used to operate "Tung Lok Xihe Peking Duck" restaurant.

5 TOTAL INTERESTED PERSON TRANSACTIONS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL YEAR ENDING 31 MARCH 2014 ("FY2014") AND THE TOTAL INTERESTED PERSON TRANSACTIONS FOR FY2014

The estimated total value of the Tenancy Agreement entered into by TLXH with Orchard Central during the financial year-to-date amounts to approximately S\$720,000.

Save for the above Tenancy Agreement, the other IPTs entered into between the Group and Goodview Properties and its associates (as defined in the Catalist Rules) since the beginning of the current financial year ending 31 March 2014 are as follows:

- a) A tenancy agreement (as announced on 30 April 2013 entered into with Riverhub Pte Ltd, an associate of Goodview Properties, for tenancy of Units #02-80/81/87/88/89/93/94/95 and designated outdoor refreshment areas at 6 Eu Tong Sen Street Singapore 059817 known as The Central amounting to approximately S\$2,100,000 and representing 50.2% of the Group's latest audited NTA;
- b) A tenancy agreement (as announced on 3 June 2013 entered into with China Classic Pte Ltd, an associate of Goodview Properties, for tenancy of Unit 7-13 Amoy Street Singapore 049949-55 known as Far East Square amounting to approximately S\$1,220,000 and representing 29.2% of the Group's latest audited NTA;
- c) The total value during the current financial year-to-date of all transactions with Goodview Properties and its associates is S\$4,040,000 representing 96.7% of the Group's latest audited NTA; and
- d) 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.

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 2013. The total value of transactions entered into by the Group with TYJ and its associates during the financial year-to-date approximates S\$1,782,322.

6 DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the Tenancy Agreement and the independent valuation report issued by DTZ 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: 12 September 2013

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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