

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

**INTERESTED PERSON TRANSACTION – TENANCY AGREEMENT ENTERED
INTO WITH NOVENA POINT PTE. LTD. (“NOVENA POINT”)**

1 INTRODUCTION

The Board of Directors of the Company wishes to announce that its wholly-owned subsidiary, Tung Lok Millennium Pte Ltd (“**TLM**”) has signed a renewal of a tenancy agreement dated 25 February 2011 (the “**Tenancy Agreement**”) with Novena Point. Pursuant to the Tenancy Agreement, Novena Point will lease to TLM certain commercial units in the building situated at 10 Sinaran Drive Singapore 307506, namely units #01-73, 79 to 114 (the “**Property**”) for a term of three (3) years.

Novena Point is 100% 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 deemed interest of 19.19% (ENTF is deemed interested in total 19.36% in the shareholdings of the Company.) Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction under Chapter 9 of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual Section B: Rules of Catalist (“**Catalist Rules**”).

The Company holds 100% of TLM Pte Ltd, which in turn owns the Business Name “Zhou’s Kitchen” which manages a restaurant “Zhou’s Kitchen” operating at the Property.

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

The aggregate base rental fees (including property management fees) payable for the duration of the lease (3 years) under the Tenancy Agreement amounts to approximately S\$998,000.00 and represents 17.56% of the latest audited net tangible assets of the Company and its subsidiaries (the “**Group**”). The latest audited net tangible assets of the Company as at 31 March 2010 was S\$5,682,000/-. The lease is for a period not exceeding three (3) years and the terms of the Tenancy Agreement are supported by an independent valuation conducted by DTZ Debenham Tie Leung (SEA) Pte Ltd (“**DTZ**”), which was of the opinion that the rental values are within the reasonable range of the prevailing market rental as at 24 January 2011. 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 Property comprises a floor area of 4,263 square feet and the lease is for a term of three (3) years. The monthly rental payable will be based on the higher of either the fixed rent of \$27,709.50 or the percentage rent computed as a percentage of the gross sales turnover of “Zhou’s Kitchen” at the Property.

The renewed term of the lease will commence on 1 April 2011 and expire on 31 March 2014. In accordance with the terms of the Tenancy Agreement, a security deposit of S\$83,128.50 is also payable by TLM to Novena Point.

4 RATIONALE FOR THE TENANCY AGREEMENT

The Property will be used for the purposes of operating “Zhou’s Kitchen”, a Chinese restaurant.

The building where the Property is situated in is located in the heart of the shopping district of Novena and is also in a shopping boulevard that has easy access to the Novena MRT station, Novena Church and the building of the Inland Revenue Authority of Singapore.

5 TOTAL INTERESTED PERSON TRANSACTIONS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL PERIOD ENDING 31 MARCH 2011 (“FY2011”) AND THE TOTAL INTERESTED PERSON TRANSACTIONS FOR FY2011

The total value of the Tenancy Agreement entered into by TLM with Novena Point amounts to approximately S\$998,000.00.

Save for the Tenancy Agreement, there are no other Interested Person Transactions entered into between the Company and Goodview Properties and its associates (as defined in the Listing Manual). Goodview Properties became a controlling shareholder of the Company in July 2010. The total value of transactions which were entered into by the Company with Goodview Properties and its associates for the financial year

ending 31 March 2011 before Goodview Properties became a controlling shareholder amounts to S\$730,000.00.

Save for the Tenancy Agreement, which constituted an Interested Person Transaction under Chapter 9 of the Listing Manual, the Company has not in the present financial year, entered into any other transaction (excluding transactions less than S\$100,000) with any other interested persons.

6 DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the Tenancy Agreement and the independent valuation report prepared 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: 28 February 2011

This announcement has been reviewed by the Company's sponsor, KW Capital Pte. Ltd., 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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