



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

**INTERESTED PERSON TRANSACTION – TENANCY AGREEMENT ENTERED
INTO WITH CHINA CLASSICS PTE LTD (“CCPL”)**

1 INTRODUCTION

The Board of Directors of the Company (the “**Board**”) wishes to announce that its subsidiary, Tung Lok Millennium Pte Ltd (“**TLM**”) has signed a tenancy agreement (the “**Tenancy Agreement**”) with CCPL. Pursuant to the Tenancy Agreement, CCPL will lease No 7-13 Amoy Street Singapore 049949-55 known as Far East Square (the “**Premise**”) to TLM for a term of 3 years.

CCPL is 50% owned by Mrs Ng Teng Fong (nee Tan Kim Choo) (“**MNTF**”). MNTF is a beneficial owner of Goodview Properties Pte Ltd (“**Goodview Properties**”), a controlling shareholder of the Company with direct interest of 19.26%. MNTF is also a controlling shareholder of the Company with deemed interest of 19.43% in the Company. CCPL is an associate of Goodview Properties.

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

The Company holds 100% of Tung Lok Millennium Pte Ltd. TLM intends to operate in the Premise under the name of "Tung Lok Teahouse" or any variation thereof.

**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\$1,220,000 (representing 16.6% of the latest audited net tangible assets (“**NTA**”) of the Company and its subsidiaries (collectively, the “**Group**”).

The latest audited NTA of the Group 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 DTZ Debenham Tie Leung (SEA) Pte Ltd (“**DTZ**”), which is of the opinion that the rental values are within the reasonable range of the prevailing market rental as at 11 April 2013.

Accordingly, the Tenancy Agreement and the lease thereunder will not require the approval of the shareholders of the Company (the “**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 6,415 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.

In accordance with the terms of the Tenancy Agreement, a security deposit amounting to S\$115,470 shall be maintained with CCPL by way of banker's guarantee and/or cash.

4 RATIONALE FOR THE TENANCY AGREEMENT

Currently, the Premise is intended to be used to operate "Tung Lok Teahouse" (or any variation thereof) 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 TLM with CCPL during the financial year-to-date amounts to approximately S\$1,220,000.

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 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 Unit #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 28.6% of the Group's latest audited NTA;
- b) The total value during the current financial year-to-date of all transactions with Goodview Properties and its associates is S\$3,320,000 representing 45.2% of the Group's latest audited NTA; and
- 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.



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 by the Group with TYJ and its associates during the financial year-to-date approximates S\$200,000.

6 DOCUMENTS AVAILABLE FOR INSPECTION

A copy 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: 3 June 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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