

TUNG LOK RESTAURANTS (2000) LTD

(Incorporated in Singapore)

(Registration No. 200005703N)

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

1 INTRODUCTION

The Board of Directors (the “**Board**”) of Tung Lok Restaurants (2000) Ltd (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 #07-14/15 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 (“**SGX-ST**”) Listing Manual Section B: Rules of Catalist (“**Catalist Rules**”).

The Company holds 100% of Tung Lok Millennium Pte Ltd, which holds 60% of TLXH.

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 is approximately S\$475,000. 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\$285,000, representing 6.8% of the latest audited net tangible assets (“**NTA**”) of the Company and its subsidiaries (collectively, the “**Group**”). The latest unaudited 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 the Premise 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 5 May 2014.

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 Catalist Rules.

3 DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premise occupies an estimated floor area of 3,444.48 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\$75,020.77 shall be maintained with Orchard Central by way of banker's guarantee.

4 RATIONALE FOR THE TENANCY AGREEMENT

The Premise will be used to operate a restaurant.

5 TOTAL INTERESTED PERSON TRANSACTIONS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL YEAR ENDING 31 MARCH 2015 ("FY2015") AND THE TOTAL INTERESTED PERSON TRANSACTIONS FOR FY2015

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\$285,000.

Save for the above Tenancy Agreement, there was no other IPT entered into between the Company and Goodview Properties and its associates (as defined in the Catalyst Rules) since the beginning of the current financial year ending 31 March 2015.

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\$100,000.

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: 16 May 2014

This announcement has been prepared by the Company and its contents have 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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