

**TUNG LOK RESTAURANTS (2000) LTD**

(Incorporated in Singapore)  
(Registration No. 200005703N)

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**INTERESTED PERSON TRANSACTION –  
RENEWAL OF TENANCY AGREEMENT WITH ORCHARD CENTRAL PTE. LTD.  
("OCPL")**

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**1 INTRODUCTION**

The Board of Directors (the "**Board**") of the Tung Lok Restaurants (2000) Ltd (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that its wholly-owned direct subsidiary, Tung Lok Millennium Pte Ltd ("**TLM**"), which operates in the Premise (defined herein) under the name of "Tung Lok Seafood", has accepted the letter of offer for the renewal of the existing tenancy agreement with OCPL ("**Letter of Offer**"). Pursuant to the Letter of Offer, the Unit #11-05 at 181 Orchard Road, Singapore 238896 known as Orchard Central (the "**Premise**") will continue to be leased to TLM for a term of three (3) months.

The Premise is owned by OCPL. OCPL is 54% owned by the Estate of Ng Teng Fong ("**ENTF**") and 36% owned by Mr Philip Ng Chee Tat ("**NCT**"). ENTf and NCT are controlling shareholders of the Company as defined in the Listing Manual Section B: Rules of Catalist ("**Catalist Rules**") of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"):

- ENTf is a controlling shareholder of the Company as it has a controlling interest in Goodview Properties Pte Ltd ("**Goodview Properties**") which in turn holds 19.69% shareholding interest in the Company.
- NCT is a controlling shareholder of the Company as he is a beneficiary of ENTf.

OCPL would be considered an "interested person" for the purposes of Chapter 9 of the Catalist Rules, as it is an associate of the Company's controlling shareholders – ENTf and NCT.

Accordingly, the Letter of Offer would constitute an Interested Person Transaction ("**IPT**") pursuant to Chapter 9 of the Catalist Rules.

**2 LETTER OF OFFER AS IPT AND CATALIST RULE 916(1)**

The estimated rental fees of the Premise payable during the duration of the lease term under the Letter of Offer is approximately S\$138,000 which represents 1.05% of the latest audited net tangible assets ("**NTA**") of the Group. The Group's latest audited NTA as of 31 March 2025 was S\$13,104,768.

The lease is for a period not exceeding three (3) years and the terms of the Letter of Offer are supported by an independent valuation report from TEHO Property Consultants Pte Ltd ("**TEHO**") dated 4 February 2026, which is of the opinion that the rental values are within the reasonable range of the prevailing market rental as of 28 November 2025.

Accordingly, the Letter of Offer and the lease thereunder will not require the approval of the shareholders of the Company ("**Shareholders**"), if applicable, as it is exempted under Catalist Rule 916(1).

### 3 DETAILS OF THE LETTER OF OFFER

Under the Letter of Offer, the Premise occupies a floor area of 4,714.63 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 monthly sales turnover generated from the Premise.

In accordance with the terms of the Letter of Offer, security deposit amounting to S\$117,394 shall be maintained with OCPL by way of banker's guarantee.

### 4 RATIONALE FOR THE LETTER OF OFFER

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

### 5 TOTAL IPTS WITH THE SAME INTERESTED PERSON FOR THE FINANCIAL YEAR ENDING 31 MARCH 2026 ("FY2026") AND THE TOTAL IPTS FOR FY2026

The estimated value of the Letter of Offer entered into by TLM with OCPL during the financial year-to-date amounts to approximately S\$138,000, representing 1.05% of the Group's latest audited NTA as of 31 March 2025.

Save for the above Letter of Offer, the other IPT entered into between the Company and the relevant controlling shareholders of the Company (namely, Goodview Properties, ENTF and/or NCT) and their associates (as defined in Catalist Rules) since the beginning of FY2026 is as follows:

- A tenancy agreement (as announced by the Company on 1 July 2025) entered into with Riverhub Pte Ltd, 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 for a term of (3) years. The estimated value of this tenancy agreement to the Company is approximately S\$1,848,000 (representing 14.10% of the Group's latest audited NTA as of 31 March 2025); and
- A tenancy agreement (as announced by the Company on 10 July 2025) entered into with Novena Point Pte. Ltd., for tenancy of unit #02-76 to 84/90/91 at 10 Sinaran Drive, Singapore 307506 known as Square 2 for a term of (3) years. The estimated value of this tenancy agreement to the Company is approximately S\$1,292,000 (representing 9.86% of the Group's latest audited NTA as of 31 March 2025).

The total value during the current financial year-to-date of all transactions with the relevant controlling shareholders of the Company (namely, Goodview Properties, ENTF and/or NCT) and their associates is approximately S\$3,278,000, representing 25.01% of the Group's latest audited NTA as of 31 March 2025.

The Company has not during the current 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 IPT mandate granted by the Shareholders during the Company's Annual General Meeting on 31 July 2025. The total approximate value of transactions entered with TYJ and his associates pursuant to the IPT mandate during the financial year-to-date is approximately S\$530,000.

## 6 DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the Letter of Offer and the independent valuation report issued by TEHO 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  
President/Chief Executive Officer  
Date: 13 February 2026

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This announcement has been reviewed by the Company's Sponsor, SAC Capital Private Limited (the "**Sponsor**"). This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**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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