



THAKRAL CORPORATION LTD

(Incorporated in the Republic of Singapore on 7 October 1993)
(Company Registration No. 199306606E)

PRESS RELEASE

THAKRAL RECEIVES BID OF HK\$420,000,000 (APPROXIMATELY S\$74,070,000) FOR THE SALE OF THE GROUP'S WAREHOUSE PROPERTIES IN HONG KONG

Singapore, 24 August 2017 – SGX Mainboard-listed Thakral Corporation Ltd (“Thakral” or the “Group”) has accepted a successful bid of HK\$420,000,000 (about S\$74,070,000) for the sale of the Group’s Warehouse Properties in Hong Kong at the close of the public tender today.

This represents a significant premium of HK\$205,066,000 (about S\$36,165,000) above the net book value of the Properties, which is HK\$214,934,000 (about S\$37,905,000). The net sale proceeds will be approximately HK\$406,970,000 (about S\$71,772,000)

As the transaction is significant, the sale of the Warehouse Properties will be subject to Shareholders’ approval at an extraordinary general meeting (the “EGM”) to be convened at a later date.

The Warehouse Properties comprises four (4) floors of the Wah Tung Godown located at No. 4 Tung Yuen Street, Kowloon, Hong Kong and has a total gross floor area of 98,928 square feet. One of the floors is currently being used for warehousing purposes by the Group and the remaining area is rented out to tenants.

The buyer, Good Hour International Limited (好时辰国际有限公司), has paid a deposit of HK\$20,000,000 (approximately S\$3,527,150). The expected completion date of the proposed sale will be before 22 November 2017.

Should the transaction be approved and completed, the Group’s Net Tangible Asset per share (NTA) will rise to S\$1.02 from S\$0.75 and its Earnings Per Share (EPS) will surge to 26.04 cents from 0.32 cents.

“This transaction when completed will enable the Group to recognise a profit of approximately HK\$192,036,000 (about S\$33,867,000). In addition, the sale of these properties will free up capital resources to fund the Group’s working capital requirements to carry out its core businesses, particularly for investments in Japan, Australia and other markets which offer good growth potential. By recycling our capital, we aim to better utilise our assets to provide sustainable returns over the long-term. This is also part of our strategy to continuously explore options to unlock value for the benefit of our shareholders,” said Mr. Natarajan Subramaniam, Independent Non-Executive Chairman of Thakral.

About Thakral

Listed on the SGX Mainboard since December 1995, Thakral Corporation Ltd has two divisions – Lifestyle Division and Investment Division.

The Group's Investment Division invests directly or with co-investors in real estate and other investment opportunities including property-backed financial instruments. The Group also earns income from the services rendered from the originating, packaging and managing of such projects. The Investment Division, through a joint venture, has expanded its businesses into development and management of retirement living resorts in Australia under the GemLife brand name.

The Group's Lifestyle Division has continued to re-focus on marketing and distributing brands in the beauty, wellness and lifestyle categories, working with leading ecommerce platforms as well as traditional retailers. The Lifestyle Division's partners include beauty and personal care device brands MTG Refa, Panasonic, Philips and Braun, skin care brands Canvas and Leaders, cosmetic brand Color Me, wellness brands MTG SIXPAD and Style Seat as well as lifestyle brands Apple, DJI and Skullcandy.

Greater China, including Hong Kong, Southeast Asia and India are key markets for the Lifestyle Division and Australia and Japan for the Investment Division.

*Release issued on behalf of Thakral Corporation Ltd
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