



**MUN SIONG ENGINEERING LIMITED**  
(Company Registration No. 196900250M)  
(Incorporated in the Republic of Singapore)

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**THE PROPOSED ACQUISITION OF THE PROPERTY LOCATED AT 26 GUL WAY, SINGAPORE 629199 FOR A CONSIDERATION OF SGD11,000,000 AS A MAJOR TRANSACTION – RECEIPT OF JTC APPROVAL, POSTPONEMENT OF COMPLETION DATE AND TERMINATION OF PARTIAL SUB-LEASE OF PROPERTY**

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The Board of Directors (the “**Board**”) of Mun Siong Engineering Limited (the “**Company**” and together with its subsidiaries and associated companies, the “**Group**”) refers to its circular dated 12 October 2022 which was addressed to the shareholders of the Company (the “**Circular**”), in relation to the proposed acquisition of the property which is located at 26 Gul Way, Singapore 629199 (the “**Property**”) in accordance with the terms and conditions of a conditional sale and purchase agreement (the “**SPA**”) entered into by the Company and PH Hydraulics & Engineering Pte Ltd (the “**Vendor**”) (the “**Proposed Acquisition**”). The Company’s shareholders at the Extraordinary General Meeting held on 10 November 2022 had approved the Proposed Acquisition. Unless otherwise stated, all capitalised terms used herein shall bear the same meaning as ascribed to them in the Circular.

As set out in the Circular, completion of the Proposed Acquisition is subject to and conditional upon the written approval of JTC for the Proposed Acquisition being obtained. The Board wishes to update the Shareholders that JTC had, on 16 January 2023, approved the Proposed Acquisition subject to certain conditions by way of a letter to the Vendor (the “**JTC Consent Letter**”).

The Board wishes to highlight that JTC has set out a new condition in the JTC Consent Letter that the Company must install Solar Photovoltaic Panels on the roof of the Property within two (2) years from the Completion Date. The Company will perform a feasibility study of this requirement and appropriate announcements on the same will be made in due course.

The Company and the Vendor have accepted all of the conditions as set out in the JTC Consent Letter by providing the items requested in the JTC Consent Letter to JTC by 31 January 2023.

Pursuant to the SPA, the Completion Date shall be four (4) weeks from the date of the later of the two (2) approvals from JTC and the Shareholders. On the Completion Date, the title to the Property shall be transferred to the Company free from encumbrances. In accordance with the SPA, the contractual completion date shall be 13 February 2023. As the Vendor has requested for additional time to discharge the existing mortgage over the Property, both the Company and the Vendor have mutually agreed that the Completion Date shall be postponed to 28 February 2023.

Separately, as per Section 2.1 of the Circular, the Property is currently being partially sub-leased to the Tenant for a term of three (3) years commencing on 1 August 2022 pursuant to the Tenancy Agreement. Under the Tenancy Agreement, either party thereto may pre-maturely terminate the Tenancy Agreement on giving not less than six (6) months’ prior written notice or by paying to the other party six (6) months’ rent in lieu of such notice. The Board wishes to update the Shareholders that the Tenant has terminated the partial sub-lease of the Property by giving six (6) months’ prior written notice to the Vendor on 13 January 2023 in accordance with the Tenancy Agreement. The Tenancy Agreement will therefore be terminated on 12 July 2023. As the intention of the Company is to use the Property to house its business activities and operations, the termination of the Tenancy Agreement will not have any material impact on the Company or the Group. Please refer to the Circular for further information

on the Tenancy Agreement, proposed use of the Property after completion of the Proposed Acquisition and rationale for the Proposed Acquisition.

**BY ORDER OF THE BOARD**

Cheng Woei Fen  
Executive Chairlady

2 February 2023