



STAMFORD TYRES CORPORATION LIMITED

Company Registration No.: 198904416M
(Incorporated in the Republic of Singapore)

SALE OF PROPERTY BY A WHOLLY-OWNED SUBSIDIARY

The Board of Directors of Stamford Tyres Corporation Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) is pleased to announce that its wholly-owned subsidiary, Stamford Tyres International Pte Ltd (“**STIPL**”), has entered into a sale and purchase agreement (“**Agreement**”) with Ng Ah Siang and Lee Kim Poo (“**Joint Purchasers**”) for the sale of its property located at 10 Admiralty Street #01-78 Singapore 757695 (the “**Property**”) for a cash consideration of S\$1,695,000 (“**Consideration**”) (the “**Sale**”). The Sale is scheduled for completion on 20 December 2023.

1) BACKGROUND AND RATIONALE FOR THE SALE

The Property, a leasehold with 47 years lease from 2012, is approximately 521 square metres located in North Link Building at Admiralty Street, Singapore. The Property has been leased out since January 2021. No valuation was carried out in connection with the Sale.

The Consideration represents an amount of S\$301 per square foot or a premium of approximately 1.2 times of the Property’s net book value as at 30 April 2023.

The Joint Purchasers are independent third parties and are not related to the Group, Company’s Directors or controlling shareholders and their respective associates.

The Board is of the view that the Sale would be beneficial for and in the interest of the Group as the Consideration is attractive and represents a good opportunity for the Group to realise the gain from the appreciation of the Property and the proceeds will strengthen the Group’s cash position. The net proceeds from the Sale will be used for the Group’s business as well as for working capital purposes.

2) SALIENT TERMS OF THE SALE

The salient terms of Agreement are, inter alia, as follows:

- (a) The Consideration for the Property is S\$1,695,000 (excluding Goods and Services Tax) on an “as is” basis, and was arrived at after arm’s length negotiations with the Joint Purchasers on a willing buyer willing seller basis, after taking into account various factors including the location of the Property, recent transacted prices of similar properties in the vicinity of the Property and prevailing market conditions.
- (b) STIPL will receive the entire Consideration in cash from the Joint Purchasers on the date of the completion of the Sale and ownership of the Property will be transferred from STIPL to the Joint Purchasers upon completion of payment of the Consideration.

3) RELATIVE FIGURES UNDER RULE 1006 OF THE MAINBOARD RULES IN RELATION TO THE SALE

As each of the relative figures computed on the applicable bases as set out in Rule 1006 of the Listing Rule of the Singapore Exchange Securities Trading Limited (“SGX-ST”) (“SGT-ST Listing Manual”) is less than 5%, the Sale is a “Non discloseable Transaction” for the purposes of Chapter 10 of the SGX-ST Listing Manual. Nonetheless, the Company is making this announcement pursuant to Rule 1008(2) of the Listing SGX-ST Listing Manual.

4) FINANCIAL EFFECTS OF THE SALE

Based on the Group’s latest announced audited financial statements for the year ended 30 April 2023, the net book value of the Property is S\$1,377,000. The Consideration represents excess of S\$318,000 over the net book value of the Property. Upon completion of the Proposed Disposal, the Company will report a net gain on disposal of S\$318,000.

5) INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors and their respective associates, and to the best of the Directors’ knowledge, none of the controlling shareholders of the Company, as well as their respective associates, has any interest, whether direct or indirect, in the Sale (other than through their shareholdings in the Company, if any).

6) DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the agreement will be available for inspection during normal business hours at the registered office of the Company at 19 Lok Yang Way, Singapore 628635 for a period of three (3) months from the date of this announcement.

7) DIRECTORS’ RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this announcement constitutes full and true disclosure of all material facts about the Sale, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this announcement misleading.

Where information in this announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this announcement in its proper form and context.

BY ORDER OF THE BOARD

Dr Wee Li Ann
Director
20 December 2023