



- A) Termination of Sub-Lease Agreement for 17 Jurong Port Road, Singapore 619092
B) Entry into Sub-Lease Agreement for 19 Jurong Port Road, Singapore 619093

Acma Ltd (“the **Company**” or “**Acma**”) had on 30 October 2007 entered into a sub-lease agreement (the “**Sub-lease Agreement**”) with SSH Corporation Ltd (“**SSH**”) relating to the sub-lease of 17 Jurong Port Road, Singapore 619092 (“**17 JPR**”). In addition to a proportionate share of JTC land rental and property tax, the annual rental payable by Acma to SSH pursuant to the Sub-lease Agreement is S\$105,192.

One of the terms of the Sub-Lease Agreement, inter alia, is that the concluding date of the Sub-Lease Agreement shall be 30 May 2027 and that the Sub-lease Agreement shall not be terminated prior to the concluding date unless certain specified events shall arise.

SSH has given notice, pursuant to the terms of the Sub-lease Agreement, to Acma on the proposed sale of 17 JPR and subsequent thereto, proceeded to sell 17 JPR to a third party (“**the Purchaser**”).

On 3 April 2023, Acma has entered into an agreement with SSH for the termination of the Sub-lease Agreement upon the following principal terms and conditions:

1. SSH shall enter into a fresh sub-lease agreement with Acma (“**Fresh Sub-Lease Agreement**”) in respect of the property known as 19 Jurong Port Road, Singapore 619093 (“**19 JPR**”);
2. The Sub-Lease Agreement shall be terminated on the same day as the completion date of the sale of 17 JPR to the Purchaser (the “**Effective Termination Date**”);
3. SSH shall compensate Acma the sum of S\$1,330,000 being the full and final settlement for the termination of the Sub-Lease Agreement.

With regard to 19 JPR, Acma has on 3 April 2023 signed a Term Sheet with SSH setting out, inter alia, the principal terms of the Fresh Sub-lease Agreement which are as follows: -

1. The term of the Fresh Sub-lease Agreement shall be for the period from the date where Acma moves into 19 JPR up to 30 May 2027;
2. Subject to JTC’s consent, SSH shall sub-lease to Acma premises being part of 19 JPR and containing a land area of approximately 3,716 sq metres together with a building thereon;
3. The annual rent payable by Acma to SSH pursuant to the Fresh Sub-lease Agreement shall be S\$105,192 in addition to a proportionate share of JTC land rental and property tax.

The carrying value of the Group’s and the Company’s leasehold land (which is a right-of-use asset) and leasehold improvements in respect of 17 JPR as at 31 December 2022 is S\$1,125,000. The corresponding lease liability in respect of 17 JPR as at 31 December 2022 is S\$ 662,000. The residual balances of the carrying value of the leasehold land and improvements as well as the corresponding lease liability in respect of 17 JPR on the Effective Termination Date will be written-off as a result of the early termination of the Sub-lease Agreement.

By Order of the Board
Chou Kong Seng
Chief Financial Officer
3 April 2023