

## GRP LIMITED

(Company Registration Number 197701449C)  
(Incorporated in the Republic of Singapore)

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### ACQUISITION OF SUBSIDIARY – VDH LAND SDN. BHD.

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#### 1. INTRODUCTION

The Board of Directors ("**Board**") of GRP Limited ("**Company**") and together with its subsidiaries, the "**Group**") wishes to announce that GRP Projects Pte Ltd ("**GRP Projects**"), a wholly-owned indirect subsidiary of the Company has signed a Share Sale and Purchase Agreement with Ms Fong Peg Hong, Mr Kwan Chee Seng, Ms Kwan Yu Wen and Ms Elissa Kwan Ru Hui ("**Shareholders**") to acquire 100% interest in VDH Land Sdn. Bhd. ("**VDH**") at purchase price of RM3,800,114 (the "**Acquisition**").

#### 2. ABOUT VDH

VDH is a company originally set up for the acquisition of property held under Pajakan Negeri 150870, Lot 2149N, Bandar Ipoh (U), Daerah Kinta, Negeri Perak ("**Plot 1**") in April 2018. Plot 1 having an area of approximately 1,115.413 square meters and was acquired for RM3,791,152 including legal fees, stamp duties and the purchase price.

VDH was incorporated in Malaysia on 20 December 2017, having its registered address at Suite 21.02, Level 21, Centrepoint South, Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur, Malaysia. As at the date of this announcement, VDH has an issued and paid-up capital of RM8.00 comprising of eight ordinary shares. Ms Fong Peg Hong holds five ordinary shares whilst Mr Kwan Chee Seng, Ms Kwan Yu Wen and Ms Elissa Kwan Ru Hui each holds one ordinary share in VDH.

#### 3. PURPOSE OF THE ACQUISITION

At the time of acquisition of Plot 1 by the Shareholders, the size of the plot was deemed too small for any substantial development. However, two pieces of land adjacent to Plot 1 (the "**Adjacent Plots**") came up for sale and on 6 December 2018, VDH signed a letter of intent to purchase Lots 2147N and 2148N, Bandar Ipoh (U), Daerah Kinta, Negeri Perak, held under Pajakan Negeri 151757 and 151758 respectively, from the land owner, the Perak Hainan Association.

Together, Plot 1 and the Adjacent Plots (the "**Amalgamated Plot**") form a total area of approximately 3,600 square meters, making the Amalgamated Plot commercially viable for development. Through the Acquisition, the Group will be able to add the Amalgamated Plot to its land bank for future development into a hotel, offices, medical suites as well as retail space. The development will have a plot ratio of 6 and a maximum height of above mean sea level 195 meters, which is in line with Ipoh city draft Plan 2020. With these, the Amalgamated Plot will have a total allowable gross floor area of 21,600 square meters.

The Acquisition price of RM3,800,114 is at cost which comprises the purchase consideration paid for Plot 1 as well as the related legal, stamp duties and corporate secretarial costs.

#### 4. SOURCE OF FUNDS FOR THE ACQUISITION

The Acquisition price will be funded through internal resources, and the Acquisition is not expected to have any material effect on earnings per share or net tangible assets per share of the Group for the financial year ending 30 June 2019. The Acquisition price of RM3,800,114 is about 1.63% of the Group's net tangible assets as at 30 June 2018.

## **5. INTERESTS OF DIRECTORS AND CONTROLLING SHAREOLDERS**

Mr Kwan Chee Seng is a director and controlling shareholder of GRP Limited. Ms Fong Peg Hong is the spouse of Mr Kwan Chee Seng; and Ms Kwan Yu Wen and Ms Elissa Kwan Ru Hui are daughters of Mr Kwan Chee Seng.

Save as disclosed above, none of the Directors or controlling shareholders of the Company has any interest direct or indirect, in the Share Sale and Purchase Agreement, other than through their respective shareholdings (if any) in the Company.

### **BY ORDER OF THE BOARD**

Teo Tong How  
Independent Director and Chairman  
17 December 2018