



APAC Realty Limited
(Company Registration No. 201319080C)
(Incorporated in Singapore on 15 July 2013)

SUBSCRIPTION OF SHARES IN SOREAL PROP PTE. LTD.

Introduction

The board of directors ("**Board**") of APAC Realty Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that on 19 August 2020, the Company's wholly-owned subsidiary, Electronic Realty Associates Pte. Ltd. ("**EPL**") has subscribed for 605,175 ordinary shares ("**Subscription**", in the enlarged share capital of SoReal Prop Pte. Ltd. ("**SoReal**") for a total consideration of S\$605,175.00 ("**Consideration**").

Upon completion of the Subscription, EPL's equity interests in SoReal will increase from 28.667% to 31.692% and SoReal will remain an associated company of the Company. Propnex Realty Pte. Ltd. ("**PN**"), H Investment Pte. Ltd. ("**Huttons**") and SEAA Service Pte. Ltd. ("**SEAA**"), have also subscribed, in aggregate, 1,294,825 ordinary shares, representing, in aggregate, 64.741% of the enlarged share capital of SoReal.

Information on SoReal

SoReal is a company incorporated in Singapore on 3 April 2017, has an issued and paid-up share capital of S\$100,000.00 comprising 100,000 ordinary shares prior to the Subscription. Its share capital was enlarged to \$2,000,000.00 by issuing 1,900,000 new ordinary shares at \$1.00 each. SoReal is an online property platform for salespersons and consumers, and immediately prior to the Subscription, is jointly owned by EPL (28.667%), PN (28.666%), Huttons (28.667%), SEAA (10%) and Jeremiah Ng (4%).

On 8 June 2020, EPL acquired shares in SoReal from SEAA, such that EPL's equity interests in SoReal increased from 15% to 28.667% under a share and purchase agreement with the SEAA. Please refer to our announcement dated 8 June 2020 for further information which is available at the website of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") at URL <https://www.sgx.com/securities/company-announcements>.

Consideration

The Consideration will be paid by capitalising \$605,175.00 from the existing loan extended by EPL. As at 30 June 2020, SoReal was at net liability of \$1,483,860.76. Assuming that the Subscription was in effect on 30 June 2020, SoReal would be in net asset position of \$416,139.24.

Relative Figures under Rule 1006 of the Listing Manual

As the relative figures computed on the bases set out under Rule 1006 of the listing manual ("**Listing Manual**") of the SGX-ST do not exceed 5%, the Acquisition is considered a "Non-Discloseable Transaction" under Rule 1008 of the Listing Manual.

Financial Effects

The Acquisition is not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 December 2020.

Interests of Directors and Controlling Shareholders

None of the directors or controlling shareholders of the Company has any interest, direct or indirect, in the Subscription, save for their interests by virtue of their shareholdings and/or directorships, as the case may be, in the Group.

BY ORDER OF THE BOARD

Chua Khee Hak
Executive Chairman and Chief Executive Officer
21 August 2020