

ACQUISITION OF TRAVELODGE DOCKLANDS IN MELBOURNE, AUSTRALIA

Introduction

The Board of Directors of Sing Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that the Company has entered into a conditional Property Sale Agreement (the “**Agreement**”) today with GL InvestmentCo Melbourne Pty Ltd (the “**Vendor**”) to acquire a hotel known as Travelodge Docklands in Melbourne, Australia (the “**Hotel**”, and the acquisition of the Hotel, the “**Acquisition**”).

Information on the Property

Travelodge Docklands is a freehold, 14-storey hotel located at 66 Aurora Lane, Docklands, Melbourne. It was opened in February 2010 and operates as a limited service hotel. The Hotel comprises 291 guestrooms, lobby, a food and beverage outlet, meeting rooms, a business centre, guest laundry and other amenities.

Travelodge Docklands is in the immediate vicinity of the Southern Cross Railway Station. It is within minutes’ walk to the Etihad Stadium, a 53,000-seat all-purpose stadium, the Melbourne Convention & Exhibition Centre and Crown Casino. It is near to many corporate offices such as those of Medibank, Commonwealth Bank of Australia, Marsh Mercer, KPMG and the Australian Taxation Office.

Information on the Hotel Lease

The Hotel is currently leased to Medina Property Services Pty Limited (the “**Lessee**”) on a long term basis. The Lessee is part of the TFE Hotels group, one of Australia’s largest hotel companies which operates hotels across Australia, New Zealand and Europe.

On completion of the Acquisition, the existing hotel lease agreement with the Lessee (the “**Hotel Lease**”) will continue to be in effect and all rights and obligations under the Hotel Lease will be transferred to the new legal owner of the Hotel (i.e. Company or its nominee). The Hotel will continue to operate under the Travelodge brand after the Acquisition.

Consideration and Principal Terms of Acquisition

The purchase consideration payable to the Vendor in cash under the Agreement is AUD 107.0 million and is subject to usual post-completion adjustments (the “**Purchase Consideration**”). The Purchase Consideration was arrived at on a willing-buyer, willing-seller basis after taking into account the location and potential of the Hotel, the prevailing market conditions and the redevelopment plan for the Docklands precinct.

A deposit of AUD 5.35 million, representing 5% of the Purchase Consideration, was paid on signing the Agreement. The balance of the Purchase Consideration shall be paid on completion of the Acquisition.

The Acquisition is conditional upon the Company obtaining a statement from the Treasurer of the Commonwealth of Australia by 31 January 2017, confirming that there is no objection to the Company's acquisition of the Hotel under the Foreign Acquisitions and Takeovers Act 1975 (Cth) of Australia.

Rationale for the Acquisition

The Group's core business is property development and investment. The Acquisition is an opportunity for the Company to expand its core business and diversify its portfolio. The Hotel will be the Company's first hospitality asset, as well as its first foray into the Australian property market. Income from the Hotel will provide a stable stream of recurring income to the Company and contribute to its sustainable growth.

Sources of Funds

The Acquisition will be funded by the Group's internal resources and bank borrowings.

Incorporation of New Subsidiary

In conjunction with the Acquisition, the Company has incorporated a wholly-owned subsidiary in Singapore (the "**Subsidiary**"). Details of the Subsidiary are as follows:

Name of company	:	Sing Holdings (Docklands) Pte. Ltd.
Principal activity	:	Investment holding
Date of incorporation	:	5 October 2016
Issued and paid-up share capital	:	S\$100/- comprising 100 ordinary shares

Financial Effects

The Acquisition is not expected to have a material impact on the consolidated net tangible assets per share and consolidated earnings per share of the Company for the financial year ending 31 December 2016.

Interests of Directors and Controlling Shareholders

None of the Directors or controlling shareholders of the Company is deemed to have any interest, direct or indirect, in the above transaction, other than through their shareholding interests in the Company.

Caution in Trading

Shareholders and potential investors of the Company are advised to exercise caution in the trading of their shares in the Company. There is no certainty or assurance as at the date of this announcement that the Acquisition will be completed or that no changes will be made to the terms thereof. The Company will make further announcements on the Acquisition as appropriate or when there are further developments on the same.

BY ORDER OF THE BOARD
SING HOLDINGS LIMITED

Lee Sze Hao
Chief Executive Officer

17 October 2016