

**SHS Holdings Ltd**  
**(formerly known as See Hup Seng Limited)**

(Incorporated in the Republic of Singapore)  
(Company Registration No. 197502208Z)

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**EXTENSION OF LEASE IN RESPECT OF THE HETAT PROPERTY**

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**1. Introduction**

The Board of Directors (the “**Board**”) of SHS Holdings Ltd. (the “**Company**”, and together with its subsidiaries, the “**Group**”) refers to the Company’s announcements dated 12 September 2013, 13 September 2013, 3 December 2013, 7 December 2013, 16 December 2013, 2 January 2014, 3 January 2014 and 23 January 2014 (collectively, the “**Previous Announcements**”) and the circular to shareholders of the Company dated 16 December 2013 (the “**Circular**”) in relation to the acquisition by the Company of the entire issued and paid-up share capital of Hetat Holdings (the “**Acquisition**”).

Unless otherwise defined herein, all capitalised terms used in this announcement shall bear the same meanings and construction as ascribed to them in the Circular.

Further to the Previous Announcements, the Board wishes to announce that Hetat Holdings, a wholly-owned subsidiary of the Company, has accepted an offer (the “**Offer**”) from JTC dated 5 November 2014 (the “**Offer Date**”) granting an extension of the lease in respect of the Hetat Property for a further term of 15 years and 1 month from 1 September 2019 (the “**Extension Term**”, and such extension, the “**Lease Extension**”).

**2. Investment Criteria and Material Terms**

Pursuant to the Offer, Hetat Holdings is required to satisfy certain investment criteria (the “**Investment criteria**”), including but not limited to (i) investment in plant and machinery, within three (3) years from the Offer Date, amounting to an aggregate of S\$5,503,421.00 (the “**Investment**”) and (ii) development of the Hetat Property to a minimum gross floor area at the gross plot ratio of not less than 0.92 but not more than 1.40 (the “**Development**”). The Investment and Development will be funded through internal resource and/or bank borrowings.

Hetat Holdings is required to perform certain obligations, including but not limited to the following:

- (a) the development of the Hetat Property in accordance with the proposal submitted;
- (b) the entry into an agreement to lease and a variation of lease/ supplemental deed with JTC to update the existing covenants, terms, conditions and stipulations of the existing lease so that they will be the same as those which will be applicable to the Extension Term; and
- (c) the use of the Hetat Property for engineering, fabrication and project management for steel/ glass/ aluminium contracts and building construction works only.

**3. Annual Rent**

The rent for the Extension Term shall be at an initial rate based on the market rent prevailing on or about the commencement of the Extension Term as determined by JTC, subject to revision on

1 September of every year to market rate. The increase, if any, shall not exceed 5.5% of the rent for each immediate preceding year.

**4. Interests of Directors and Controlling Shareholders**

None of the directors or controlling shareholders of the Company has any interest, direct or indirect, in the Lease Extension (other than through their shareholdings in the Company).

**5. Documents for Inspection**

A copy of the letter offer from the JTC is available for inspection during normal business hours at the registered office of the Company at 81 Tuas South Street 5, Singapore 637651 for a period of three (3) months commencing from the date of this announcement.

**BY ORDER OF THE BOARD**

Goh Koon Seng  
Executive Director  
26 November 2014