

HC SURGICAL SPECIALISTS LIMITED

Incorporated in the Republic of Singapore

Registration No. 201533429G

INTERESTED PERSON TRANSACTION – UPDATE TO THE TENANCY AGREEMENT ENTERED INTO WITH CH HILLFORD INVESTMENTS PTE. LTD. ("CHHI")

Unless otherwise defined, all terms and references used herein shall bear the same meanings as ascribed to them in our announcement dated 8 December 2016 (the "Announcement").

The Board of Directors ("**Board**") of HC Surgical Specialists Limited (the "**Company**") refers to the Announcement in relation to the entry by HCHF, into the Tenancy Agreement in respect of the Premise with CHHI.

Further to discussions between HCHF and CHHI, after taking into consideration the Valuation Report and observable current downward trends in rental rates, HCHF and CHHI have today entered into an addendum to the Tenancy Agreement to adjust the rental rate of the Premises to reflect the prevailing market rent. Pursuant to the revised terms of the tenancy, upon the expiration of the rent free period on 22 December 2016, the rental for the Premise will be at a monthly rate of S\$5,500, instead of S\$7,200. In addition, the addendum provides for an adjustment mechanism to further review the rental rate of the Premise every 12 month period and adjusted with the agreement of HCHF and CHHI with reference to the trend and prevailing market rental rates. The adjustments, if any, will be supported by independent valuation.

Save for the above, all other terms in the Tenancy Agreement remain unchanged.

Accordingly, the revised value of all IPTs conducted during FY2017 (excluding the IPTs as disclosed in pages 125 to 130 of the offer document dated 25 October 2016) is as follows:

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions under S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions under S\$100,000)
CHHI ⁽¹⁾	S\$195,516	-

Note:

- (1) CHHI is 50% owned by HSM and 50% owned by CKH. As such CHHI is the associate of each HSM and CKH.

None of the other Directors or substantial shareholders of the Company has any interest, direct or indirect, in the addendum to Tenancy Agreement, save for their shareholdings in the Company.

Copies of the Tenancy Agreement together with the addendum are available for inspection during normal business hours at the registered office of the Company for a period of three (3) months from the date of this announcement.

By Order of the Board

Dr. Heah Sieu Min
Executive Director and Chief Executive Officer

13 December 2016

HC Surgical Specialists Limited (the "**Company**") was listed on Catalist of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") on 3 November 2016. The initial public offering of the Company was sponsored by PrimePartners Corporate Finance Pte. Ltd.

This announcement has been prepared by the Company and its contents have been reviewed by the Company's continuing sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"), for compliance with the Singapore Exchange Securities Trading Limited ("**SGX-ST**") Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made, or reports contained in this announcement.

The contact person for the Sponsor is Mr Thomas Lam, Associate Director, Continuing Sponsorship, at 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, telephone (65) 6229 8088.