

## **HC SURGICAL SPECIALISTS LIMITED**

Incorporated in the Republic of Singapore

Registration No. 201533429G

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## **INTERESTED PERSON TRANSACTION – RENEWAL OF TENANCY AGREEMENT WITH CHEE AND HEAH SURGICAL ASSOCIATES PTE. LTD. (“CHSA”)**

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### **1. INTRODUCTION**

The Board of Directors (the “**Board**”) of HC Surgical Specialists Limited (“the **Company**”) and together with its subsidiaries and associated company, the “**Group**”) wishes to announce that its wholly-owned subsidiary, Heah Sieu Min (Mt E) Pte. Ltd. (“**HME**”) has on 10 January 2020 renewed its tenancy agreement (the “**Tenancy Agreement**”) with CHSA. Pursuant to the Tenancy Agreement, CHSA will lease approximately half of the entire clinic space at 3 Mount Elizabeth #12-06 Mount Elizabeth Hospital Singapore 228510 (the “**Premises**”) to HME for a term of three (3) years.

CHSA is 50% owned by Dr. Heah Sieu Min (“**HSM**”), the Executive Director and Chief Executive Officer, of the Company. As at the date of signing the Tenancy Agreement, HSM is also the controlling shareholder of the Company with a direct interest in 42.27% of the Company’s shares.

Accordingly, the Tenancy Agreement would constitute an Interested Person Transaction (“**IPT**”) under Chapter 9 of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) Listing Manual Section B: Rules of Catalist (“**Catalist Rules**”).

### **2. TENANCY AGREEMENT AS IPT AND RULE 916(1) OF THE CATALIST RULES**

The existing tenancy agreement between HME and CHSA for the Premises is for a period of three years from 1 January 2017 to 31 December 2019, at a rental rate of S\$13,500 per month.

The rental for the Premises payable for the duration of the renewed lease is S\$479,052, representing approximately 3.42% of the Group’s latest audited net tangible assets (“**NTA**”). The latest audited NTA as at 31 May 2019 was S\$14,009,000.

The renewed lease is for a period not exceeding 3 years, with an effective commencement date of 1 January 2020 and the terms of the Tenancy Agreement are supported by an independent valuation report dated 9 December 2019 from Premas Valuers & Property Consultants Pte Ltd (“**Valuation Report**”).

Accordingly, the Tenancy Agreement and the lease thereunder will not require the approval of the shareholders of the Company as it is exempted under Catalist Rule 916(1).

### 3. DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premises occupied by HME is approximately half of the total floor area of 1,195 square feet. The rental is arrived based on the Valuation Report.

### 4. RATIONALE FOR THE TENANCY AGREEMENT

The Premises is located in the Orchard area and is one of the largest private healthcare centres in Singapore.

HME has been operating in the Premises under the name of “Heah Colorectal Endoscopy & Piles Centre”. It will continue its operations in the Premises following the renewal of the Tenancy Agreement.

### 5. CURRENT TOTAL VALUE OF IPTS

The current value of all IPTs, excluding any transaction below S\$100,000, with HSM and his associates for the financial year ending 31 May 2020 (“FY2020”) is S\$237,435.

The current value of all IPTs for FY2020, excluding any transaction below S\$100,000, is as follows:-

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than 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 less than S\$100,000)
Heah Sieu Min (RVP) Pte. Ltd. (“RVP”) <sup>(1)</sup>	S\$48,000	-
CHSA <sup>(2)</sup>	S\$161,035	-
CH Hillford Investments Pte. Ltd. (“CHHI”) <sup>(3)</sup>	S\$56,800	-

Farrer Park Holdings Pte. Ltd. (“FPH”) <sup>(4)</sup>	S\$35,000	-
Total	S\$300,835	-

Notes:

- (1) RVP is 100% owned by HSM. As such, RVP is the associate of HSM.
- (2) CHSA is 50% owned by HSM. As such, CHSA is the associate of HSM.
- (3) CHHI is 50% owned by HSM and 50% owned by Dr. Chia Kok Hoong (“CKH”), the Executive Director and Medical Director, of the Company. As such, CHHI is an associate of each of HSM and CKH.
- (4) FPH is 100% owned by CKH. As such, FPH is the associate of CKH.

## 6. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

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

## 7. DOCUMENTS FOR INSPECTION

Copies of the Tenancy Agreement and the Valuation Report 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

Date: 10 January 2020

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## About HC Surgical Specialists Limited

HC Surgical Specialists Limited (the “Company”) was incorporated on 1 September 2015 in Singapore and listed on Catalist of the Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 3 November 2016. The Company and its subsidiaries are a medical services group primarily engaged in the provision of endoscopic procedures, including gastroscopies and colonoscopies, and general surgery services with a focus on colorectal procedures across a network of 16 clinics located throughout Singapore.

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This announcement has been prepared by the Company and reviewed by the Company's sponsor, Novus Corporate Finance Pte. Ltd. (the "Sponsor") in compliance with the Rule 226(2)(b) of the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing Manual Section B: Rules of Catalyst.

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

The contact person for the Sponsor is Mr Pong Chen Yih, Chief Operating Officer, at 9 Raffles Place, #17-05 Republic Plaza Tower 1, Singapore 048619, telephone (65) 6950 2188.