



SALE OF PROPERTY OF A SUBSIDIARY

1. INTRODUCTION

The Board of Directors of Stamford Land Corporation Ltd (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that SLC Campsie Pty Ltd (“**SLC Campsie**”), a wholly-owned subsidiary of the Company, has entered into an option agreement (“**Option**”) with an Australian real estate fund (the “**Purchaser**”) in relation to the sale of SLC Campsie’s freehold property situated at 6-26 Grove Street and 64 Constitution Road, Dulwich Hill, New South Wales (the “**Property**”) for a consideration of A\$51 million (the “**Offer Fee**”) (the “**Disposal**”).

2. OFFER FEE

The Offer Fee was arrived at on a willing-buyer and willing-seller basis, taking into account current market conditions. The Offer Fee will be satisfied in the following manner:

- (i) the Purchaser has paid a deposit (“**Initial Deposit**”) of A\$5.1 million (10% of the Offer Fee); and
- (ii) A\$45.9 million (90% of the Offer Fee) shall be paid upon completion of the Disposal, which is expected on or before end February 2015.

3. RATIONALE

The net book value of the Property as at 30 November 2014 was approximately A\$28.1 million. The Disposal is expected to result in an after-tax gain of approximately A\$15.7 million for the financial year ending 31 March 2015.

The Disposal is attractive given the current property market conditions in Australia. It represents an immediate crystallization of returns not dissimilar to development margins without related development risks.

The Directors have carefully considered these factors and are of the view that it is in the best interests of the Company to enter into the Option.

4. DISCLOSEABLE TRANSACTION

Based on the latest announced unaudited consolidated financial information of the Group for the six-month period ended 30 September 2014, the relative figures for the Disposal, as computed on the bases set out in Rule 1006 of the listing manual of the Singapore Exchange Securities Trading Limited (“**Listing Manual**”), are as follows:

- (a) The net asset value (“**NAV**”) of the Property to be disposed of, 6.82% compared with the Group’s NAV

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| (b) | The net profits attributable to the assets to be disposed of, compared with the Group's net profits | 0.29% |
| (c) | The aggregate value of the consideration received, compared with the Company's market capitalization
(based on weighted average price of 53.5 Singapore cents/share and exchange rate of A\$1:S\$1.07401 as at 24 December 2014) | 11.85% |
| (d) | The number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue | Not applicable |

As the relative figures under Rules 1006(a) and (c) exceed 5% but does not exceed 20%, the Disposal constitutes a "Discloseable Transaction" as defined in Chapter 10 of the Listing Manual. Accordingly, the Company's shareholders' approval is not required for the Disposal.

5. FINANCIAL EFFECTS

For illustrative purposes only, assuming the transaction had been completed and the gain recognized during the last financial year ended 31 March 2014 ("FY2014"):-

- (i) the Company's net tangible assets per share would have increased by 1.95 Singapore cents per share, for FY2014; and
- (ii) the Company's earnings per share would have increased by 1.95 Singapore cents per share, for FY2014.

6. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

As far as the Company is aware, no Director or Controlling Shareholder of the Company has any interest, direct or indirect, in the Disposal.

7. DOCUMENT(S) AVAILABLE FOR INSPECTION

A copy of the option agreement is available for inspection during normal business hours at the registered office of the Company at 200 Cantonment Road #09-01 Southpoint, Singapore 089763 for three months commencing from the date of this announcement.

BY ORDER OF THE BOARD

TEO LAY ENG
COMPANY SECRETARY
26 December 2014