

RESPONSE TO SGX-ST QUERIES ON THE PROPOSED DISPOSAL OF THE PROPERTY AT LOTS 3, 4, 15 AND 16 OF TA DARDIS ADDITION ASSESSOR PARCEL NUMBER 10-8303-000 LOCATED IN THE CITY OF DUNN, NORTH DAKOTA 58640, 637 BERNIE STREET, KILLDEER

*Unless otherwise defined or the context otherwise requires, all terms used herein shall have the same meaning as defined in the announcement dated 16 August 2019 (“**Announcement**”).*

The Board of Directors (the “**Board**” or “**Directors**”) of Sinjia Land Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to set out its responses to the queries raised by the Singapore Exchange Regulation on 21 August 2019 in relation to the announcement on 16 August 2019 with respect to the disposal of the Property.

Query 1

Please disclose the shareholding structure of Trinity Investments LLC (the “Buyer”) and provide confirmation as to whether any of the Directors, Controlling Shareholders or substantial shareholders of the Buyer, or their associates, have any relationships (past or present), with the Company and/or its subsidiaries, directors, controlling shareholders or substantial shareholders.

Company response

Based on their understanding from information disclosed by the broker, the Directors believe that the Buyer is a private equity fund and requests for further details has been made.

The Directors confirm that, based on information available to them, none of directors, controlling Shareholders or substantial shareholders of the Buyer, or their associates, have any relationships (past or present), with the Company and/or its subsidiaries, directors, controlling shareholders or substantial shareholders.

The Company will make further announcements in reply to Query 1 once further details are known.

Query 2

Please disclose the circumstances under which the Company was introduced to the US broker and the Buyer.

Company response

The introduction of the US broker is through the Company’s lawyer, Fredrikson & Byron, P.A when the company decide to sell the property. As for the Buyer, Trinity Investments LLC it is sourced by the appointed US broker, Ms Diane Duchscher from Home and Land Company.

Query 3

It was noted that the Company had not conducted a valuation for the purposes of the Proposed Disposal. Please clarify the reasons for not doing so.

Company response

As disclosed in the Announcement, whilst a valuation was conducted in January 2018, the Company has been in search for potential buyers and has sought the assistance of property agents with respect to the Proposed Disposal since May 2018. In addition, in May 2019, at the suggestion of the broker

the asking price for the Property was lowered. Finally a buyer was found in August 2019. No updated valuation has been conducted as the Directors are of the view that after the long time taken to sell the Property, the consideration represents a realistic opportunity to dispose of the Property taking into account the market conditions.

Query 4

How was the disposal consideration arrived at?

Company response

The Company has been trying to find buyers since May 2018. If not for the lower list price of US\$1.2 million (at the suggestion of the broker) which took place with effect from May 2019, the Company may still be unable to sell the Property. Accordingly the disposal consideration was arrived at on a willing-buyer willing-seller basis, after arm's length negotiations and taking into consideration the market conditions.

DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this announcement constitutes full and true disclosure of all material facts about the Proposed Disposal, the Property, the Agreement, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this announcement misleading. Where information in the announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in the announcement in its proper form and context.

By Order of the Board

Cheong Weixiong
Group Chief Executive Officer and Executive Director
28 August 2019

This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor ("Sponsor"), Asian Corporate Advisors Pte. Ltd., for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("Exchange"). The Company's Sponsor has not independently verified the contents of this announcement including the correctness of any of the figures used, statements or opinions made.

This announcement has not been examined or approved by the Exchange and the Exchange 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 Liao H.K.
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