



## Q & M DENTAL GROUP (SINGAPORE) LIMITED

(Company Registration Number 200800507R)

(Incorporated in the Republic of Singapore)

---

### ACQUISITION OF BLOCK 130 JURONG GATEWAY ROAD, #01-213, #01-215 AND #01-217, SINGAPORE 600131

---

#### 1. INTRODUCTION

The Board of Directors (the "**Board**") of Q & M Dental Group (Singapore) Limited (the "**Company**") and together with its subsidiaries, the "**Group**") wishes to announce that, Q & M Dental Centre Pte Ltd ("**QMDC**"), a wholly owned subsidiary of the Company, has on 21 February 2014, exercised an option to purchase (the "**Option**") the premises located at Block 130 Jurong Gateway Road, #01-213, #01-215 and #01-217, Singapore 600131 (the "**Property**") from United Overseas Bank Limited (the "**Vendor**").

#### 2. INFORMATION ON THE PROPERTY

- 2.1 The Property consists of three (3) adjoining HDB shop units, Strata Lot (All of Mukim 5) U43054P, U43055T and U43056A.
- 2.2 Part of the ground floor of #01-213 is currently used as an ATM Autolobby Space and will be leased out to the Vendor for a further 3 years.

#### 3. THE PURCHASE CONSIDERATION

- 3.1 The purchase consideration payable by QMDC to the Vendor is S\$12,150,000 (the "**Purchase Consideration**") exclusive of goods and services tax (GST). The Purchase Consideration was arrived at based on arm's length negotiations between the parties after taking into account the prevailing market conditions and the open market value of the Property.
- 3.2 According to a valuation report (the "**Valuation Report**"), issued by Collier International Consultancy & Valuation (Singapore) Pte Ltd (the "**Valuer**"), which was commissioned by the Company, as at 27 January 2014, the market value of the Property was S\$13,000,000.

In formulating their opinion on the market value of the Property, the Valuer adopted the direct comparison method. In adopting this approach, the Valuer took into account recent sales of comparable properties in the vicinity/comparable localities. Adjustments were made for differences in location, tenure, age, size, condition, traffic flow and catchment, standard of finishes, date of sale, amongst other factors, before arriving at the value of the Property.

- 3.3 The Purchase Consideration will be satisfied in cash, funded by the Company's internal funds as well as bank borrowings.

#### 4. RATIONALE FOR THE ACQUISITION

The Directors are of the view that the Acquisition is in the best interests of the Company and its shareholders as:-

- (a) The Acquisition is a strategic opportunity to enable the Group to add another permanent location for the operation of a dental centre in the vibrant Jurong East Central, 1 of the 4 regional centres in Singapore; and
- (b) The Group is paying a Purchase Consideration that is below the market value as valued by the Valuers.

#### 5. RELATIVE FIGURES UNDER CHAPTER 10 OF THE LISTING MANUAL

This Acquisition constitutes a non-discloseable transaction under Rule 1008 of the Listing Manual.

#### 6. OTHERS

- 6.1 Completion of the Acquisition is subject to, *inter alia*, QMDC receiving any requisite approvals from HDB and other relevant statutory authorities.
- 6.2 Completion of the Acquisition shall take place within 16 weeks from the date of the exercise of the Option by QMDC or three (3) weeks from the date of the Purchase's receipt confirmation from HDB with regards to the final and unconditional approval for the Acquisition, whichever is later.

By Order of the Board  
**Q & M Dental Group (Singapore) Limited**

Dr. Ng Chin Siau  
Group Chief Executive Officer  
3 March 2014

---

#### **About Q & M Dental Group (全民牙医集团(新加坡)有限公司)**

Q & M Dental Group [QC7.SI] is a growing private dental healthcare group in Asia. The Group operates the largest network of dental outlets in Singapore and is building its presence in the People's Republic of China ("PRC") and Malaysia.

Founded in 1996, Q & M Dental Group has built an established brand through its reputation as a reliable provider of quality dental healthcare services. In Singapore, the Group has 51 dental clinics strategically located island-wide, five dental centres and one mobile dental clinic. It also owns two dental supplies and equipment distribution companies. The Group has a team of about 180 experienced dentists, supported by about 300 clinic support staff, to provide quality service to its patient pool of more than 450,000 island-wide.

Q & M Dental Group is presently executing plans to expand its presence in the overseas markets. To-date, the Group has invested in two dental healthcare groups in the PRC that operate a total of seven dental clinics, one dental centre and a mobile dental clinic in Beijing and Nanjing cities. It operates two clinics in Shanghai. It also has operates 8 clinics in Malaysia and a dental equipment distribution company.

The Group was listed on the Main Board of the SGX-ST on 26 November 2009. For further information on Q & M Dental Group, please visit the Group's website at [www.QandMDental.com.sg](http://www.QandMDental.com.sg)

---

For more information please contact:

**Legal Counsel**

Andrew Young Tel: 6779 3432 Email: [andrew@qandm.com.sg](mailto:andrew@qandm.com.sg)