



MEMTECH INTERNATIONAL LTD.

Company Registration Number: 200312032Z

Acquisition of Land – Discloseable Transaction

The Board of Directors of Memtech International Ltd. (the “Company”) wishes to announce that the wholly-owned subsidiary of the Company, Taitech Precision Electronic (Kunshan) Co., Ltd, has purchased a piece of property situated at Jinxi Town, Kunshan City, Jiangsu Province (“the Land”) for a total consideration of RMB 28 million, equivalent to US\$4,423,381 (based on an exchange rate of US\$1:RMB6.33)

As the relative figure under Rule 1010 exceeds 5% but less than 20% of the bases set out in Rule 1006, the purchase of the Land (“the Acquisition”) constitutes a “Discloseable Transaction” as defined in Chapter 10 of the Listing Manual.

Purchase consideration	The Purchase Consideration was arrived at on a willing-buyer and willing-seller basis, after taking into account the valuation of the Land at RMB 28 million. The valuation of the land was undertaken by Kunshan Xing Yuan Real Estate Consultation and Evaluation Co, Ltd, a firm of valuers.
Land	The Land comprises industrial land measuring 46,660.8 sq. metres with two blocks of industrial buildings with built-up area of 6,090.45 sq. metres each. The tenure of the Land is 46 years ending on 16 February 2057. The Certificate of Land Title issued by the Ministry of Land and Resources of the People’s Republic of China was obtained on 22 November 2011.
Purpose	The Company intends to develop the Land for the relocation of its existing plant in Kunshan and for future expansion of its manufacturing activities.
Payment terms	<p>20% of the total consideration was paid as guarantee deposit on 15 September 2011 and will be used to settle part of the consideration for the Acquisition.</p> <p>20% of the total consideration shall be paid within three days upon obtaining the Certificate of Land Title and Land Use Right Transfer Contract.</p> <p>20% of the total consideration shall be paid within four months upon signing the Land Purchase Agreement (the Land Purchase Agreement was signed on 9 September 2011).</p> <p>30% of the total consideration shall be paid within eight months upon signing the Land Purchase Agreement.</p> <p>10% of the total consideration shall be paid within three days when the land is fully vacated, which is anticipated to be in September 2012.</p> <p>The consideration payable for the Acquisition will be fully settled in cash by internal resources.</p>

Financial Information

For illustrative purposes:

- (a) Assuming the Acquisition had been effected at the end of 2010, there would be no material impact on the consolidated net tangible assets per share of the Company for the financial year ending 31 December 2010 ("FY 2010").
- (b) Assuming the Acquisition had been effected at the beginning of 2010, there would be no material impact on the earnings per share for FY 2010.

The Acquisition is also not expected to have any material effect on the net tangible assets per share or consolidated earnings per share of the Company for the current financial year.

The relative figures computed on the bases set out in Rule 1006 of the Singapore Exchange Securities Trading Limited Listing Manual ("the Listing Manual") with respect to the Acquisition based on the latest consolidated unaudited financial statements of the Company for the financial period ended 30 September 2011 are as follows:

	Listing Rule	Bases	Relative Figures %
(a)	1006(a)	Net asset value of the assets to be disposed of compared with the net asset value of the Company	N.A.(1)
(b)	1006(b)	Net profits attributable to the assets acquired compared with the net profits of the Company	N.A.(2)
(c)	1006(c)	Aggregate value of the consideration given in respect of the Acquisition at RMB28,000,000, equivalent to US\$4,423,381 (based on an exchange rate of US\$1:RMB 6.33) compared with the market capitalization of the Company (based on the weighted average traded price of S\$0.093 on 21 November 2011, being the market day preceding the date of the Certificate of Land Title.	8%
(d)	1006(d)	Number of equity securities issued by the Company as consideration for an acquisition compared with the number of equity securities previously in issue	N.A.(3)

Notes:

- (1) This basis is not applicable to an acquisition of assets.
- (2) This basis is not applicable as there are no net profits attributable to the Land until it is developed.
- (3) This basis is not applicable as no securities will be issued as consideration.

Interest of Directors and Controlling Shareholders

None of the Directors or controlling shareholders of the Company has an interest, direct or indirect (other than through their shareholdings in the Company), in the Acquisition.

Documents for Inspection

Copies of the Land Purchase Agreement, Certificate of Land Title and the Valuation Report, may be inspected at the registered office of the Company at Block 4009 Ang Mo Kio Avenue 10 Techplace 1 #02-033 Singapore 569738 during normal business hours for three months from the date of this Announcement.

By Order of the Board

Chuang Wen Fu
Chairman
30 November 2011