

## 馬化國際4.76億售休閒農莊機構予馬化置地

（吉隆坡31日訊）馬化國際（MULPHA, 3905）建議以1億4千800萬令吉，以及償還最高3億2千800萬令吉的集團內部債務，脫售旗下獨資子公司——休閒農莊機構有限公司（LFCSB）100%股權予馬化置地（MULPHAL, 7889）。

該公司發表文告指出，馬化置地將發行可贖回可轉換優先股支付上述收購計劃。而馬化置地为馬化國際55.6%子公司。

馬化國際將脫售休閒農莊機構100%股權予馬化置地，后者將發行总值1億4千800萬令吉的優先股A支付，以及代替償還休閒農莊機構拖欠馬化國際的3億2千889萬7千658令吉的

債務，並以發行总值3億2千800萬令吉的優先股B支付，不足余款則將以現金支付。

馬化國際將為休閒農莊機構作出盈利擔保，即在2007年至2009年的3年盈利擔保達3千萬令吉。

休閒農莊機構主要是柔佛州振林山休閒農莊名勝計劃的地主與發展商，是一項占地1千722英畝的綜合產業發展計劃，包括度假房／名勝獨立式洋房、獨立式洋房空地、名勝公寓、36個洞高爾夫球場、馬術俱樂部以及其他休閒設施。它於1991年開始施工。

上述脫售計劃，主要是將馬化置地成為該公司的產業臂膀。

## **Mulpha International sold Leisure Farm to Mulpha Land for RM476 million**

Mulpha International Bhd proposed disposal of its 100% equity interest in Leisure Farm, a wholly-owned subsidiary, to Mulpha Land Berhad for a consideration of RM148 million and settlement of an indicative amount of up to RM328 million owing by Leisure Farm to Mulpha International.

According to the Company's statement, the proposed disposal was to be satisfied by the issuance Redeemable Convertible Shares. Mulpha Land Berhad is a 55.6% subsidiary of Mulpha International Bhd.

Mulpha International will dispose its 100% equity interest in Leisure Farm to Mulpha Land for RM148 million Redeemable Convertible Shares A and the settlement of an indicative amount owing by Leisure Farm to Mulpha International are to be satisfied by the issuance of 328 million Redeemable Convertible Shares B. If the amount exceeds RM328 million, the excess will be settled in cash.

Mulpha International Bhd guarantees a three-year profit of Leisure Farm amounting to RM30 million from year 2007 to 2009.

Leisure Farm is the owner and developer of 1,722 acres Leisure Farm, an exclusive masterplanned residential resort community in Gelang Patah, Johor, which comprise holiday homes/resort bungalows, vacant bungalow plots, resort apartments, a 36-hole golf course, an equestrian as well as other related recreational facilities. The development of the project was commenced in 1991.

The key objective is to transform Mulpha Land into the local property arm of the Group.