

## **BFOOD WILL PAY RM15.67MIL FOR TWO COMMERCIAL UNITS AT BERJAYA TIMES SQUARE**

By [Sharen Kaur](#) - December 22, 2021 @ 8:03pm



Berjaya Food (BFood) Bhd proposes to acquire two freehold commercial units at Berjaya Times Square (BTS) in Kuala Lumpur for RM15.67 million in cash or at RM650 per square foot.

The two units, totaling approximately 24,115 square feet, are located on Level 10 of BTS, an integrated commercial building that includes the Berjaya Times Square Hotel, business offices, retail shops, service suites, and entertainment attractions.

Berjaya Assets Bhd (BAssets), which is majority owned by Berjaya Group founder Tan Sri Vincent Tan Chee Yioun (TSVT), developed the RM1.75 billion building, which officially opened on September 29, 2003.

The two commercial units are currently leased to Berjaya Starbucks Coffee Company Sdn Bhd (BStarbucks), a wholly-owned subsidiary of BFood, according to a stock exchange filing.

BStarbucks is primarily responsible for the development and operation of the "Starbucks Coffee" cafe and retail store chain in Malaysia.

BFood stated that BStarbucks had entered into two separate sales and purchase agreements (SPAs) with Berjaya Times Square Sdn Bhd (BTS), a wholly-owned subsidiary of BAssets, for the proposed acquisition on December 22, 2021.



Berjaya Group founder Tan Sri Vincent Tan Chee Yioun. File/Photo

The filing shows that TSVT and Berjaya Corporation Bhd are major shareholders of BFood and BAssets.

TSVT also serves as the executive chairman of BTS.

His daughter, Chryseis Tan Sheik Ling, is a director of BFood, an executive director of BAssets, and the chief executive officer of BTS.

TSVT's son, Datuk Sri Robin Tan Yeong Ching, is a director of BStarbucks.

According to BFood, BTS developed the commercial units in 2003, and they have a net carrying value of about RM9.77 million as of June 30, 2021.

The proposed acquisition price was determined after taking into account the property's market value of RM15.7 million as appraised by an independent valuer, it said.

"The property will be acquired by BStarbucks on an "as is where is" basis. Currently, BStarbucks is renting the commercial units as its head office. The proposed acquisition will enable BStarbucks to own the property to mitigate any future hike in the rental cost as well as to benefit from any future appreciation in the longer term," it said.

BAssets stated in a separate filing that the proposed disposal represents an opportunity for the BAssets Group to realise its investment in the property.

"The proposed disposal will also have no material impact on the BAssets Group's earnings, net assets, or gearing. The BAssets Group, on the other hand, is expected to record a gross gain on disposal of approximately RM5.91 million from the proposed disposal," it said.

The proposed deal between BStarbucks and BAssets is expected to be completed in the first quarter of the calendar year 2022, barring any unforeseen circumstances.