TKQP
Advocates & Solicitors

Florence Goh
Consultant



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Areas of Practice
- Corporate and Commercial
- Real Estate
- Employment

Qualification/Education
- Advocate & Solicitor, Singapore, 1990
- Postgraduate Practical Law Course, National University of Singapore, 1989
- Bachelor of Laws (Hons), National University of Singapore, 1989

Appointments/Memberships
- Member, Specialist Mediator Panel (Singapore), Singapore International Mediation Centre
- Member, The Law Society of Singapore
- Member, Singapore Academy of Law

Florence's experience covers a broad spectrum of commercial transactions, including joint ventures, collaborations, and mergers and acquisitions in Singapore and across the world including Myanmar, Malaysia, Vietnam and Indonesia. Florence also handles venture capital work, asset acquisition (covering real estate, vessels, and aircrafts), asset financing, security documentation, trade financing documentation, corporate and investment restructuring, employment advisory related matters, and personal data protection matters.

Experience

- Acting in the sale of the entire share capital of a **23-year-old property holding company** valued at S$45 million. While the transaction was ongoing, there was a partial surrender of premises by the anchor tenant as well as the renewal of the anchor tenancy.
- Acting in the sale of the entire share capital of a **17-year-old property holding company** valued at S$13 million. Advised on issues relating to planning permission, redevelopment works and existing tenancies.
- Acting in a US$40 million worth joint venture collaboration between a **Singapore engineering & fabrication company** and an **Australian pre-eminent provider of port logistics/management services** to develop an offshore marine facility in Bintan, Indonesia and subsequent share transfer transaction to a subsidiary of a renowned Indonesian entity.
- Preparation of security documentation in relation to financing of commercial deals
- Acting in the sale of shares by a Vietnamese entity which owns assets and rights in numerous solar power projects and assisting in the negotiation on an EPC contract between the EPC contractor and the seller in connection with the share sale, assisting in the negotiation and review of a loan agreement in connection with the share sale.
- Acting for an **insurance company** in the drafting of novel insurance policies covering claims for COVID-19.
- Preparation and negotiation of a tripartite deal involving the creation of an irrevocable licence over land belonging to a reputable club.
- Acting for **purchaser** in connection with the complex acquisition of shares in an entity holding a private residential condominium development in the heart of Orchard Road valued at more than S$300 million.

- Acting for a **fitness gymnasium** in the preparation and negotiation of a multi-million share subscription agreement and shareholders' agreement.
- Reviewing and advising on the white paper of a cryptocurrency company.
- Assisting with the review of numerous tenancy agreements and advising on termination and surrender of lease.
- Review of service agreement of platform operators.
- Preparation of multi-million introducer agreement in relation to a prospective deal concerning a golf course.
- Reviewing and advising on the terms of a private placement memorandum in relation to a real estate fund.
- Jointly acting for **three well-established insurers** and a **technology start-up company** on the implementation of an innovative financial technology platform to enhance existing insurance products.
- Acting for **FinTech platform operators** in providing guidance on regulatory compliance issues and preparation of end user documentation.
- Acting for **one of Singapore's largest tanker owners** in the review and amendment of their US$400 million loan documentation.
- Acting for a **ship trading company** in the review of highly complex vessel financing/leasing documentation in relation to the acquisition of vessels amounting to US$30 million.
- Assisting numerous **international clients** in their ICO journey, providing legal opinions for submission to regulatory authorities and exchanges, and drafting related documentation such as AML/CFT policies, terms and conditions of token sale, and personal data protection policies.
- Acting for a **technology start-up company** in relation to its online trading platform for interbank loan swap and interbank security swap which included the drafting of the terms and conditions for website, platform operational rules and personal data protection policy.
- Advising, negotiating, and drafting agreements in respect of private share subscriptions and private placement schemes.
- Acting for a **Singapore developer** in its acquisition of a property development company worth S$300 million.
- Acting for a **Singapore company** in its acquisition of a joint venture developer company involved in the

development of a mixed-use property project worth S$352,800,000.

- Acting for a **Singapore company** in its share acquisition of a joint venture company involved in the development of a mixed used property project worth S$156 million.

Notable real estate transactions

- Acted in the S$80 million acquisition of a leasehold interest, involving complex lease renewal option arrangements.
- Acted in the acquisition of land valued above $33 million for a residential redevelopment project.
- Acting in the sale of the entire issued share capital of a company valued in excess of S$300 million, whose principal assets comprise buildings used for biomedical trades and research and development.
- Acting in the S$37 million acquisition of a commercial property spanning multiple land parcels with different land tenures.
- Acting in the S$26 million acquisition of a multi-storey car park comprised in part of a strata-titled development.
- Advising the receiver on the collective sale by tender of a multi-unit building through the disposal of its strata units.
- Assisting with the purchase, lease and financing of a S$29 million hotel operating out of a conservation bungalow.
- Assisting with the potential sale of a S$58 million hotel.
- Assisting **assignors and assignees** in their assignment, renewal and extension of leases in relation to JTC properties.
- Assisting to negotiate a complex acquisition of JTC property via mortgagee sale.
- Acting for receiver is the preparation of bespoke tender documentation for the sale of commercial units in a commercial building.
- Advising a **purchaser** on the implications on a JTC property assignment in connection with a share sale and purchase.
- Providing a comprehensive review and advice on JTC letter of offer and lease terms to a foreign entity setting up a Singapore regional centre for the manufacturing of biological pharmaceutical products.
- Assisting **one of the purchasers** in a series of back-to-back conveyances where one of the properties is

the subject of a vexatious caveat and court proceedings.

- Assisting with the purchase of commercial property held on trust where some trustees have either passed away or are mentally incapacitated.
- Assisting with the sale and purchase of residential, mixed-use and commercial conservation property valued at more than S$42 million.
- Acting for one of the purchasers in a series of back-to-back conveyances valued at S$12 million. One of the properties was the subject of a vexatious caveat and court proceedings.

Myanmar engagements

- Playing an active role in assisting **Myanmar companies** with their re-registration and restructuring exercise with the implementation of Myanmar Company Laws.
- Acting for **Myanmar National Airlines** in their aircraft acquisitions amounting to US$70 million and review of complex aviation financing/leasing documentation in relation to the financing arrangements.
- Acting for **Myanmar National Airlines** in relation to its expansion of operations into Singapore, Hong Kong, Taiwan, and China and assisting with branch set up of Myanmar National Airlines in the Asia Pacific region and liaising with foreign counsel on jurisdiction-specific requirements.
- Acting for a **Myanmar entity** in negotiations with its investor for the restoration and conservation of a national heritage monument in Myanmar known as the Secretariate with an initial project value of US$50 million.
- Acting for a **Japanese importer** in relation to regulatory controls on food manufacturing in Myanmar.
- Advising on the structuring of a group of companies for a resort development in Myanmar.
- Assisting a **Thai entity** with registration of trademark in Myanmar