

**GYP PROPERTIES LIMITED**  
(Company Registration No.: 200304719G)  
(Incorporated in the Republic of Singapore)

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**ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL**

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Pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited ("SGX-ST"), the Board of Directors (the "**Board**") of GYP Properties Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce the following acquisition and disposal that occurred during the financial year ended 30 June 2021:

**A. Acquisition of shares resulting in a company becoming a subsidiary of the issuer**

In February 2021, the Company has through its wholly owned subsidiary, GYP Real Estate Pte. Ltd., acquired 100% of the equity interest in Coffee Depot Limited ("CDL") from W Supatreats Limited. The total consideration paid was NZ\$28,000 and was arrived at on a willing-buyer, willing-seller arms' length basis. The consideration was funded by internal resources. The net asset value of CDL as at the Completion Date was approximately NZ\$53,000.

The acquisition does not have a material effect on the net tangible assets per share or earnings per share of the Group for the financial year ended 30 June 2021.

Save as disclosed above, none of the Directors of the Company has any interest, direct or indirect, in the acquisition.

**B. Any sale of shares resulting in a company ceasing to be a subsidiary of the issuer**

The Company's dormant 50% owned subsidiary, Singapore River Explorer Pte. Ltd. ("SRE"), applied to Accounting and Corporate Regulatory Authority for strike off from the register and the application was approved on 8 February 2021.

The strike off does not have a material effect on the net tangible assets per share or earnings per share of the Group for the financial year ended 30 June 2021.

Save as disclosed above, none of the Directors of the Company has any interest, direct or indirect, in the strike off.

By Order of the Board

Lee Wei Hsiung  
Company Secretary  
27 August 2021