(Company Registration No. 200415164G)
(Incorporated in Singapore)
(the "Company")

RESPONSE TO QUESTIONS FROM SHAREHOLDERS

The Board of Directors (the "**Board**") of KOP Limited (the "**Company**", and together with its subsidiaries, the "**Group**") would like to thank shareholders for submitting their questions in advance of the Company's FY2020 Annual General Meeting ("**AGM**") to be held on 28 October 2020.

The Company sets out below the questions raised by the shareholders and the Company's responses to the questions.

Query 1

Refer to page 3 of the Chairman Statement in the Annual Report for the financial year ended 31 March 2020 ("**Annual Report**"), it was stated that "For our real estate development and investment segment, we launched our high-end condominium project, Dalvey Haus, during the financial year. Sales efforts were difficult but we are pleased that we have positive market response on the units.".

"Based on the Prices of Private Residential Units Sold by Developers from URA website as of end September 2020, 2 out of 27 units of the Dalvey Haus are sold".

(i) May the Company provide the latest sale status for the 60% owned Dalvey Haus?

(ii) Given the low percentage of sales, what the Company is going to do to further improve the sale of the Dalvey Haus project?

(iii) How many percent of the development project has been completed as of current date? With the Covid-19 pandemic, will there a delay in schedule to the original completion date of the project? Is there any increase in the construction cost as a result of the pandemic?

Company's Response

(i) We are currently negotiating for the sale of some units of Dalvey Haus and will provide an update to the shareholders as and when there are any material developments.

(ii) We have launched various sale and marketing campaign to market the project, and have received positive market responses as stated in the Chairman's Statement in the Company's Annual Report. The Company will provide an update to the shareholders as and when there are any material developments.

(iii) Approximately 2% of the Dalvey Haus development project has been completed as of 30 September 2020. Despite some delays in the construction progress due to the Covid-19 pandemic, the Company still expects to complete the project by the original completion date of 31 December 2022. As a result of the Covid-19 pandemic, the Company expects construction costs to increase marginally.

Query 2

For Montigo Resorts, Nongsa, as stated on page 89 in the Annual Report, it has been 87% completed.

(i) May the Company provide additional details on the type and number of units for sale and what is the sale status?

(ii) For Montigo Resorts, Nongsa's development project, profit recognition for the project is upon completion or progressively?

Company's Response

(i) The Company currently has the following types and number of units for sale:

Type of unit	Number of units for sale
1 to 5-bedroom residence	89
2-bedroom villa	34

There was no sales recorded from the units and the Company is currently operating the units to generate income in Montigo Resorts, Nongsa.

(ii) The profit recognition from the sale will be recognised upon the handover of the units.

Query 3

Refer to page 3 of the Chairman Statement in the Annual Report, it was stated that "At Wintastar, Shanghai, we are pleased to share the good news that the first phase of the project has topped out during October 2019 and is on schedule to complete by 2021.".

(i) May the Company provide further details on the phases in Wintastar projects, its estimated timelines and what are the components that are targeted to complete in each phases.

(ii) Is there a delay in completion schedule for 1st phase of the Wintastar project which originally planned for completion in year 2020? What are the causes of delay?

(iii) When shareholders can expect the Wintastar project in Shanghai to contribute profit and revenue to the Company?

Company's Response

(i) Wintastar Shanghai will be completed in 2 phases, north and south plot. The south plot comprises of 2 blocks for hotels and a multi-purpose hall which is expected to be completed by the end of 2021. The north plot will be housing the entire integrated development and is expected to complete by the end of 2022.

(ii) The original schedule for the first phase was planned to complete by 2021. Currently, there is no delay in the completion schedule.

(iii) The Company believes that Wintastar Shanghai is expected to contribute positively to the Group in its first year of full operations.

Query 4

Refer to page 3 of the Chairman Statement in the Annual Report, it was stated that "For our real estate origination and management services segment, we have also started taking on more advisory businesses leveraging on our experiences in creating concept and positioning for real estate projects.".

(i) May the Company provide more details on what are the projects as well as any additional projects secured by the Company for this segment?

(ii) Are we expecting better performance for this segment in the coming financial year since we are getting on more advisory business?

Company's Response

(i) Currently, the Company has secured an asset enhancement project in one of the residential projects in Singapore and some consultancy contracts in China. During this Covid-19 pandemic, management will remain cautious on future prospect of origination. The Company will provide an update to the shareholders as and when there are any material developments.

(ii) The Company expects to see better performance in the real estate origination and management services segment in the coming financial year.

Query 5

May your Company consider providing the last 5 years of financial summaries and highlight in future annual reports for the benefit of shareholders to better understand the Company?

Company's Response

Thank you for the suggestion and the Company will consider disclosing the 5 years financial summaries when appropriate.

BY ORDER OF THE BOARD

Ong Chih Ching
Executive Chairman and Executive Director
27 October 2020

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*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. ("**Sponsor**"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). The Sponsor has not independently verified the contents of this announcement.*

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

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