

Kimly acquires 25% stake in popular food outlet at 925 Yishun Central 1 #01-249

- Prime location within 300 meters of the Yishun Integrated Transport Hub, Northpoint City and Yishun MRT Station with established and growing footfall
- Entrench the Group's operating rights of the popular coffeeshop property
- Part of the Group's ongoing strategy to pursue long term direct ownership of properties of the food outlets operated and managed by the Group

SINGAPORE, 26 June 2020 – SGX Catalist-listed Kimly Limited (“金味有限公司”) (“Kimly” or the “Company” and together with its subsidiaries, the “Group”) is pleased to announce that its wholly-owned subsidiary, Northstar (2001) Pte. Ltd., has acquired a 25% stake in one of its popular food outlets located at 925 Yishun Central 1 #01-249 (the “Property”) for a consideration of S\$6,057,968.73.

The Group currently leases 23 premises for its food outlets from third-party private owners (“Private Leases”) and the Property is one of Kimly's principal contributing outlets under Private Leases. The Property is a coffeeshop property with a 99-year leasehold title which commenced on 1 September 1991. Located at a prime location amongst a mature estate in the northern region of Singapore, it is within 300 meters proximity of Yishun Integrated Transport Hub, Northpoint City and Yishun MRT Station. The Property enjoys high footfall which is expected to grow in the near future due to upcoming residential developments in the vicinity. The Group has operated and managed the Property since 1 January 2001.

Kimly has observed that in recent years, long-term leasehold coffeeshop properties have become increasingly scarce in supply. By acquiring the a 25% stake in the Property, the Group is able to entrench its operating rights of the coffeeshop as the Group will be entitled to first rights of refusal in the event of lease renewal or sale of the Property. The acquisition of the 25% stake in the Property is also part of the Group's ongoing endeavours to pursue long-term direct ownership in the properties where the food outlets operated and managed by the Group are located.

The total consideration of the acquisition will be paid for entirely in cash through utilisation of internal resources of the Group.

“We are always looking for opportunities to strengthen our relationship with our cherished partners and excited to collaborate in mutually beneficial ways. The trust and rapport that we have built with our partners over the years is definitely our most valuable asset. This acquisition is a further expansion of our Outlet Investment Business which aims to grow steady recurrent rental income.”

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About Kimly Limited

Kimly Limited (“金味有限公司”) is one of the largest traditional coffeeshop operators in Singapore with more than 25 years of experience. The Group operates and manages an extensive network of 79 food outlets and 137 food stalls across the heartlands of Singapore. It also operates a Central Kitchen that supplies sauces, marinades and semi-finished food products to its food stalls, which enables it to have better control over its business processes and generate cost savings.

Its Food Retail Division comprises Mixed Vegetable Rice, Teochew Porridge, Dim Sum, Seafood “Zi Char” food stalls and a Live Seafood Restaurant. The Group recently acquired a chain of Japanese restaurants, *Tonkichi*, and a confectionery business, *Rive Gauche*.

In tandem with the growing demand for online food ordering and delivery services due to changing consumer trends, Kimly Group started to offer its Dim Sum and Seafood “Zi Char” products for online ordering through Deliveroo, Food Panda and GrabFood.

Issued for and on behalf of Kimly Limited

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This press release has been prepared by the Company and its contents have been reviewed by the Company’s sponsor, PrimePartners Corporate Finance Pte. Ltd. (the “Sponsor”) in accordance with Rules 226(2)(b) and 753(2) of the Singapore Exchange Securities Trading Limited (the “SGX-ST”) Listing Manual

Section B: Rules of Catalyst.

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

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