MIYOSHI LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration Number: 198703979K)

THE PROPOSED DISPOSAL OF PROPERTY AT TRADEHUB 21

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1. INTRODUCTION

The Board of Directors (the "**Board**") of Miyoshi Limited (the "**Company**" and together with its subsidiaries, the "**Group**"), wishes to announce that the Company has on 9 September 2026 entered into a binding letter of agreement (the "**Letter**") with Smart Digital Lock At Reddot Pte Ltd (the "**Purchaser**", together with the Company, the "**Parties**") in relation to the pursuant to which the Company has agreed to sell, and the Purchaser has agreed to purchase, the property at 26 Boon Lay Way, #01-80 Tradehub 21, Singapore 609970 (the "**Property**") at a consideration of S$1,688,000 (the "**Consideration**") (the "**Proposed Disposal**"). The Proposed Disposal shall be implemented under definitive agreements to be entered into by the Parties on the terms consistent with the Letter.

To the best of the Board's knowledge and belief, having made reasonable enquiries, the Purchaser is an independent third party and is not related to the Group, the Directors and the controlling shareholders of the Company, and their respective associates.

2. INFORMATION ON THE PROPERTY AND THE PURCHASER

2.1. Information on the Property

The building has gross floor area of 272 square metres. The 60-years lease for the leasehold building will expire on 9 December 2063. The Company currently occupied the building as its registered office. After the completion of the Proposed Disposal, the Company intends to change its registered office to 26 Boon Lay Way, #01-81 Tradehub 21, Singapore 609970.

Based on the unaudited consolidated financial statements for the half year ended 28 February 2026 ("**HY2026**"), (i) the aggregate net carrying amount of the Property was approximately S$1,374,000; and (ii) the Proposed Disposal is expected to result in a gain on disposal of approximately S$314,000, before deducting professional fees and other related expenses.

2.2. Information on the Purchaser

The information on the Purchaser was provided to the Company by the representatives of the Purchaser. In respect of such information, the Board has not conducted an independent review or verification of the accuracy and correctness of the statements and information below. The Board's responsibility is limited to the proper extraction and reproduction in the context that is being disclosed in the announcement.

The Purchaser is a private company incorporated in Republic of Singapore on 4 June 2020. The Purchaser is principally engaged in the business of manufacturing of wooden window, door and other millwork, except prefabricated wooden building structures and wholesale of general hardware. The Purchaser is currently the occupant of 1st floor of the Property.

3. RATIONALE FOR THE PROPOSED DISPOSAL

The Company believes that the Proposed Disposal is in the best interests of the Group and the Proposed Disposal will enable the Group to realise the value of the Property, improve the liquidity of the Group and optimise the utilisation of its assets and capital.

4. SALIENT TERMS OF THE LETTER

The Consideration for the Property was arrived at after arm's length negotiations and on a willing-buyer and willing-seller basis, after taking into consideration the carrying value of the Property and the current market prices of the properties in the surrounding area.

Under the Letter, the Purchaser is required to pay the Company a deposit equivalent to 1% of the Consideration, amounting to S$16,880. As at the date of this announcement, the Company has received a cheque for the deposit from the Purchaser.

5. USE OF PROCEEDS

The Company expects to utilise the net proceeds from the Proposed Disposal (after deducting professional fees and other related expenses) for general working capital requirements of the Group.

6. RELATIVE FIGURES COMPUTED PURSUANT TO RULE 1006 OF THE CATALIST RULES

6.1. Based on the latest announced unaudited consolidated financial statements of the Group for HY2026, the relative figures of the Proposed Disposal computed on the bases set out in the Rules 1006(a) to 1006(e) of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") Listing Manual (Section B: Rules of Catalist) ("**Catalist Rules**") are set out below.

Catalist Rules	Basis of Calculation	Relative Figure
1006(a)	The net asset value of the assets to be disposed of, compared with the Group's net asset value.(1) This basis is not applicable to an acquisition of assets.	5.8%(2)
1006(b)	The net profits attributable to the assets acquired or disposed of, compared with the Group's net profits.(3)	(1.9%)(4)
1006(c)	The aggregate value of the Consideration, compared with the Company's market capitalisation based on the total number of issued shares excluding treasury shares.	29.1%(5)
1006(d)	The number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue.	Not applicable(6)
1006(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the group's proved and probable reserves. This basis is applicable to a disposal of mineral, oil or gas assets by a mineral, oil and gas company, but not to an acquisition of such assets. If the reserves are not directly comparable, the SGX-ST may permit valuations to be used instead of volume or amount.	Not applicable(7)

Notes:

(1) Under Rule 1006(a) of the Catalist Rules, "net assets" means total assets less total liabilities.

(2) Based on the carrying value of the Property of approximately S$1,374,000 as at 28 February 2026 and the net asset value of the Group of approximately S$23,738,000 as at 28 February 2026.

(3) Under Rule 1002(3)(b) of the Catalist Rules, "net profits" is defined as profit or loss including discontinued operation that have not been disposed and before income tax and non-controlling interests.

(4) Based on the rental income generated by the Property of S$12,000 in HY2026, and the loss before tax of the Group of approximately S$634,000 for HY2026.

(5) Based on the total Consideration of S$1,688,000 and the market capitalisation of approximately S$5,802,000 which is determined by multiplying the volume weighted average price of S$0.005 on 2 September 2026, being the last full market day on which the shares of the Company were traded, preceding the date of the signing of the Letter, with 1,160,492,527 shares in issue (excluding treasury shares).

(6) Rule 1006(d) of the Catalist Rules is not applicable as this relates to a disposal.

(7) Rule 1006(e) of the Catalist Rules is not applicable as the Company is not a mineral, oil and gas company.

6.2. The relative figures for the Proposed Disposal calculated under Rule 1006(b) involves negative figures, Rule 1007(1) read with Practice Note 10A of the Catalist Rules shall apply. As (i) the absolute relative figure computed on the basis of each of Rule 1006(a), 1006(c) and (if applicable) 1006(e) of the Catalist Rules does not exceed 50%; and (ii) the absolute relative figure computed on the basis of Rule 1006(b) of the Catalist Rules does not exceed 10% and the Group expects to record a gain on disposal, the Proposed Disposal falls within paragraph 4.4(e) of Practice Note 10A of the Catalist Rules and the Proposed Disposal does not require the approval of the Shareholders at a general meeting.

6.3. In addition, as the relative figures calculated under Rules 1006(a) and 1006(c) of the Catalist Rules exceeds 5% but is less than 50%, the Proposed Disposal constitutes a "discloseable transaction" as defined under Chapter 10 of the Catalist Rules and does not require the approval of the Shareholders at a general meeting.

7. FINANCIAL EFFECTS OF THE PROPOSED DISPOSAL

7.1. Bases and assumptions

The following are presented for illustration purposes only and are not intended to reflect the actual future financial situation of the Group after the Proposed Disposal. The financial effects of the Proposed Disposal on the Group as set out below are based on the Group's latest audited financial statements for FY2025 and the following assumptions:

(a) the financial effect on the Group's net tangible assets ("**NTA**") attributable to the Shareholders and the NTA per Share have been computed assuming that the Proposed Disposal took place on 31 August 2025;

(b) the financial effect on the Group's net loss attributable to the Shareholders and the loss per Share ("**LPS**") have been computed assuming that the Proposed Disposal took place on 1 September 2024;

(c) the financial effects of the corporate actions which took place after 31 August 2025 have been disregarded; and

(d) the expenses in connection with the Proposed Disposal have been disregarded.

7.2. NTA per Share

	Before the Proposed Disposal	After the Proposed Disposal
NTA of the Group attributable to Shareholders (S$'000)	23,214	23,499
Total number of issued ('000)	1,160,493	1,160,493
NTA per share (S$ Cents)	2.00	2.02

7.3. Loss per Share

	Before the Proposed Disposal	After the Proposed Disposal
Net loss attributable to Shareholders (S$'000)	(3,003)	(2,801)
Weighted average number of shares ('000)	1,160,493	1,160,493
LPS (S$ Cents)	(0.26)	(0.24)

8. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHODLERS

None of the Directors or controlling Shareholders of the Company has any interest, direct or indirect, in the Proposed Disposal contemplated herein (other than in his capacity as a Director or Shareholder of the Company).

9. DIRECTOR'S SERVICE CONTRACT

No person is proposed to be appointed as a director of the Company in connection with the Proposed Disposal. Accordingly, no service contract is proposed to be entered into between the Company and any such person.

10. CAUTIONARY STATEMENT AND FURTHER ANNOUNCEMENTS

10.1. Shareholders are advised to exercise caution in trading their shares as there is no certainty or assurance as at the date of this announcement that the Proposed Disposal will proceed to Completion. In particular, the Proposed Disposal is subject to entry into the definitive agreements and conditions which may or may not be fulfilled. Shareholders and potential investors are also advised to read this announcement and any further announcements by the Company carefully, and where in doubt as to the action that they should take, they should consult their financial, tax, legal or other professional adviser(s) immediately.

10.2. The Company will continue to keep shareholders updated and make further announcement(s) as and when there are material developments.

11. CAUTIONARY STATEMENT AND FURTHER ANNOUNCEMENTS

The Directors of the Company collectively and individually accept full responsibility for the accuracy of the information given in this announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this announcement constitutes full and true disclosure of all material facts about the Proposed Disposal, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this announcement misleading. Where information in this announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this announcement in its proper form and context.

12. DOCUMENT AVAILABLE FOR INSPECTION

A copy of the Letter is available for inspection during normal business hours from 9.00 a.m. to 5.00 p.m. at the registered office of the Company at 26 Boon Lay Way, #01- 80, Tradehub 21, Singapore 609970 for a period of three (3) months from the date of this announcement.

BY ORDER OF THE BOARD
MIYOSHI LIMITED

Sin Kwong Wah Andrew
Executive Director and CEO
14 September 2026

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*This announcement has been reviewed by the Company's sponsor, SAC Capital Private Limited (the "**Sponsor**"). This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited (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.*

The contact person for the Sponsor is Ms Lee Khai Yinn (Tel: (65) 6232 3210), at 1 Robinson Road, #21-01 AIA Tower, Singapore 048542.