



A-SMART HOLDINGS LTD.

(Company Registration Number: 199902058Z)

(Incorporated in the Republic of Singapore)

**LEASE AGREEMENT FOR NEW STORE IN KUNMING, CHINA
BY AN ASSOCIATED COMPANY**

The board of directors ("**Board**" or "**Directors**") of A-Smart Holdings Ltd. ("**Company**") wishes to announce that its 10% owned associated company Sheng Siong (China) Supermarket Co., Ltd ("**associated company**") had on 31 December 2018 entered into a lease agreement with Yunnan Jingdian Real Estate Development Group Co., Ltd, for new premises at 1F Block C2, Jing Dian Twin Cities, Haiyuan Middle Rd, Gaoxin District, Kunming, China, comprising 26,640.68 square feet of retail area. The new store is expected to be operational before the end of June 2019.

The above-mentioned new store opening by the associated company is not expected to have any material impact on the Company's net tangible assets or earnings per share for the financial year ending 31 July 2019.

None of the Directors or Controlling Shareholders of the Company has any direct or indirect interests in the above transaction save for their respective shareholdings in the Company.

By Order of the Board

Lim Huan Chiang
Executive Director and Chief Executive Officer
11 February 2019