



(Company No.: 200302045G)  
(Incorporated in the Republic of Singapore)

---

**PURCHASE OF PROPERTY LOCATED AT  
8 AND 8A SIXTH AVENUE, SINGAPORE 276473**

---

The Board of Directors (“**Board**”) of BreadTalk Group Limited (“**Company**”, and together with its subsidiaries, “**Group**”) wishes to announce that the Company’s wholly-owned subsidiary, Imagine Properties Pte. Ltd. (“**Imagine Properties**”) has been granted an option to purchase (“**Option**”) the property located at 8 and 8A Sixth Avenue, Singapore 276473 (“**Property**”) by unrelated parties (“**Vendor**”). The Option shall remain valid until 4.00 p.m. on 21 June 2018 or upon request by Imagine Properties to extend for another 4 weeks, i.e. 19 July 2018 (“**Expiry Date**”) for the purpose of obtaining the approval of the Land Dealing Approval Unit (“**LDAU**”) as may be agreed between Imagine Properties and Vendor.

The Property is a 2-storey corner unit shop house with a total land area of approximately 2,451 square feet.

The purchase consideration for the Property is S\$12.5 million and is subject to Goods and Services Tax (“**GST**”) and it was arrived at on a willing-buyer willing-seller basis after arm’s length negotiations between the Company and the Vendor and after taking into consideration, inter alia, relevant enquiries and references by the Company in relation to the current market prices of properties in the surrounding area of similar size and lease tenure. The purchase of Property would be funded by internal resources.

The sale and purchase is subject to the approval of LDAU and Singapore Law Society’s Conditions of Sale 2012 (“**Conditions**”) and the terms and conditions of the Option shall prevail if they are in conflict with the Conditions. The Property is sold as an “as is where is” basis and it is subject to the Group’s solicitors receiving satisfactory replies to their legal requisitions and applications for Interpretation Plans to the various Government Departments and Land Transport Authority (Rapid Transit Systems). The Group shall pay all GST. If the Option is not exercised by the Expiry Date, the offer shall lapse and the Option Money paid shall be forfeited with parties having no claims or demands against each other.

The purchase of Property is not expected to have any material impact on the net tangible assets per share and earnings per share of the Company and the Group for the financial year ending 31 December 2018.

Save for their shareholdings in the Company, none of the Directors or controlling shareholders of the Company has any interest, directly or indirectly, in the purchase of Property.

**By Order of the Board**

Chew Kok Liang  
Company Secretary  
2 May 2018