



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

**PURCHASE OF PROPERTY LOCATED AT
22 AND 22A LORONG MAMBONG, SINGAPORE 277681**

The Board of Directors (the “**Board**”) of BreadTalk Group Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that the Company has been granted an option to purchase (“**Option**”) the property located at 22 and 22A Lorong Mambong, Singapore 277681 (“**Property**”) by an unrelated party (“**Vendor**”). The Option shall remain valid until 4.00 p.m. on 9 October 2017.

The Property is a corner freehold shop house located amidst Holland Village. The total land area is approximately 2,350 square feet.

The purchase consideration for the Property is S\$16.2 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 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 on or before 4.00 p.m. on 9 October 2017, 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 2017.

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

Shirley Tan Sey Liy
Company Secretary
26 September 2017