

**ELLEN KENSINGTON, LONDON'S NEWEST LUXURY BOUTIQUE HOTEL
OPENS EARLY SUMMER 2024**

KOP PROPERTIES (UK) Breathes Light and Life into a Fully Refurbished and Refreshed
Historic Period Property in Kensington, London.

(LONDON, 17 April 2024) KOP PROPERTIES (UK) a subsidiary of Catalist-listed, Singapore-based KOP Limited is pleased to announce the latest plans behind the opening of its second UK property this year in the Royal Borough of Kensington and Chelsea. Officially named Ellen Kensington, the beautifully refurbished luxury boutique hotel, (formerly The Burns Hotel) located in the heart of London's buzzing Earl's Court, will open its doors in early summer 2024, with reservations being taken on www.ellenkensington.com from the middle of May, 2024.

Comprising five interconnected conservation Victorian period townhouses, Ellen Kensington is in the latter phase of its complete refurbishment. Works include the total removal of all non-structural elements to the more delicate sympathetic and intricate restoration of its original features including period bannisters, wrought iron gate rails and reinstatement of the property's stunning high ceilings and bay box sash windows.

Providing hospitality consultancy and operational services, the design and conceptualisation of this remarkable property was done entirely in-house by the KOP Group whose portfolio of projects include 10 Trinity Square, and Wintastar Shanghai. The former saw the successful conversion of the landmark tower that once housed the Port of London Authority in the city of London into a first-class mixed-use scheme to include a luxury 120-bedroom hotel, spa, 37 private residences, restaurant – now a Four Seasons Hotel. The team also developed from scratch the latter, the design concept for Wintastar Shanghai – now one of the world's largest indoor ski resorts.

Montigo Resorts, the hospitality subsidiary of KOP Group will operate and manage the pet and family-friendly, Ellen Kensington. Featuring elegantly appointed bedrooms and suites, more than half of room inventory overlook the historic Barkston Gardens while the vistas on the opposite side open to borough views. Interior decors see a juxtaposition of classic English design sensibilities with subtle Chinoiserie touches scattered throughout the 105-key property.

The hotel boasts a welcoming reception and lounge, a destination bar, as well as a pan-Asian restaurant with its own private terrace. On-site facilities include a gym, wellness treatment rooms, self-operated laundry and two elevator banks traversing five floors and lower ground level. The luxury hotel will offer 24-hour in-room dining, multi-lingual concierge and ground transfers upon request.

Ellen Kensington is named in tribute to the legendary British stage actress Dame Ellen Terry, who was considered amongst the most famous leading ladies of the Victorian Era. At the height of her stage career, Dame Ellen lived at 22 Barkston Gardens, which is now marked by an English Heritage Blue Plaque. Ellen Kensington will proudly bring to life the elegance, beauty and timeless glamour of the hotel's namesake.

Set in one of London's most affluent and sought-after locations, Ellen Kensington will offer effortless access to the green open spaces of Holland Park and Kensington Gardens to the north and some of London's finest cultural institutions in South Kensington including the Natural History Museum, Victoria & Albert Museum, Royal Albert Hall and swish shopper's haven Knightsbridge. Earl's Court underground station is just steps away while London West Brompton train station and the Olympia exhibition centre are in close proximity.

Ellen Kensington is the second property in the UK market to be operated by KOP's 'Montigo Resorts' hospitality brand following the 2023 opening of the Grade II listed, 28-room English country house Montigo Resorts Somerset at Charlton House.

Ellen Kensington is located at 18-26 Barkston Gardens, London SW5 0EN, UK.

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About KOP Limited

Listed on the Catalist board of the Singapore Securities Trading Limited ("SGX-ST"), KOP Limited ("KOPL" or the "Company", together with its subsidiaries, the "Group") is a family owned Singapore based real estate development and entertainment company.

The Group has quickly built a reputation as a developer and operator of niche, iconic and award-winning projects. KOPL's property business covers areas of real estate development, investment and management services and is built on an integrated business model. It offers a comprehensive hotel management company experts providing industry know-how to its partners. Established to develop and manage an entire range of real estate assets services relating to the hospitality industry from design consultancy to property management. Its commitment to quality, innovation, people and the development of a loyal client base has cemented KOP as providing quality hotel management expertise with a strong focus on profitability and longevity.

The KOP portfolio encompasses prestigious projects worldwide, each with its own personality and purpose but share the same spirit of excellence and a relentless quest to become the best within its strata. Past and current projects include Montigo Resorts in the UK and Indonesia, Wintastar Shanghai, 10 Trinity Square London, The Ritz-Carlton Residences, Singapore and innovative residential development Hamilton Scotts which boasts the tallest ensuite elevated car porch residences in Asia, where state-of-the-art car lifts transfer the owner's cars right up to their units.

About Montigo Resorts

Montigo Resorts are places synonymous with fun-filled family getaways; upscale leisure properties located in inspiring environments. Providing the ultimate getaways for all generations. Grounded in an ethos of dedication and attention to detail, the Montigo Resorts service promises excellence today, and 'For Generations To Come'.

The Montigo Resorts portfolio includes Montigo Resorts, Nongsa in Batam, Montigo Resorts, Seminyak in Bali and Montigo Resorts, Somerset at Charlton House.