



**COSMOSTEEL HOLDINGS LIMITED**  
(Incorporated in the Republic of Singapore)  
(Company Registration Number: 200515540Z)  
(the “**Company**”)

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**FULFILMENT OF CONDITIONS PRECEDENT FOR THE PROPOSED SALE OF PROPERTY AT 90  
SECOND LOK YANG ROAD**

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*Unless otherwise defined herein, all capitalised terms and references shall bear the same meanings as defined in the Circular (as defined below).*

The Board of Directors (“**Board**”) of CosmoSteel Holdings Limited (“**Company**”, and together with its subsidiaries, the “**Group**”) refers to (i.) its announcements dated 11 June 2024, 3 September 2024 and 17 September 2024 in relation to the proposed purchase of the property at 90 Second Lok Yang Road (“**Proposed Disposal**”) pursuant to the terms of an option to purchase granted by the Company’s wholly-owned subsidiary, Kim Seng Huat Hardware Pte Ltd (“**KSH Singapore**” or the “**Vendor**”) on 3 September 2024 to Tenda Equipment & Services Pte Ltd (the “**Buyer**”); (ii.) its circular to Shareholders dated 9 January 2025 (“**Circular**”); (iii.) its announcement dated 24 January 2025 in relation to the outcome of the Company’s extraordinary general meeting held on the same date; (iv.) its announcement dated 20 March 2025 in relation to the outstanding Conditions Precedent, namely receipt of the JTC Approvals and JTC Final Approval, and the extension of time to 16 June 2025 to obtain such JTC Approvals, and (v.) its announcement dated 15 May 2025 in relation to the receipt of JTC’s Written Consent.

The Board is pleased to update Shareholders that the Company has, on 11 June 2025, received a letter from JTC providing the JTC Final Approval. Accordingly, all Conditions Precedent in connection with the Proposed Disposal have been fulfilled and/or satisfied, and the Company, KSH Singapore and Buyer will be proceeding to Completion, which is expected to take place in end-August 2025.

**Cautionary Statement**

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company. Shareholders and potential investors are advised to read this announcement and any further announcements by the Company carefully. Shareholders and potential investors should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

**BY ORDER OF THE BOARD**

Ong Tong Hai  
Chief Executive Officer and Executive Director  
16 June 2025