VOLUNTARY UNCONDITIONAL OFFER

by

BOUSTEAD SINGAPORE LIMITED

(Company Registration No. 197501036K)

(Incorporated in Singapore)

to acquire all the issued and paid-up ordinary shares in the capital of

BOUSTEAD PROJECTS LIMITED

(Company Registration No. 199603900E)

(Incorporated in Singapore)

other than those already owned, controlled or agreed to be acquired by Boustead Singapore Limited, its related corporations and their respective nominees and the parties acting in concert with it.

DEALINGS DISCLOSURE

1. INTRODUCTION

1.1 Boustead Singapore Limited (the "**Offeror**") refers to:

1.1.1 the offer announcement dated 6 February 2023 issued by the Offeror (the "**Offer Announcement**") in relation to the voluntary unconditional general offer (the "**Offer**") for all the issued and paid-up ordinary shares (excluding treasury shares) (the "**Shares**") in the capital of Boustead Projects Limited (the "**Company**") other than those Shares already owned, controlled or agreed to be acquired by the Offeror, its related corporations and their respective nominees and the parties acting in concert with it as at the date of the Offer (the "**Offer Shares**") in accordance with Rule 15 of the Singapore Code on Take-overs and Mergers (the "**Code**"); and

1.1.2 the announcement dated 22 February 2023 issued by the Offeror in relation to the revision of the Offer Price for the Offer Shares.

All capitalised terms used and not defined in this announcement (this "**Announcement**") shall have the same meanings given to them in the Offer Announcement, unless otherwise expressly stated or the context otherwise requires.

2. DEALINGS

Pursuant to Rule 12.1 of the Code, the Offeror wishes to announce that the following dealings in Shares[1] on the SGX-ST were made by the Offeror, on 24 February 2023:

[1] Shares agreed to be acquired pursuant to a trade on the SGX-ST on a trade date are regarded as Shares already acquired on that trade date, notwithstanding that settlement of that trade will occur on a later date.

a.	Total number of Shares acquired	2,262,600
b.	Approximate percentage of the total number of issued Shares[2] constituted by the total number of Shares acquired	0.72%[3]
c.	Price paid per Share (excluding brokerage commission, clearing fees, stamp duties and Goods and Services Tax)	S$0.950
d.	Resultant total number of Shares owned, controlled or agreed to be acquired by the Offeror and parties acting in concert with it ("**Offeror's Concert Parties**") after such dealings [4]	255,041,717
e.	Approximate percentage of the total number of issued Shares owned, controlled or agreed to be acquired by the Offeror and Offeror's Concert Parties after such dealings[4]	81.42%

3. DIRECTORS' RESPONSIBILITY STATEMENT

The directors of the Offeror (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Announcement are fair and accurate and that no material facts have been omitted from this Announcement, the omission of which would make any statement in this Announcement misleading.

Where any information has been extracted or reproduced from published or otherwise publicly available sources (including without limitation, in relation to the Company group), the sole responsibility of the directors of the Offeror has been to ensure, through reasonable enquiries, that such information is accurately and correctly extracted from such sources or, as the case may be, accurately reflected or reproduced in this Announcement.

The directors of the Offeror jointly and severally accept responsibility accordingly.

Issued by

BOUSTEAD SINGAPORE LIMITED

24 February 2023

[2] In this Announcement, unless otherwise stated, all references to the percentage shareholding interest are based on the Company's issued and paid-up capital of 313,260,631 Shares (excluding treasury shares) as at the date of this Announcement.

[3] This percentage figure is rounded to the nearest two (2) decimal places.

[4] Based on information available to the Offeror.

Forward-Looking Statements

All statements other than statements of historical facts included in this Announcement are or may be forward-looking statements. Forward-looking statements include but are not limited to those using words such as "seek", "expect", "anticipate", "estimate", "believe", "intend", "project", "plan", "strategy", "forecast", "targets" and similar expressions or future or conditional verbs such as "will", "would", "should", "could", "may" and "might". These statements reflect the Offeror's current expectations, beliefs, hopes, intentions or strategies regarding the future and assumptions in light of currently available information. Such forward-looking statements are not guarantees of future performance or events and involve known and unknown risks and uncertainties. Accordingly, actual results may differ materially from those described in such forward-looking statements. Shareholders and investors should not place undue reliance on such forward-looking statements, and the Offeror does not undertake any obligation to update publicly or revise any forward-looking statements.