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VOLUNTARY UNCONDITIONAL CASH OFFER

by

CIMB BANK BERHAD (13491-P)
SINGAPORE BRANCH
(Incorporated in Malaysia)

for and on behalf of

FINAL CHANCE HOLDINGS PTE. LTD.
(Incorporated in the Republic of Singapore)
(Company Registration No.: 202344227H)

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

SECOND CHANCE PROPERTIES LTD
(Incorporated in the Republic of Singapore)
(Company Registration No.: 198103193M)

CLOSE OF OFFER

FINAL LEVEL OF ACCEPTANCES

1. INTRODUCTION

CIMB Bank Berhad, Singapore Branch ("**CIMB**") refers to:

(a) the announcement issued by CIMB, for and on behalf of Final Chance Holdings Pte. Ltd. (the "**Offeror**") on 10 July 2024 (the "**Offer Announcement Date**"), in relation to the voluntary unconditional cash offer (the "**Offer**") for all the issued and paid-up ordinary shares (the "**Shares**") in the share capital of Second Chance Properties Ltd (the "**Company**") in accordance with Section 139 of the Securities and Futures Act 2001 of Singapore and Rule 15 of the Singapore Code on Take-overs and Mergers;

(b) the offer document dated 29 July 2024 (the "**Offer Document**") issued by CIMB, for and on behalf of the Offeror, in connection with the Offer;

(c) the announcement dated 6 August 2024 issued by CIMB, for and on behalf of the Offeror, in relation to *inter alia* the loss of the Company's free float;

(d) the announcements dated 23 August 2024 and 6 September 2024 issued by CIMB, for and on behalf of the Offeror, in relation to *inter alia* the extension of closing date of the Offer and the Final Closing Date being 27 September 2024;

(e) the announcement dated 12 September 2024 issued by CIMB, for and on behalf of the Offeror, in relation to *inter alia* the Offeror being entitled to exercise its right of compulsory acquisition under Section 215(1) of the Companies Act 1967 of Singapore;

(f) the announcement dated 25 September 2024 issued by CIMB, for and on behalf of the Offeror, in relation to *inter alia* the despatch of documents relating to compulsory acquisition by the Offeror; and

(g) the announcement dated 26 September 2024 issued by the Company in relation to *inter alia* the receipt of approval from the SGX-ST in respect of the proposed delisting of the Company from the SGX-ST.

Electronic copies of the the aforementioned documents and/or announcements are available on the website of the SGX-ST at www.sgx.com.

All capitalised terms used herein shall have the same meanings given to them in the Offer Document, unless otherwise expressly stated or the context otherwise requires.

2. CLOSE OF OFFER

CIMB wishes to announce, for and on behalf of the Offeror, that the Offer has closed at 5.30 p.m. (Singapore time) on 27 September 2024. **Accordingly, the Offer is no longer open for acceptance and any acceptances received after 5.30 p.m. (Singapore time) on 27 September 2024 will be rejected.**

3. FINAL LEVEL OF ACCEPTANCES

CIMB wishes to announce, for and on behalf of the Offeror that:

(a) **Acceptances of the Offer**

As at 5.30 p.m. (Singapore time) on 27 September 2024, based on information available to the Offeror, the Offeror has received valid acceptances amounting to 908,450,532 Shares, representing approximately 97.91%[1] of the total number of issued Shares.

This includes acceptances received from parties acting or presumed to be acting in concert with the Offeror in respect of an aggregate of 799,554,574 Shares, representing approximately 86.18% of the total number of issued Shares.

[1] The percentage shareholding interest referred to in this announcement is rounded to two (2) decimal places and is based on 927,795,798 Shares. Any discrepancies in the figures included in this announcement between the amounts shown and the totals thereof are due to rounding. Accordingly, figures shown as totals in this announcement may not be an arithmetic aggregation of the figures that precede them.

(b) **Shares held as at the Offer Announcement Date**

As at the Offer Announcement Date:

(i) the Offeror did not hold any Shares; and

(ii) parties acting or presumed to be acting in concert with the Offeror collectively owned or controlled an aggregate of 799,554,574 Shares, representing approximately 86.18% of the total number of issued Shares[2].

(c) **Shares acquired or agreed to be acquired after the Offer Announcement Date and up to 5.30 p.m. (Singapore time) on 27 September 2024 (other than pursuant to valid acceptances of the Offer)**

Following the Offer Announcement Date and up to 5.30 p.m. (Singapore time) on 27 September 2024, save for the acquisitions by the Offeror on the SGX-ST of an aggregate of 7,707,800 Shares, representing approximately 0.83% of the total number of issued Shares, the Offeror and parties acting in concert with it have not acquired or agreed to acquire any Shares (other than pursuant to valid acceptances of the Offer).

4. RESULTANT SHAREHOLDING

Accordingly, as at 5.30 p.m. (Singapore time) on 27 September 2024, the total number of (a) Shares owned, controlled or agreed to be acquired by the Offeror and parties acting or presumed to be acting in concert with it; and (b) valid acceptances of the Offer, amount to an aggregate of 916,158,332 Shares, representing approximately 98.75% of the total number of issued Shares.

5. 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, information in relation to the Company), 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 full responsibility accordingly.

[2] This includes 30,000 Shares held by Mdm. Azezah Bte Abu Bakar (sister-in-law of MSM) as subsequently disclosed in the Offer Document.

Issued by
CIMB BANK BERHAD, SINGAPORE BRANCH

For and on behalf of
FINAL CHANCE HOLDINGS PTE. LTD.

27 September 2024

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" and similar expressions or future or conditional verbs such as "will", "would", "should", "could", "may" and "might". These statements reflect the current expectations, beliefs, hopes, intentions or strategies of the party making the statements 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 of the Company and/or any other person should not place undue reliance on such forward-looking statements, and neither the Offeror nor CIMB undertakes any obligation to update publicly or revise any forward-looking statements, subject to compliance with all applicable laws and regulations and/or rules of the SGX-ST and/or any other regulatory or supervisory body or agency.