MANDATORY UNCONDITIONAL CASH OFFER

by

HELYON PTE. LTD.
(Company Registration No.: 202616524H)
(Incorporated in the Republic of Singapore)

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

GREEN BUILD TECHNOLOGY LIMITED
(Company Registration No.: 200401338W)
(Incorporated in the Republic of Singapore)

other than those already owned, controlled or agreed to be acquired by the Offeror and parties acting in concert with it

1. INTRODUCTION

1.1 Transaction

Helyon Pte. Ltd. (the "**Offeror**") refers to the announcement (the "**Pre-Conditional Offer Announcement**") dated 29 April 2026 (the "**Pre-Conditional Offer Announcement Date**") made by the Offeror stating that:

(a) on 29 April 2026, the Offeror had entered into a subscription agreement (the "**Subscription Agreement**") with Green Build Technology Limited (the "**Company**"), in relation to the proposed subscription by the Offeror of the following:

(i) an aggregate of 600,000,000 new ordinary shares in the share capital of the Company (the "**Subscription Shares**") for an issue price of S$0.016 per Subscription Share; and

(ii) an aggregate of 360,000,000 free, non-listed and non-transferable warrants, each warrant carrying the right to subscribe for one (1) new ordinary share in the share capital of the Company at an exercise price of S$0.020 for each new share,

(collectively, the "**Subscription**"); and

(b) subject to and contingent upon satisfaction and/or waiver of the Conditions Precedent (as defined in Section 2.1(c) of the Pre-Conditional Offer Announcement) and in accordance with Section 139 of the Securities and Futures Act 2001 of Singapore (the "**SFA**") and Rule 14 of the Singapore Code on Take-overs and Mergers (the "**Code**"), the Offeror will be required to make a mandatory general offer (the "**Offer**") for all the issued and paid-up ordinary shares in the capital of the Company (the "**Shares**").

The Pre-Conditional Offer Announcement may be accessed from the SGXNET announcement page at the following URL: https://www.sgx.com/securities/company-announcements.

Capitalised terms that are not defined in this Announcement shall have the meanings set out in the Pre-Conditional Offer Announcement.

1.2 Pre-Conditional Offer

In the Pre-Conditional Offer Announcement, it was stated that the making of the Offer and the dissemination of the formal offer document containing the terms and conditions of the Offer ("**Offer Document**") to shareholders of the Company (the "**Shareholders**") will be subject to and contingent upon, and will only take place following the satisfaction or waiver of the following pre-conditions (the "**Offer Pre-Conditions**"):

(a) approval of Shareholders being obtained for the Subscription at an extraordinary general meeting of the Company to be held; and

(b) completion of the Subscription.

1.3 Satisfaction of Offer Pre-Conditions

As announced by the Company, approval of the Shareholders had been obtained for the Subscription at an extraordinary general meeting of the Company held on 6 October 2026. The Offeror wishes to announce that the Subscription in respect of the Subscription Shares has been completed today. As such, all Offer Pre-Conditions have been satisfied to date.

1.4 Aggregate Holding

Following completion of the Subscription in respect of the Subscription Shares and as at the date of this Announcement (the "**Formal Offer Announcement Date**"), the Offeror owns or controls an aggregate of 600,000,000 ordinary shares in the Company, representing approximately 63.68% of the total number of issued shares of the Company[1].

1.5 Offer

Pursuant to the satisfaction of the Offer Pre-Conditions, the Offeror is required to make the Offer for all the Shares, other than those already owned, controlled or agreed to be acquired by the Offeror and parties acting in concert with it, in accordance with Section 139 of the SFA and Rule 14 of the Code.

2. THE OFFER

In accordance with Section 139 of the SFA and Rule 14 of the Code, and subject to the terms and conditions set out in the Offer Document, the Offeror will make the Offer for the Offer Shares (as defined below) on the following basis:

(a) **Offer Shares**: The Offer will be made for all the Shares, other than those already owned, controlled or agreed to be acquired by the Offeror and parties acting in concert with it (the "**Offer Shares**").

(b) **Offer Price:** The consideration for each Offer Share will be **S$0.016** in cash (the "**Offer Price**").

The Offer Price is final and the Offeror does not intend to revise the Offer Price.

[1] In this Announcement, unless otherwise stated, all references to the total number of Shares is 942,259,462 based on information available to the Offeror as at 14 October 2026 and all percentage shareholdings are rounded to the nearest 2 decimal places. Accordingly, figures shown as a percentage may not be an arithmetic aggregation of the figures that precede them.

(c) **No Encumbrances:** The Offer Shares will be acquired:

(i) fully paid-up;

(ii) free from any claims, charges, liens, pledges, mortgages, encumbrances, declaration of trust, hypothecation, retention of title, power of sale, equity, options, rights of pre-emption, rights of first refusal, moratorium or other third party rights or security interest of any kind or an agreement, arrangement or obligation to create any of the foregoing; and

(iii) together with all rights, benefits, entitlements and advantages attached thereto as at the Pre-Conditional Offer Announcement Date and hereafter attaching thereto, including but not limited to the right to receive and retain (if any) all dividends, rights, other distributions and/or return of capital (collectively, the "**Distributions**"), which may be announced, declared, paid or made thereon by the Company in respect of the Shares on or after the Pre-Conditional Offer Announcement Date.

If any Distribution is announced, declared, paid or made by the Company on or after the Pre-Conditional Offer Announcement Date, the Offeror reserves the right to reduce the Offer Price correspondingly by an amount equivalent to such Distribution.

(d) **Adjustment for Distributions**

Without prejudice to the foregoing, the Offer Price has been determined on the basis that the Offer Shares will be acquired with the right to receive any Distribution that may be declared, paid or made by the Company on or after the date of this Announcement.

Accordingly, in the event that any Distribution is or has been declared, paid or made by the Company in respect of the Shares on or after the date of this Announcement to a Shareholder who validly accepts or has validly accepted the Offer, the Offer Price payable to such accepting Shareholders shall be reduced by an amount which is equal to the amount of such Distribution, depending on when the settlement date in respect of the Offer Shares tendered in acceptance of the Offer by such accepting Shareholders falls, as follows:

(i) if such settlement date falls on or before the record date for the determination of entitlements to the Distribution (the "**Record Date**") and the Offeror is registered as the holder of such Offer Shares as at the Record Date, the Offer Price shall remain unadjusted for each such Offer Share, as the Offeror will receive the Distribution in respect of such Offer Share from the Company; or

(ii) if such settlement date falls after the Record Date or if such settlement date falls on or before the Record Date but the Offeror is not registered as the holder of such Offer Shares as at the Record Date, the Offer Price for each Offer Share shall be reduced by an amount which is equal to the amount of the Distribution in respect of each Offer Share, as the Offeror will not receive the Distribution in respect of such Offer Share from the Company.

(e) **No Options Proposal**

Based on the latest information available to the Offeror, there are no outstanding options to subscribe for new Shares granted under any employee share scheme of the Company (the "**Options**") as at the date of this Announcement. In view of the foregoing, the Offeror will not make an offer to acquire any Options.

3. IRREVOCABLE UNDERTAKINGS NOT TO ACCEPT THE OFFER

3.1 Irrevocable Undertakings

As at the date of this Announcement, the Offeror has received irrevocable undertakings (the "**Irrevocable Undertakings**") from certain Shareholders (the "**Undertaking Shareholders**") holding an aggregate of 181,834,711 Shares representing approximately 19.30% of the total number of issued Shares, pursuant to which each of the Undertaking Shareholders has, amongst other things, unconditionally and irrevocably undertaken to the Offeror **not** to accept the Offer. The above-mentioned Shares comprise approximately 53.13% of the then-existing total number of issued Shares prior to completion of the Subscription in relation to the Subscription Shares, being 342,259,462 Shares.

3.2 Undertaking Shareholders

The names of the Undertaking Shareholders and the number of Shares owned by them as at the date of this Announcement are as follows:

Name of Undertaking Shareholder	Number of Shares	Percentage of issued Shares (%)
Zhao Lizhi	97,518,111	10.35
Li Mingyang	45,000,000	4.78
Chan Mang Ghoon	16,606,000	1.76
Sky Associates Holdings Pte. Ltd.	12,037,900	1.28
K W Solutions Pte. Ltd.	10,672,700	1.13
Total	181,834,711	19.30

Notes:

(1) Based on the Company's issued and paid-up share capital of 942,259,462 Shares and the respective Undertaking Shareholder's number of Shares held as at the date of this Announcement.

(2) Based on the issue price of S$0.016 per Subscription Share.

3.3 Termination of Irrevocable Undertakings

Each of the Irrevocable Undertakings shall terminate and cease to have any effect upon the Offer being withdrawn, lapsing or closing for any reason (other than as a result of a breach by the Undertaking Shareholders of any of the obligations under the Irrevocable Undertakings), provided that such termination and cessation shall be subject to the prior written confirmation of the Offeror.

3.4 No other Undertakings

Save for the Irrevocable Undertakings, the Offeror has not received any other irrevocable undertakings from any other party to accept or reject the Offer.

4. FINANCIAL EVALUATION OF THE OFFER

The Offer Price represents the following premium over (or discount to) the historical transacted prices of the Shares on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"):

	Benchmark Price[(1)] **(S$)**	**Discount of Offer Price to the Benchmark Price (%)[(2)]**
Last transacted price per Share on 13 April 2026 being the last full trading day on which the Shares were traded on the SGX-ST preceding the Pre-Conditional Offer Announcement Date (the "**Last Full Trading Day**")	0.0200	20.00
Volume-weighted average price ("**VWAP**") per Share for the one-month period up to and including the Last Full Trading Day	0.0194	17.53
VWAP per Share for the three-month period up to and including the Last Full Trading Day	0.0263	39.16
VWAP per Share for the six-month period up to and including the Last Full Trading Day	0.0337	52.52
VWAP per Share for the twelve-month period up to and including the Last Full Trading Day	0.0312	48.72

Notes:

(1) The figures are based on data extracted from Bloomberg. Figures have been rounded to the nearest 4 decimal places.

(2) Percentage figures have been rounded to the nearest 2 decimal places.

5. INFORMATION ON THE OFFEROR GROUP

5.1 Offeror

The Offeror is a company incorporated in Singapore on 14 April 2026, and is 80% held by Weyms Pte. Ltd. ("**Weyms**") and 20% held by Haciendas Management Pte. Ltd. ("**Haciendas**") as at the Formal Offer Announcement Date. The Offeror's primary business activity is in data centres.

As at the Formal Offer Announcement Date:

(a) the Offeror has an issued and paid-up share capital of S$300,000 comprising 300,000 ordinary shares;

(b) the sole director of the Offeror is Mr Seah Kiat Seng; and

(c) the shareholders of the Offeror are Weyms and Haciendas, who own 240,000 and 60,000 shares in the Offeror respectively.

5.2 Weyms

Weyms is a company incorporated in Singapore on 16 September 2026, and is 90% held by Mr Seah Kiat Seng and 10% held by his wife, Ms Tham Yoke Mei. Its primary business activity is that of an investment holding company.

As at the Formal Offer Announcement Date:

(a) Weyms has an issued and paid-up share capital of S$300,000 comprising 300,000 ordinary shares;

(b) the sole director of Weyms is Mr Seah Kiat Seng; and

(c) the shareholders of Weyms are Mr Seah Kiat Seng and his wife, Ms Tham Yoke Mei, who own 270,000 shares and 30,000 shares in Weyms respectively.

5.3 Haciendas

Haciendas is a company incorporated in Singapore on 31 March 2021. Its primary business activity is that of an investment holding company.

As at the Formal Offer Announcement Date:

(a) Haciendas has an issued and paid-up share capital of S$682,834.20 comprising 484,973 ordinary shares;

(b) the sole director of Haciendas is Mr Seah Kiat Seng; and

(c) the shareholders of Haciendas are Mr Seah Kiat Seng, FPAI Pte. Ltd., Mr Ooi Joon Hin, Mr Sia Sze Keok, Ms Soh Meng Hong Tricia and Mr Ho Chee Fuat (He Zhifa). Mr Seah Kiat Seng is the majority shareholder with an approximate stake of 52.05% in Haciendas.

6. INFORMATION ON THE COMPANY

The Company is incorporated in Singapore and listed on the Mainboard of the SGX-ST. The principal activities of the Company are the provision of management services and investment holding. The principal activities of the Company and its subsidiaries comprise (i) sustainable development projects, with a focus on consulting and management in relation to the refurbishment of old estates, and (ii) hotel management and consultancy.

As at the date of this Announcement and based on the search conducted at the Accounting and Corporate Regulatory Authority of Singapore on the date of this Announcement:

(a) the Company has an issued and paid-up share capital of S$36,715,634.33 comprising 942,259,462 Shares and the Company does not hold any treasury shares; and

(b) the directors of the Company are (i) Ho Shian Ching, (ii) Tang Chun Meng, (iii) Li Mingyang and (iv) Chan Mang Ghoon.

7. RATIONALE FOR THE OFFER

Upon Completion of the Subscription in relation to the Subscription Shares, the Offeror shall become the owner of 600,000,000 ordinary shares in the Company representing approximately 63.68% of the Company's total number of issued Shares. The Offeror is making the Offer as a result of the completion of the Subscription in respect of the Subscription Shares, in compliance with the requirements of the Code.

8. INTENTIONS OF THE OFFEROR

8.1 Listing Status

Under Rules 724(1) and 1105 of the Listing Manual of the SGX-ST (the "**Listing Manual**"), in the event the Offeror has received valid acceptances which result in the Offeror and parties acting in concert with it holding more than 90% of the total issued Shares (excluding treasury shares), the Company must as soon as practicable announce that fact and the SGX-ST may suspend the trading of the Shares on the SGX-ST until such time when the SGX-ST is satisfied that at least 10% of the total number of issued Shares (excluding treasury shares) are held by at least 500 Shareholders who are members of the public. Rule 1303(1) of the Listing Manual provides that where the Offeror succeeds in garnering acceptances exceeding 90% of the total number of Shares (excluding treasury shares), thus causing the percentage of the total number of Shares held in public hands to fall below 10%, the SGX-ST will suspend trading of the Shares at the close of the Offer. Rule 724(2) of the Listing Manual states that the SGX-ST may allow the Company a period of three (3) months, or such longer period as the SGX-ST may agree, to raise the percentage of Shares in public hands to at least 10%, failing which the Company may be removed from the Official List of the SGX-ST.

It is the current intention of the Offeror to maintain the listing status of the Company on the SGX-ST following completion of the Offer. In the event that the percentage of Shares (excluding treasury shares) held in public hands falls below 10% and the SGX-ST suspends trading of the Shares, the Offeror intends to undertake and/or support any action as may be necessary for any such trading suspension by the SGX-ST to be lifted (including engaging a licensed intermediary to place out some or all of the Offer Shares acquired pursuant to the Offer following the close of the Offer). Further details on any such arrangements will be announced in due course as and when it is appropriate.

8.2 Compulsory Acquisition

Pursuant to Section 215(1) of the Companies Act 1967 of Singapore (the "**Companies Act**"), if the Offeror receives valid acceptances pursuant to the Offer and/or acquires such number of Offer Shares from the date of despatch of the Offer Document (otherwise than through valid acceptances of the Offer) in respect of not less than 90% of the total number of issued Shares (excluding treasury shares and other than those already held by the Offeror, its related corporations or their respective nominees as at the date of the Offer), the Offeror will be entitled to exercise its right to compulsorily acquire all the Shares of Shareholders who have not accepted the Offer ("**Dissenting Shareholders**") on the same terms as those offered under the Offer.

As stated above, it is the current intention of the Offeror to maintain the listing status of the Company. Accordingly, the Offeror presently has no intention of exercising its right of compulsory acquisition under Section 215(1) of the Companies Act, should such right be available to it.

In addition, pursuant to Section 215(3) of the Companies Act, if the Offeror acquires such number of Shares which, together with the Shares held by it, its related corporations and their respective nominees, comprise 90% or more of the total Shares (including treasury shares), the Dissenting Shareholders will have a right to require the Offeror to acquire their Shares at the Offer Price.

8.3 Offeror's Intentions for the Company

Save as disclosed in this Announcement, the Offeror presently has no intention to (a) introduce any major changes to the businesses of the Company; (b) redeploy fixed assets of the Company; or (c) discontinue the employment of the employees of the Company, other than in the ordinary course of business. However, the Offeror retains the flexibility at any time to consider any options or opportunities in relation to the Company which may present themselves and which the Offeror may regard to be in the best interests of the Offeror or the Company. Following the close of the Offer, the Offeror will undertake a review of the businesses of the Company and the review will help the Offeror to determine the optimal business strategy for the Company.

9. CONFIRMATION OF FINANCIAL RESOURCES

Icon Law LLC, as the legal adviser to the Offeror in connection with the Offer, confirms that sufficient financial resources are available to the Offeror to satisfy in full all acceptances of the Offer by Shareholders on the basis of the Offer Price.

10. OFFER DOCUMENT

Further information on the Offer will be set out in the Offer Document to be issued. The Offer Document which will set out the full terms and conditions of the Offer and enclose the appropriate form(s) of acceptance of the Offer, will be despatched to the Shareholders not earlier than 14 days and not later than 21 days from the date of this Announcement.

The Offer will remain open for acceptances by Shareholders for a period of at least 28 days from the date of posting of the Offer Document.

Shareholders are advised to exercise caution and seek appropriate independent professional advice when dealing in their Shares.

11. DISCLOSURE OF HOLDINGS, DEALINGS AND OTHER ARRANGEMENTS IN RELEVANT SECURITIES

11.1 Holdings and Dealings in Relevant Securities

As at the date of this Announcement, based on the latest information available to the Offeror and save for the Subscription in respect of the Subscription Shares and the Irrevocable Undertakings provided by the Undertaking Shareholders as disclosed in this Announcement, none of the Offeror and parties acting in concert with it (collectively, the "**Relevant Persons**"):

(a) owns, controls or has agreed to acquire any (i) Shares, (ii) securities which carry voting rights in the Company, or (iii) convertible securities, warrants, options or derivatives in respect of the Shares or securities which carry voting rights in the Company (collectively, the "**Relevant Securities**");

(b) has dealt for value in any Relevant Securities during the 6 months prior to the Pre-Conditional Offer Announcement Date and ending on the date of this Announcement; or

(c) has received any irrevocable undertaking from any party to accept or reject the Offer.

11.2 Other Arrangements

Save as disclosed in this Announcement, as at the date of this Announcement and based on the latest information available to the Offeror, none of the Relevant Persons has:

(a) entered into an arrangement (whether by way of option, indemnity or otherwise) in relation to any Relevant Securities which might be material to the Offer;

(b) granted any security interest in respect of any Relevant Securities in favour of another person, whether through a charge, pledge or otherwise;

(c) borrowed any Relevant Securities from another person (excluding borrowed Relevant Securities which have been on-lent or sold); or

(d) lent any Relevant Securities to another person.

11.3 Further Enquiries

In the interests of confidentiality, the Offeror has not made enquiries in respect of certain other persons who are or may be presumed to be acting in concert with the Offeror in connection with the Offer. Further enquiries will be made of such persons and the relevant disclosures (if any) will be made in due course and in the Offer Document.

11.4 Disclosure of Dealings

In accordance with the Code, the associates (as defined under the Code, and which includes all substantial shareholders) of the Company and the Offeror are hereby reminded to disclose their dealings in any securities of the Company under Rule 12 of the Code.

12. OVERSEAS SHAREHOLDERS

12.1 Overseas Jurisdictions

This Announcement does not constitute an offer to sell or the solicitation of an offer to subscribe for or buy any security, nor is it a solicitation of any vote or approval in any jurisdiction, nor shall there be any sale, issuance or transfer of the securities referred to in this Announcement in any jurisdiction in contravention of applicable law. The Offer will be made solely by the Offer Document and the relevant form(s) of acceptance accompanying the Offer Document, which will contain the full terms and conditions of the Offer, including details of how the Offer may be accepted.

The release, publication or distribution of this Announcement in certain jurisdictions may be restricted by law and therefore persons in any such jurisdictions into which this Announcement is released, published or distributed should inform themselves about and observe such restrictions.

Copies of this Announcement and any formal documentation relating to the Offer are not being, and must not be, directly or indirectly, mailed or otherwise forwarded, distributed or sent in or into or from any jurisdiction where the making of or the acceptance of the Offer would violate the law of that jurisdiction (the "**Restricted Jurisdiction**") and the Offer will not be made to, nor will the Offer be capable of acceptance by, any person within any Restricted Jurisdiction if the offer to and/or acceptance by such person will violate the laws of the Restricted Jurisdiction. Persons receiving such documents (including custodians, nominees and trustees) must not mail or otherwise forward, distribute or send them in or into or from any Restricted Jurisdiction.

The Offer (unless otherwise determined by the Offeror and permitted by applicable law and regulation) will not be made, directly or indirectly, in or into, or by the use of mails of, or by any means or instrumentality (including, without limitation, telephonically or electronically) of interstate or foreign commerce of, or any facility of a national, state or other securities exchange of, any Restricted Jurisdiction and the Offer will not be capable of acceptance by any such use, means, instrumentality or facilities.

12.2 Overseas Shareholders

The availability of the Offer to Shareholders whose addresses are outside Singapore as shown in the register of members of the Company or in the records of The Central Depository (Pte) Limited (as the case may be) (each, an "**Overseas Shareholder**") may be affected by the laws of the relevant overseas jurisdictions in which they are located. Accordingly, Overseas Shareholders should inform themselves of, and observe, any applicable legal requirements in their own jurisdictions.

For the avoidance of doubt, the Offer will be open to all Shareholders, including those to whom the Offer Document and relevant form(s) of acceptance may not be sent. Further details in relation to the Overseas Shareholders will be contained in the Offer Document.

The Offeror reserves the right to notify any matter, including the fact that the Offer has been made, to any or all Overseas Shareholders by announcement to the SGX-ST or notice and if necessary, by paid advertisement in a newspaper published and circulated in Singapore, in which case such notice shall be deemed to have been sufficiently given notwithstanding any failure by any Shareholder to receive or see such announcement, notice or advertisement.

13. RESPONSIBILITY STATEMENT

The sole director of each of the Offeror, Weyms and Haciendas has taken all reasonable care to ensure that the facts stated and all opinions expressed in this Announcement are fair and accurate and that there are no other material facts not contained in this Announcement, the omission of which would make any statement in this Announcement misleading, and he accepts responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from the Company (including without limitation, relating to the Company and its subsidiaries), the sole responsibility of the sole director of each of the Offeror, Weyms and Haciendas 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.

Issued by

HELYON PTE. LTD.

14 October 2026

IMPORTANT NOTICE

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 "aim", "seek", "expect", "anticipate", "estimate", "believe", "intend", "project", "plan", "strategy", "forecast", "target" and similar expressions or future or conditional verbs such as "will", "if", "would", "shall", "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 or outcomes 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 none of the Company, the Offeror or any subsidiaries of the Company undertakes any obligation to update publicly or revise any forward-looking statements.