
SS\$300,000,000 MULTICURRENCY MEDIUM TERM NOTE PROGRAMME (THE “PROGRAMME”)
- PRICING OF THE SS\$80,000,000 4.00 PER CENT. NOTES DUE 2029 COMPRISED IN SERIES 003 TO BE ISSUED BY VALUEMAX GROUP LIMITED (THE “COMPANY”) PURSUANT TO THE PROGRAMME

The Board of Directors (the “**Directors**”) of the Company wishes to announce that it has, on 30 June 2026, priced the issue of S\$80,000,000 4.00 per cent. Notes due 2029 (the “**Notes**”) to be issued by the Company under the Programme. The Notes have been offered to persons in Singapore who are either (i) institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore (the “**SFA**”)) pursuant to Section 274 of the SFA or (ii) accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore. DBS Bank Ltd. has been appointed as the sole global coordinator and sole rating advisor in relation to the Notes. DBS Bank Ltd. and Oversea-Chinese Banking Corporation have been appointed as joint lead managers and bookrunners in relation to the Notes.

The Notes will bear a fixed interest rate of 4.00 per cent. per annum, payable semi-annually in arrear and, subject to the satisfaction of customary closing conditions, are expected to be issued on or about 10 July 2026. The Notes will be issued at an issue price of 100.0 per cent. of their principal amount and in denominations of S\$250,000 each. Unless previously redeemed or purchased and cancelled, the Notes shall mature on 10 July 2029.

The Notes will constitute direct, unconditional, unsubordinated and unsecured obligations of the Company and shall at all times rank *pari passu*, without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Company.

The Company has been assigned a Long-Term Issuer Default Rating of “BB” (and the outlook for the rating is stable) and the Notes have been assigned an expected rating of “BB”, each by Fitch Ratings Inc. (“**Fitch Ratings**”) on 15 June 2026 and 30 June 2026 respectively. A rating (including rating outlook) by a rating agency is not a recommendation to buy, sell or hold the Notes, in as much as it does not comment as to the market price or suitability of a particular investor, does not address the likelihood of timing of prepayment, if any, or the receipt of default interest and may be subject to revision or withdrawal at any time by the assigning rating agency.

The net proceeds from the issue of the Notes will be used by the Company for general corporate purposes, including refinancing of existing borrowings (which may include the refinancing of borrowings granted by any joint lead manager and bookrunner) and financing of investments, acquisitions, general working capital and/or capital expenditure requirements of the Company and its subsidiaries.

Pursuant to Condition 6(e)(ii) of the terms and conditions of the Notes, a “**Change of Shareholding Event**” occurs when Yeah Hiang Nam and the Immediate Family Members (as defined in the Conditions) cease to own in aggregate (whether directly or indirectly) at least 51 per cent. of the issued share capital for the time being of the Company. Upon the occurrence of a Change of Shareholding Event, each holder of the Notes has an option to require the Company to redeem the Notes of such holder (subject to the terms and conditions of the Notes).

Application will be made to the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for permission to deal in and quotation for any Notes which are agreed at the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission to the Official List of the SGX-ST and approval in-principle for the listing and quotation of any Notes on the SGX-ST are not to be taken as an indication of the merits of the Company and its subsidiaries, its associated companies (if any), the Programme or the Notes. The Notes are expected to be listed on the SGX-ST on 13 July 2026.

Certain noteholder(s) who are interested person(s) (as defined in the Listing Manual of the SGX-ST, which definition shall include, without limitation, a director, a chief executive officer, a controlling shareholder of the Company and/or any of their respective associates have been allocated approximately 21.56 per cent. of the Notes, giving substantial holding to such persons. In particular, please refer to the risk factor entitled “*Certain Noteholder(s) who are interested person(s) (as defined in the Listing Manual of the SGX-ST, which definition shall include, without limitation, a director, a chief executive officer, a controlling shareholder of the Issuer and/or any of their respective associates) may subscribe to a substantial portion of the aggregate principal amount of any Series of Notes to be issued from time to time under the Programme and may therefore be able to control the outcome of votes which will be binding on all Noteholders. Additionally, this may reduce the liquidity of such Notes in the secondary trading market*” at pages 11 to 12 of the preliminary pricing supplement dated 30 June 2026 relating to the Notes for further information.

By Order of the Board

Lotus Isabella Lim Mei Hua
Company Secretary

30 June 2026

IMPORTANT NOTICE

This announcement is for information only and does not constitute an offer of, or an invitation to subscribe for or purchase, any Notes which may be issued under the Programme from time to time, in any jurisdiction.