SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

(Electronic Format)

FORM

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies <u>only</u> to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/of becoming aware of, the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;
 - (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

	Part I - General
1.	Name of Listed Issuer:
	ValueMax Group Limited
2.	Type of Listed Issuer:
	Registered/Recognised Business Trust
	Real Estate Investment Trust
3.	Name of Director/CEO:
	Yeah Hiang Nam
4.	Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?
	✓ Yes
5.	Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment?
	Yes (Please proceed to complete Part II)
	✓ No (Please proceed to complete Part III)
6.	Date of notification to Listed Issuer:
	25-Mar-2025

ansaction /	A	Delete This Part III Transa
Date of a	cquisition of or change in	interest:
20-Mar-202	25	
	which Director/CEO beca nt from item 1 above, ple	」 me aware of the acquisition of, or change in, interest ase specify the date):
20-Mar-202	25	
Explanati in, interes	•	ng aware is different from the date of acquisition of, or cha
chosen):	securities which are the	e subject of the transaction (more than one option may
		Iding ordinary voting shares/units) of Listed Issuer
	s/Options/Warrants over sha	
	ntures of Listed Issuer	
	s/Options over debentures of	of Listed Issuer
Contra	acts over shares of the Liste	ed Issuer which Director/CEO is a party to, or under which he is cts under which any person has a right to call for or to make
	ipatory interests made avai	
✓ Other	s (please specify):	
ValueMax	series 014 of 3-month digital s	securities commercial paper
		options, warrants, participatory interests and/or princ ntracts acquired or disposed of by Director/CEO:
124 tokens	i	
Amount duties):	of consideration paid or	received by Director/CEO (excluding brokerage and sta
S\$2,480,00	0	

Circumstance giving rise to the interest or change in interest:
Acquisition of:
Securities via off-market transaction (<i>e.g. married deals</i>)
Securities via physical settlement of derivatives or other securities
Securities pursuant to rights issue
Securities via a placement
Securities following conversion/exercise of rights, options, warrants or other convertibles
Disposal of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Other circumstances :
Acceptance of employee share options/share awards
Vesting of share awards
Exercise of employee share options
Acceptance of take-over offer for Listed Issuer
Corporate action by Listed Issuer (<i>please specify</i>):

✓ Others (*please specify*):

7.

Subscription of S\$2,480,000/- aggregate principal amount in ValueMax Series 014 of 3-month digital securities commercial paper via the rollover of S\$900,000/- aggregate principal amount in ValueMax Series 013 of 3-month digital securities commercial paper and additional subscription of S\$1,580,000/- principal amount in ValueMax Series 014 of 3-month digital securities commercial paper on the digital platform of ADDX Exchange by Tan Hong Yee, spouse of Yeah Hiang Nam.

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 8. Others

Immediately before the transaction	Direct Interest	Deemed Interest	Total
Details of securities held: ValueMax Series 014 of 3-month digital securities commercial paper	NI	NI	NI
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Details of securities held:			

		eMax Series 014 of 3-month digital rities commercial paper		S\$2,480,000	S\$2,480,000
).	[You	umstances giving rise to deemed in may attach a chart(s) in item 10 to put in item 8 tables 1 to 8, arises]			emed interest, as
	Pleas	e refer to item 7.			
0.	Attac	chments (<i>if any</i>):			
	Ø	(The total file size for all attachment(s) sh	ould not exceed 1MB.)		
1.	lf thi	s is a replacement of an earlier not	tification, please pr	ovide:	
	(a)	SGXNet announcement reference (the "Initial Announcement"):	e of the <u>first</u> notific	ation which was a	nnounced on SGXNet
	(1.)				
	(b)	Date of the Initial Announcement:	7		
	(c)	15-digit transaction reference nu		nt transaction in t	he Form 1 which was
		attached in the Initial Announcem	ent:		
2.	Rem	arks (<i>if any</i>):			
Tra	ansaci	tion Reference Number (auto-gene	rated):		
	7 8	5 9 0 7 4 5 4 4 2 0 8 1			

Page 5 of 9

nsaction B 🕤 Delete This Part III Transacti
Date of acquisition of or change in interest:
20-Mar-2025
Date on which Director/CEO became aware of the acquisition of, or change in, interest (i) (if different from item 1 above, please specify the date):
20-Mar-2025
Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
Type of securities which are the subject of the transaction (more than one option may be chosen):
Ordinary voting shares/units of Listed Issuer
Other types of shares/units (<i>excluding ordinary voting shares/units</i>) of Listed Issuer
Rights/Options/Warrants over shares/units of Listed Issuer
Debentures of Listed Issuer
Rights/Options over debentures of Listed Issuer
Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
Participatory interests made available by Listed Issuer
✓ Others (<i>please specify</i>):
ValueMax Series 013 of 3-month digital securities commercial paper
Number of shares, units, rights, options, warrants, participatory interests and/or principa amount/value of debentures or contracts acquired or disposed of by Director/CEO:
45 tokens
Amount of consideration paid or received by Director/CEO (<i>excluding brokerage and stamp duties</i>):
S\$900,000

7. Circumstance giving rise to the interest or change in interest: Acquisition of:

Securities via market transaction
Securities via off-market transaction (<i>e.g. married deals</i>)
Securities via physical settlement of derivatives or other securities
Securities pursuant to rights issue
Securities via a placement
Securities following conversion/exercise of rights, options, warrants or other convertibles
Disposal of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Other circumstances :
Acceptance of employee share options/share awards
Vesting of share awards
Exercise of employee share options
Acceptance of take-over offer for Listed Issuer
Corporate action by Listed Issuer (<i>please specify</i>):

✓ Others (*please specify*):

Redemption of S\$900,000/- aggregate principal amount in ValueMax Series 013 of 3-month digital securities via rollover to S\$900,000/- aggregate principal amount in ValueMax Series 014 of 3-month digital securities commercial paper on the digital platform of ADDX Exchange by Tan Hong Yee, spouse of Yeah Hiang Nam.

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 8. Others

FORM 1/[Version 2.0]/Effective Date [21 March 2014]

Immediately before the transaction	Direct Interest	Deemed Interest	Total
Details of securities held: ValueMax Series 013 of 3-month digital securities commercial paper	NIL	S\$900,000	S\$900,000
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Details of securities held: ValueMax Series 013 of 3-month digital securities commercial paper	NIL	NIL	NIL

	[You	umstances giving rise to deemed interests (<i>if the interest is such</i>): I may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as Dut in item 8 tables 1 to 8, arises]
	Pleas	e refer to item 7.
0.	Attac	chments (<i>if any</i>): 🕤
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
1.	If this	s is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(h)	Date of the Initial Announcement:
	(b)	
	(c)	15-digit transaction reference number of the relevant transaction in the Form 1 which was attached in the Initial Announcement:
		attached in the initial Annolincement.
2.	Rem	harks (<i>if any</i>):
2.	Rem	
2.	Rem	
2.	Rem	
2. Tra		narks (<i>if any</i>):
Tra	ansac	tion Reference Number (auto-generated):
Tra	ansact 7 8	tion Reference Number (auto-generated):
Tra	ansact 7 8	tion Reference Number (auto-generated): 5 9 0 7 4 5 4 4 2 0 8 1 itional transaction (Transaction "B", "C", etc) by the same Director/CEO where the
Tre	ansact 7 8 Addi	tion Reference Number (auto-generated): 5 9 0 7 4 5 4 4 2 0 8 1 tional transaction (Transaction "B", "C", etc) by the same Director/CEO where the information in Part I is the same for the additional transaction
Tre	ansact 7 8 Addi m 13 is	tion Reference Number (auto-generated): 5 9 0 7 4 5 4 4 2 0 8 1 itional transaction (Transaction "B", "C", etc) by the same Director/CEO where the information in Part I is the same for the additional transaction Add New Part III Transaction
Tra 5	ansact 7 8 Addi m 13 is	indication tion Reference Number (auto-generated): 5 5 9 0 7 4 5 4 2 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 5 9 0 7 4 2 0 8 0 0 0 0 7 4 0 8 0 0 0 0 0 0 0 0 0 0 0
Tra 5	Addi 7 8 Addi m 13 is Parti	indication indication harks (if any): indication tion Reference Number (auto-generated): indication 5 9 0 7 4 5 4 2 0 8 1 tional transaction (Transaction "B", "C", etc) by the same Director/CEO where the information in Part I is the same for the additional transaction Indication Add New Part III Transaction st to be completed by an individual submitting this notification form on behalf of the Director/CEO. iculars of Individual submitting this notification form to the Listed Issuer:

(c)