ISEC HEALTHCARE LTD.
(Company Registration No. 201400185H)
(Incorporated in the Republic of Singapore)

ENTRY INTO A LETTER OF OFFER FOR THE PROPOSED ACQUISITION OF ONE FLOOR WITH A TOTAL FLOOR AREA MEASURING APPROXIMATELY 60,000 to 70,000 SQUARE FEET IN A COMMERCIAL BUILDING IN WILAYAH PERSEKUTUAN KUALA LUMPUR MALAYSIA TO BE CONSTRUCTED AND KNOWN AS BANGSAR SOUTH MEDICAL CENTRE

The Board of Directors ("**Board**" and each director, a "**Director**") of ISEC Healthcare Ltd. ("**Company**" or collectively with its subsidiaries, the "**Group**") wishes to announce that its wholly-owned subsidiary, ISEC Sdn. Bhd. ("**Purchaser**") had on 12 August 2021 ("**Acceptance Date**") accepted a letter of offer ("**LO**") to acquire one floor with a total floor area measuring approximately 60,000 to 70,000 square feet in a commercial building to be located in Wilayah Persekutuan Kuala Lumpur, Malaysia from Paramount Properties Sdn Bhd ("**Vendor**"), a wholly-owned subsidiary of Bursa Malaysia-listed UOA Development Berhad ("**Proposed Acquisition**") for a consideration of RM63,854,730.

The Purchaser will pay RM638,547.30 within seven (7) days from the Acceptance Date, being 1% of the total purchase consideration as earnest deposit ("**Earnest Deposit**") to the Vendor. The Earnest Deposit will be refunded to the Purchaser if the definitive agreement is not finalised within thirty (30) days from the Acceptance Date.

Upon finalisation of the definitive agreement, the Parties shall sign the said definitive agreement within a period of fourteen (14) days ("**Term**"). If the Purchaser does not sign within the Term, the Vendor is entitled to forfeit the Earnest Deposit as liquidated damages. If the Vendor does not sign within the Term, the Vendor will be required to refund the Earnest Deposit, together with an additional sum equivalent to the Earnest Deposit as liquidated damages to the Purchaser.

The LO is intended to be a basis for further negotiations between the parties, and the Proposed Acquisition is subject to entry into definitive agreement, relevant regulations and necessary regulatory approvals, where applicable.

The Company shall make the necessary announcements as and when there are further material developments on the Proposed Acquisition and other key related matters that may be contemplated moving forward.

Shareholders and potential investors should note that there is no assurance that a definitive agreement will be entered into following the signing of the LO or that the Proposed Acquisition will be completed, even after a definitive agreement has been entered into.

BY ORDER OF THE BOARD

Dr. Lee Hung Ming
Executive Vice Chairman

12 August 2021

This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "Exchange") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.

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