

VOLUNTARY UNCONDITIONAL CASH OFFER BY RUMAH & CO. PTE. LTD.

RESPONSE TO OFFER ANNOUNCEMENT

1. Introduction

The Board of Directors ("**Board**") of GYP Properties Limited ("**Company**") and together with its subsidiaries, the "**Group**") wishes to inform the shareholders of the Company ("**Shareholders**") that Rumah & Co. Pte. Ltd. ("**Offeror**"), had on 8 July 2022 issued an announcement ("**Offer Announcement**") stating, *inter alia*, that the Offeror intends to make a voluntary unconditional cash offer ("**Offer**") for all the issued and paid-up ordinary shares ("**Shares**") in the capital of the Company, other than any Shares held in treasury ("**Offer Shares**"), as at the date of the Offer in accordance with Rule 15 of the Singapore Code on Take-overs and Mergers ("**Code**").

2. Offer Document

According to the Offer Announcement, the formal offer document in relation to the Offer ("**Offer Document**") setting out the terms and conditions of the Offer and enclosing the relevant form(s) of acceptance of the Offer will be electronically disseminated and/or despatched (as the case may be) to Shareholders not earlier than 14 days and not later than 21 days from the date of the Offer Announcement.

A copy of the Offer Announcement is available on the website of Singapore Exchange Securities Trading Limited at www.sgx.com. Shareholders are advised to carefully review, in conjunction with this announcement, the Offer Announcement in its entirety, in particular, for the principal terms of the Offer, information on the Offeror, the rationale for the Offer, disclosure on shareholdings and dealings by the Offeror and parties acting in concert with it, and the Offeror's intentions for the Company in respect of the listing status of the Company.

3. Independent Financial Adviser

The Board will, in connection with the Offer, be appointing an independent financial adviser ("**IFA**") to advise the directors of the Company who are considered independent under the Code for the purpose of making a recommendation to Shareholders in respect of the Offer ("**Recommending Directors**"), and such appointment will be announced in due course.

4. Offeree Circular

A circular ("**Offeree Circular**") containing, *inter alia*, the advice of the IFA and the recommendation of the Recommending Directors in respect of the Offer will be electronically disseminated and/or despatched (as the case may be) by the Company to

the Shareholders within 14 days from the date of electronic dissemination and/or despatch (as the case may be) of the Offer Document to be issued by the Offeror.

The Company will make an announcement to inform Shareholders of the electronic dissemination and/or despatch (as the case may be) of the Offeree Circular in due course.

5. Cautionary Statement

In the meantime, Shareholders are advised to exercise caution when dealing in their Shares of the Company and to refrain from taking any action in respect of their Shares which may be prejudicial to their interests, until they or their professional advisers have considered all relevant information set out in the Offeree Circular, including the recommendation of the Recommending Directors as well as the advice of the IFA. Shareholders who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisers.

6. Directors' Responsibility Statement

The directors of the Company (including those who 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, and they jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources (including without limitation, the Offer Announcement), the sole responsibility of the directors of the Company has been to ensure that such information has been accurately and correctly extracted from such sources and/or reproduced in this announcement in its proper form and context.

BY ORDER OF THE BOARD

Lee Wei Hsiung
Company Secretary

12 July 2022