VOLUNTARY CONDITIONAL GENERAL OFFER

by

UOB KAY HIAN PRIVATE LIMITED
(Company Registration No.: 197000447W)
(Incorporated in the Republic of Singapore)

for and on behalf of

CONSISTENT RECORD PTE. LTD.
(Company Registration No.: 202529035D)
(Incorporated in the Republic of Singapore)

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

LOW KENG HUAT (SINGAPORE) LIMITED
(Company Registration No.: 196900209G)
(Incorporated in the Republic of Singapore)

other than those already owned, controlled or agreed to be acquired by the Offeror

DEALINGS DISCLOSURE
LEVEL OF ACCEPTANCES

1. INTRODUCTION

1.1 UOB Kay Hian Private Limited ("**UOBKH**") refers to:

(a) the offer announcement released on 28 November 2025 for and on behalf of Consistent Record Pte. Ltd. (the "**Offeror**"), in relation to the voluntary conditional general offer (the "**Offer**") for all the issued ordinary shares (the "**Shares**") in the capital of Low Keng Huat (Singapore) Limited (the "**Company**") other than those Shares already owned, controlled or agreed to be acquired by the Offeror as at the date of the Offer (the "**Offer Shares**");

(b) the offer document dated 17 December 2025 (the "**Offer Document**") issued for and on behalf of the Offeror containing the terms and conditions of the Offer, and its related documents;

(c) the announcement released on 13 January 2026 for and on behalf of the Offeror, in relation to, *inter alia*, the final revision of the Offer Price to S$0.78 in cash for each Offer Share, and the final extension of the Closing Date to 5.30 p.m. (Singapore time) on 13 February 2026;

(d) the written notification dated 20 January 2026 (the "**Revision Notification Letter**") in relation to, *inter alia*, the final revision of the Offer Price despatched to Shareholders on 20 January 2026; and

(e) the announcement released on 20 January 2026 for and on behalf of the Offeror, in relation to the despatch of the Revision Notification Letter to Shareholders.

1.2 All capitalised terms used and not defined in this announcement (this "**Announcement**") shall have the same meanings given to them in the Offer Document unless otherwise expressly stated or the context otherwise requires.

2. DEALINGS BY THE OFFEROR

Pursuant to Rule 12.1 of the Code, UOBKH wishes to announce, for and on behalf of the Offeror, that the Offeror has purchased 921,900 Offer Shares on 20 January 2026 (the "**Relevant Shares**"), on the SGX-ST, the details of which are set out below:

Total number of Relevant Shares acquired(1)	921,900
Approximate percentage of the total number of issued Shares(2) constituted by the Relevant Shares	0.12%(3)
Price paid per Relevant Share, excluding brokerage fees, clearing fees and applicable taxes	S$0.78

Notes:

(1) In this Announcement, Shares agreed to be acquired pursuant to a trade on the SGX-ST on a trade date are regarded as Shares already acquired on that trade date, notwithstanding that settlement of that trade will occur two (2) Market Days later.

(2) Computed based on 738,816,000 Shares, being the total number of Shares in the issued share capital of the Company as at the date of this Announcement.

(3) For the purposes of the table above, all percentage figures are rounded to the nearest two (2) decimal places.

3. LEVEL OF ACCEPTANCES

In accordance with Rule 28.1 of the Code, UOBKH wishes to announce, for and on behalf of the Offeror that, as at 6.00 p.m. (Singapore time) on 20 January 2026, the number of Shares (i) held immediately before the Offer Announcement Date by the Offeror and its Concert Parties; (ii) acquired or agreed to be acquired by the Offeror and its Concert Parties between the Offer Announcement Date and up to 6.00 p.m. (Singapore time) on 20 January 2026 (other than pursuant to valid acceptances of the Offer); (iii) for which valid acceptances of the Offer have been received; and (iv) owned, controlled or agreed to be acquired by the Offeror and its Concert Parties (including valid acceptances of the Offer), are as follows:

	Number of Shares	**%(1)**
Shares held immediately before the Offer Announcement Date by:		
(i) the Offeror(2)	400,245,345	54.17
(ii) the Concert Parties(3)	160,938,752	21.78
Shares acquired or agreed to be acquired between the Offer Announcement Date and up to 6.00 p.m. (Singapore time) on 20		

January 2026 (other than pursuant to valid acceptances of the Offer) by:		
(i) the Offeror	15,393,800	2.08
(ii) the Concert Parties	-	-
Valid acceptances of the Offer as at 6.00 p.m. (Singapore time) on 20 January 2026 received from(4):		
(i) Shareholders (other than the Concert Parties)(5)	45,256,350	6.13
(ii) the Concert Parties	160,938,752	21.78
Shares owned, controlled or agreed to be acquired by the Offeror (including valid acceptances of the Offer) as at 6.00 p.m. (Singapore time) on 20 January 2026	621,834,247	84.17
Shares owned, controlled or agreed to be acquired by the Offeror and its Concert Parties (including valid acceptances of the Offer) as at 6.00 p.m. (Singapore time) on 20 January 2026	621,834,247	84.17

Notes:

(1) Computed based on 738,816,000 Shares, being the total number of Shares in the issued share capital of the Company as at the date of this Announcement. For the purposes of the table above, all percentage figures are rounded to the nearest two (2) decimal places.

(2) This includes the holdings of the Offeror, its sole director, and persons/entities controlled by its sole director as set out in the Offer Document.

(3) This includes the holdings of the Concert Parties which have been disclosed to the Offeror subsequent to the Offer Announcement Date, particulars of which are set out in the Offer Document.

(4) Based on the latest information available to the Offeror as at 6.00 p.m. (Singapore time) on 20 January 2026, of which acceptances of the Offer by the Concert Parties may be pending verification.

(5) This includes the holdings of the directors of the Company which have been disclosed to the Offeror subsequent to the Offer Announcement Date, particulars of which are set out in the Offer Document.

4. RESULTANT SHAREHOLDING OF THE OFFEROR

As at 6.00 p.m. (Singapore time) on 20 January 2026, the total number of Shares owned, controlled, or agreed to be acquired by the Offeror (including valid acceptances of the Offer) amount to an aggregate of 621,834,247 Shares, representing approximately 84.17% of the total number of Shares[1].

[1] As a percentage of the total number of Shares as at the date of this Announcement.

5. RESPONSIBILITY STATEMENT

The sole director of the Offeror (the "**Offeror Director**") (who may have delegated detailed supervision of the preparation of this Announcement) has taken all reasonable care to ensure that the facts stated and all opinions expressed in this Announcement are fair and accurate and that no other material facts have been omitted from this Announcement, the omission of which would make any statement in this Announcement misleading, and accepts responsibility accordingly.

Where any information in this Announcement has been extracted or reproduced from published or otherwise publicly available sources or obtained from the Company (including without limitation, information relating to the Company and the Group), the sole responsibility of the Offeror Director 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
UOB Kay Hian Private Limited

For and on behalf of
Consistent Record Pte. Ltd.

20 January 2026

Any inquiries relating to this Announcement or the Offer should be directed to the following:

UOB Kay Hian Private Limited
Corporate Finance
projectmatrix.enquiry@uobkayhian.com

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 "seek", "aim", "expect", "anticipate", "estimate", "believe", "intend", "project", "plan", "strategy", "forecast", "target" and similar expressions or future or conditional verbs such as "if", "will", "would", "shall", "should", "could", "may" and "might". These statements reflect the Offeror's current expectations, beliefs, hopes, intentions or strategies regarding the future and assumptions in light of currently available information as at the date of this Announcement. 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 neither the Offeror nor UOBKH undertakes any obligation to update publicly or revise any forward-looking statements, subject to compliance with all applicable laws and regulations and/or rules of the SGX-ST and/or any other regulatory or supervisory body or agency.