(Company Registration No.: 198103193M)
(Incorporated in the Republic of Singapore on 7 July 1981)

NOTICE OF EXPIRY OF WARRANTS - W200123 (THE "W200123 WARRANTS")

TO: ALL HOLDERS OF THE W200123 WARRANTS TO SUBSCRIBE FOR NEW ORDINARY SHARES IN SECOND CHANCE PROPERTIES LTD (THE "COMPANY")

THIS NOTICE IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are in doubt as to the action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

Holders of the W200123 Warrants ("Warrant holders") who have sold their W200123 Warrants should immediately upon receipt of a copy of this Notice, send it to the purchaser or the bank, stockbroker or agent through whom the sale was effected for onward transmission to the purchaser.

In this notice, the term "Warrants" refer to all W200123 Warrants issued by the Company, the terms of which are constituted in the deed poll executed by the Company on 23 January 2017 (the "Deed Poll").

EXPIRY OF WARRANTS ON THURSDAY, 23 JANUARY 2020 AT 5.00 P.M.

Warrant holders are reminded that in accordance with the terms and conditions of the Warrants, the rights to subscribe for new ordinary shares in the capital of the Company (the "New Shares") comprised in the Warrants **will expire at 5:00 p.m. on Thursday, 23 January 2020,** after which time, any subscription rights comprised in the Warrants which have not been exercised will lapse and the Warrants will cease to be valid for any purpose whatsoever.

EXERCISE PRICE

The exercise price for each Warrant is S$0.25 for each New Share (the "Exercise Price").

PROCEDURE TO EXERCISE YOUR WARRANTS

Warrant holders who wish to exercise their subscription rights must do so in accordance with the terms and conditions of the Warrants. In order to exercise the Warrants, a Warrant holder must complete and sign the exercise notice relating to the Warrants in the prescribed form (the "Exercise Notice").

Completed Exercise Notice must be delivered to the Warrant Agent not later than **5.00 p.m. on Thursday, 23 January 2020** together with the following:-

1. (a) where the Warrants are not registered in the name of The Central Depository (Pte) Limited ("CDP"), the Warrant holders must produce the relevant Warrant Certificate(s); or

(b) where the Warrants are registered in the name of CDP, Warrant holders should note that the exercise of their Warrants is conditional upon, *inter alia*, the number of Warrants so exercised being available in the "Free Balance" of their securities accounts with CDP.

2. Furnish such evidence (if any, including evidence of nationality) as the Warrant Agent may require to determine the due execution of the Exercise Notice by or on behalf of the exercising Warrant holder (including every joint Warrant holder, if any);

3. Pay any deposit or other fees for the time being chargeable by and payable to CDP (if any) or any stamp issue, registration or other similar taxes or duties arising on the exercise of the relevant Warrants as the Warrant Agent may require;

4. If applicable, pay any fees for certificates of the New Shares to be issued and the expenses of, and submit any necessary documents required in order to effect the delivery of, certificates for the New Shares, upon exercise of the relevant Warrants to the place specified by the exercising Warrant holder in the Exercise Notice; and

5. Include a remittance (in Singapore currency) by banker's draft or by cashier's order drawn on a bank in Singapore, made payable to "SECOND CHANCE PROPERTIES LTD", for the full amount (free of any foreign exchange commissions, remittance charges or other deductions) equal to the aggregate Exercise Price of the New Shares payable in respect of the Warrants exercised. The name of the exercising Warrant holder, the number of Warrants being exercised and the securities account number of the exercising Warrant holder from which the number of Warrants being exercised is to be debited, as the case may be, should be clearly written on the reverse side of the banker's draft or cashier's order.

If the Warrant holders are not in Singapore, the person exercising the Warrants on behalf of such Warrant holders must produce to the Warrant Agent, a Power of Attorney from such Warrant holder authorising the due execution of the Exercise Notice by or on behalf of such Warrant holder (including every joint holder, if any).

Any New Shares arising from such exercise of the Warrants shall rank pari passu in all respects with the then existing Shares of the Company save for dividends, rights, allotments and other distribution that may be declared or paid, the record date for which is on or before the relevant exercise date of the Warrants. Record date in this context means, in relation to any dividends, rights, allotments or other distribution, the date at the close of business (or such other times as may be notified by the Company) on which members must be registered in order to participate in such dividends, rights, allotments or other distributions.

LAST DAY FOR TRADING IN WARRANTS

The last day for trading in the Warrants on the Singapore Exchange Securities Trading Limited ("SGX-ST") will be 16 January 2020, and trading will cease with effect from 9.00 a.m. on 17 January 2020. The Warrants will then be de-listed from Official List of the SGX-ST from 9:00 a.m. on 24 Jauuary 2020.

AFTER THE CLOSE OF BUSINESS AT 5.00 P.M. ON THURSDAY, 23 JANUARY 2020 ANY SUBSCRIPTION RIGHTS UNDER THE WARRANTS WHICH HAVE NOT BEEN EXERCISED AS AFORESAID WILL LAPSE AND EVERY WARRANT WILL THEREAFTER CEASE TO BE VALID FOR ANY PURPOSE WHATSOVER.

Copies of the Exercise Notice are obtainable from the Warrant Agent, Tricor Barbinder Share Registration Services. The address, telephone numbers and business hours of the Warrant Agent are as follows:-

Tricor Barbinder Share Registration Services

80 Robinson Road
#11-02
Singapore 068898

Telephone No.: (65) 6236 3550/3555
Fax No.: (65) 6236 3405

Business Hours: Monday to Friday
8.30 a.m. to 5.30 p.m.
(Closed on Saturdays, Sundays and Public Holidays)

By Order of the Board

MOHAMED SALLEH
Chief Executive Officer
12 December 2019