**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

**ELECTRONIC DISSEMINATION OF OFFER DOCUMENT AND RELATED DOCUMENTS DESPATCH OF NOTIFICATION LETTER AND ACCEPTANCE FORMS**

## 1. INTRODUCTION

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

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

## 2. ELECTRONIC DISSEMINATION OF THE OFFER DOCUMENT

**2.1** Pursuant to the Securities Industry Council's Public Statement on the Further Extension of the Temporary Measure to Allow for Electronic Despatch of Take-over Documents under The Singapore Code on Take-overs and Mergers issued on 29 June 2021, the Offeror has opted to electronically disseminate the offer document dated 17 December 2025 (the "**Offer Document**") containing the terms and conditions of the Offer.

**2.2** Accordingly, UOBKH wishes to announce, for and on behalf of the Offeror, that the Offer Document and its related documents have today been disseminated to Shareholders by electronic means via publication on the website of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") at www.sgx.com and the website of the Company at www.lkhs.com.sg/investor-relations/sgx-announcements/.

**2.3** **Please note that no printed copies of the Offer Document will be despatched to Shareholders.** Instead, only printed copies of the Notification Letter (as defined below) and Acceptance Forms (as defined below) will be despatched to Shareholders.

## 3. DESPATCH OF NOTIFICATION LETTER AND ACCEPTANCE FORMS

**3.1** In connection with the electronic dissemination of the Offer Document, a hardcopy notification letter (containing the address and instructions for the electronic retrieval of the Offer Document and its related documents) (the "**Notification Letter**") has been despatched to Shareholders together with the following documents, as may be applicable:

(a) in the case of Shareholders whose Offer Shares are deposited with The Central Depository (Pte) Limited ("**CDP**"), a Form of Acceptance and Authorisation for Offer Shares ("**FAA**") and a pre-addressed envelope; or

(b) in the case of Shareholders whose Offer Shares are not deposited with CDP ("**in scrip form**"), a Form of Acceptance and Transfer for Offer Shares ("**FAT**" and together with the FAA, the "**Acceptance Forms**") and a pre-addressed envelope.

**3.2** It is the responsibility of Shareholders who wish to accept the Offer in respect of all or part of their Shares to affix adequate postage on the pre-addressed envelope.

**3.3** Electronic copies of the Notification Letter and the Acceptance Forms may also be obtained on the website of the SGX-ST at www.sgx.com or the website of the Company at www.lkhs.com.sg/investor-relations/sgx-announcements/.

## 4. REQUEST FOR NOTIFICATION LETTER AND ACCEPTANCE FORMS

**4.1** If you are a Shareholder and do not receive the Notification Letter or the relevant Acceptance Form within a week of the date of this Announcement, please contact CDP (if you hold Offer Shares deposited with CDP) or the Company's Share Registrar, KCK CorpServe Pte. Ltd. (the "**Share Registrar**") (if you hold Offer Shares in scrip form), as the case may be, immediately at the address, email address and/or telephone number set out below, during normal business hours:

**The Central Depository (Pte) Limited**
Customer Service Hotline: +65 6535 7511
Email: asksgx@sgx.com

**KCK CorpServe Pte. Ltd.**
1 Raffles Place, #04-63
One Raffles Place (Tower 2)
Singapore 048616
Email: sharereg@kckcs.com.sg

## 5. PROCEDURES FOR ACCEPTANCE

**5.1** The procedures for acceptance of the Offer are set out in **Appendix 2** to the Offer Document and in the relevant Acceptance Form(s).

**5.2** **Acceptances of the Offer must be received by the close of the Offer at 5.30 p.m. (Singapore time) on 14 January 2026 or such later date(s) as may be announced from time to time by or on behalf of the Offeror (the "Closing Date").**

**5.3** Shareholders who wish to accept the Offer in respect of all or part of their Offer Shares may do so by completing and returning the relevant Acceptance Forms and all other relevant documents so as to reach the Offeror c/o The Central Depository (Pte) Limited or KCK CorpServe Pte. Ltd. (as the case may be) by no later than **5.30 p.m. (Singapore time) on the Closing Date**. Alternatively, Shareholders who hold Offer Shares deposited with CDP (in

respect of individual and joint-alternate account holders only) may also submit the FAA in electronic form via the SGX-ST's Investor Portal at www.investors.sgx.com.

## 6. OVERSEAS SHAREHOLDERS

### 6.1 Overseas Jurisdictions

This Announcement, the Notification Letter, the Offer Document, the relevant Acceptance Forms and/or any formal documentation in relation to the Offer (collectively, the "**Offer Documentation**") do not constitute an offer to sell or the solicitation of an offer to subscribe for or buy any security, nor is it a solicitation of any vote or approval in any jurisdiction, nor shall there be any sale, issuance or transfer of the securities referred to in this Announcement, the Notification Letter, the Offer Document, the relevant Acceptance Forms and any other Offer Documentation in any jurisdiction in contravention of applicable law.

The release, publication or distribution of this Announcement, the Notification Letter, the Offer Document, the relevant Acceptance Forms and any other Offer Documentation in certain jurisdictions may be restricted by law and therefore persons in any such jurisdictions into which the Offer Documentation are released, published or distributed should inform themselves about and observe such restrictions.

Copies of the Offer Documentation are not being, and must not be, directly or indirectly, mailed or otherwise forwarded, distributed or sent in or into or from any jurisdiction where the making of or the acceptance of the Offer will violate the laws of that jurisdiction ("**Restricted Jurisdiction**") and will not be capable of acceptance by any such use, instrumentality or facility within any Restricted Jurisdiction and persons receiving such documents (including custodians, nominees and trustees) must not mail or otherwise forward, distribute or send them in or into or from any Restricted Jurisdiction.

The Offer (unless otherwise determined by the Offeror and permitted by applicable law and regulation) will not be made, directly or indirectly, in or into, or by the use of mails of, or by any means or instrumentality (including, without limitation, telephonically or electronically) of interstate or foreign commerce of, or any facility of a national, state or other securities exchange of, any Restricted Jurisdiction and the Offer will not be capable of acceptance by any such use, means, instrumentality or facilities.

### 6.2 Overseas Shareholders

The availability of the Offer to Shareholders whose addresses are outside Singapore as shown in the Register or in the Depository Register (as the case may be) (each, an "**Overseas Shareholder**") may be affected by the laws of the relevant overseas jurisdictions in which they are located. Accordingly, Overseas Shareholders should inform themselves of, and observe, any applicable requirements in the relevant overseas jurisdictions.

**For the avoidance of doubt, the Offer is open to all Shareholders, including those to whom the Offer Documentation may not be sent.**

It is the responsibility of Overseas Shareholders who wish to (a) request for any of the Offer Documentation in accordance with paragraph 6.3 below and/or (b) accept the Offer to satisfy themselves as to the full observance of the laws of the relevant overseas jurisdiction in that connection, including the obtaining of any governmental or other consent which may be required, or compliance with other necessary formalities or legal requirements and the payment of any taxes, imposts, duties or other requisite payments due in such jurisdiction. Such Overseas Shareholders shall be liable for any such taxes, imposts, duties or other requisite payments payable and the Offeror, its related corporations, UOBKH, CDP, the Share Registrar and any person acting on their behalf shall be fully indemnified and held harmless by such Overseas Shareholders for any such taxes, imposts, duties or other requisite payments as the

Offeror, its related corporations, UOBKH, CDP, the Share Registrar and/or any person acting on their behalf may be required to pay. In (a) requesting for any of the Offer Documentation in accordance with paragraph 6.3 below and/or (b) accepting the Offer, each Overseas Shareholder represents and warrants to the Offeror, its related corporations, UOBKH, CDP, the Share Registrar and/or any person acting on their behalf that he is in full observance of the laws of the relevant jurisdiction in that connection and that he is in full compliance with all necessary formalities or legal requirements.

**Any Overseas Shareholder who is in doubt about his position should consult his professional adviser in the relevant jurisdiction.**

### 6.3 Copies of the Notification Letter and the relevant Acceptance Forms

Where there are potential restrictions on sending the Notification Letter (containing the address and instructions for the electronic retrieval of the Offer Document and its related documents), the relevant Acceptance Forms and/or any other Offer Documentation to any overseas jurisdiction, the Offeror and UOBKH each reserves the right not to send these documents to Overseas Shareholders in such overseas jurisdictions. Subject to compliance with applicable laws, any affected Overseas Shareholder may, nonetheless, attend in person and obtain a copy of the Notification Letter (containing the address and instructions for the electronic retrieval of the Offer Document and its related documents), the relevant Acceptance Forms and/or any other Offer Documentation during normal business hours and up to the Closing Date, from:

(a) CDP (in the case of a Shareholder whose Offer Shares are deposited with CDP) by contacting CDP's Customer Service Hotline at +65 6535 7511 during their operating hours or emailing CDP at asksgx@sgx.com for instructions on how to obtain a copy of such documents; or

(b) the Share Registrar, KCK CorpServe Pte. Ltd. (in the case of a Shareholder whose Offer Shares are not deposited with CDP) at its office located at 1 Raffles Place, #04-63 One Raffles Place (Tower 2), Singapore 048616.

Alternatively, an Overseas Shareholder may, subject to compliance with applicable laws, write to the Offeror through:

(i) CDP (in the case of a Shareholder whose Offer Shares are deposited with CDP) at Consistent Record Pte. Ltd. c/o The Central Depository (Pte) Limited, Privy Box No. 920764, Singapore 929292; or

(ii) the Share Registrar, KCK CorpServe Pte. Ltd. (in the case of a Shareholder whose Offer Shares are not deposited with CDP) at its office located at 1 Raffles Place, #04-63 One Raffles Place (Tower 2), Singapore 048616,

to request for the Notification Letter (containing the address and instructions for the electronic retrieval of this Offer Document and its related documents), the relevant Acceptance Forms (with no shareholder details printed on the relevant Acceptance Forms) and/or any other Offer Documentation to be sent to an address in Singapore by ordinary post at his own risk, up to five (5) Market Days prior to the Closing Date.

### 6.4 Notice

The Offeror and UOBKH each reserves the right to notify any matter, including the fact that the Offer has been made, to any or all Shareholders (including Overseas Shareholders) by announcement to the SGX-ST or paid advertisement in a daily newspaper published or circulated in Singapore, in which case, such notice shall be deemed to have been sufficiently given notwithstanding any failure by any Shareholder (including Overseas Shareholders) to receive or see such announcement or advertisement.

## 7. INFORMATION PERTAINING TO CPFIS INVESTORS AND SRS INVESTORS

Investors who have purchased Shares using their Central Provident Fund ("**CPF**") contributions pursuant to the Central Provident Fund Investment Scheme ("**CPFIS**", and such investors, "**CPFIS Investors**") and investors who have purchased Shares pursuant to the Supplementary Retirement Scheme ("**SRS**", and such investors, "**SRS Investors**") should receive further information on how to accept the Offer directly from their respective agent banks included under the CPFIS ("**CPF Agent Banks**") and agent banks included under the SRS ("**SRS Agent Banks**") (as the case may be). CPFIS Investors and SRS Investors are advised to consult their respective CPF Agent Banks and SRS Agent Banks (as the case may be) should they require further information, and if they are in any doubt as to the action they should take, CPFIS Investors and SRS Investors should seek independent professional advice.

CPFIS Investors and SRS Investors who wish to accept the Offer are to reply to their respective CPF Agent Banks and SRS Agent Banks (as the case may be) accordingly by the deadline stated in the letter from their respective CPF Agent Banks and SRS Agent Banks (as the case may be).

Subject to the Offer becoming or being declared unconditional in all respects, CPFIS Investors and SRS Investors who accept the Offer will receive the Offer Price payable in respect of the Offer Shares validly tendered in acceptance of the Offer through appropriate intermediaries in their respective CPF investment accounts and SRS investment accounts.

## 8. INDEPENDENT ADVICE

UOBKH is acting for and on behalf of the Offeror in connection with the Offer and neither the Offeror nor UOBKH purports to advise the Shareholders and/or any other person. In preparing the Offer Document, the Offeror and UOBKH have not taken into account the general or specific investment objectives, tax position, risk profiles, financial situation or particular needs and constraints of any Shareholder.

The views of the directors of the Company who are considered independent for the purposes of the Offer (the "**Independent Directors**"), and the independent financial adviser to the Independent Directors on the Offer, will be made available to the Shareholders in due course and in any event, within 14 days of the electronic dissemination of the Offer Document as required under The Singapore Code on Take-overs and Mergers. Shareholders may wish to consider their advice before taking any action in relation to the Offer.

**If any Shareholder is in any doubt about the Offer, or the action he should take, he should consult his stockbroker, bank manager, solicitor, accountant, tax adviser or other professional adviser immediately.**

## 9. 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.**

17 December 2025

*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 Latest Practicable Date. 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.*