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

17 December 2025

To: The Shareholders of Low Keng Huat (Singapore) Limited

Dear Sir/Madam,

NOTIFICATION OF THE ELECTRONIC DISSEMINATION OF OFFER DOCUMENT AND RELATED DOCUMENTS ("NOTIFICATION LETTER")

1. INTRODUCTION

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

(a) the offer announcement dated 28 November 2025, in relation to the voluntary conditional general offer (the "**Offer**") by UOBKH, for and on behalf of Consistent Record Pte. Ltd. (the "**Offeror**"), 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;

(b) the offer document dated 17 December 2025 (the "**Offer Document**") issued by UOBKH for and on behalf of the Offeror, in relation to the Offer; and

(c) the announcement dated 17 December 2025 in relation to the electronic dissemination of the Offer Document and its related documents.

Unless otherwise defined, all capitalised terms used and not defined in this Notification Letter shall have the same meanings given to them in the Offer Document.

2. ELECTRONIC DISSEMINATION OF THE OFFER DOCUMENT

2.1 UOBKH has today issued the Offer Document and its related documents for and on behalf of the Offeror. 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. **Accordingly, please note that no printed copies of the Offer Document will be despatched to Shareholders. However, a printed copy of the relevant Acceptance Form(s) (as defined below) for acceptance of the Offer is enclosed with this Notification Letter, as stated in paragraph 3 below.**

2.2 The electronic version of the Offer Document and its related documents have, as at the date of this Notification Letter, been published 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/. To access the electronic version of the Offer Document and its related documents:

(a) You may access the website of the SGX-ST at www.sgx.com. From the drop-down menu list under the header "**Securities**", select "**Company Announcements**" under the section titled "**Company Information**". In the box titled "**Filter by Company/ Security Name**", type the name of the Company: "**Low Keng Huat (Singapore) Limited**". "**Low Keng Huat (Singapore) Limited**" will appear as a drop-down item below the filter box.

Thereafter, please select the announcement dated 17 December 2025 titled "**Voluntary Conditional General Offer – Electronic Dissemination of Offer Document**". The Offer Document and its related documents can be accessed by clicking on the respective links under the section titled "**Attachments**" at the bottom of the announcement.

(b) You may also access the website of the Company at www.lkhs.com.sg/investor-relations/sgx-announcements/.

3. ACCEPTANCE FORMS

3.1 Printed copies of this Notification Letter should also be accompanied by:

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

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

(c) a pre-addressed envelope, which is not pre-paid for posting. It is your responsibility to affix adequate postage on the said envelope.

3.2 If you are a Shareholder and did not receive the relevant Acceptance Form, 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

3.3 Electronic copies of the Acceptance Forms may also be obtained on the website of the SGX-ST or the website of the Company by following the instructions on locating the Offer Document and its related documents set out in paragraph 2 of this Notification Letter.

4. PROCEDURES FOR ACCEPTANCE

4.1 **Acceptance.** If you wish to accept the Offer in respect of all or part of your Offer Shares:

(a) if you hold Offer Shares deposited with CDP, please ensure that you complete and return the FAA:

(i) **by post**, in the enclosed pre-addressed envelope at your own risk, to Consistent Record Pte. Ltd. c/o The Central Depository (Pte) Limited, Privy Box No. 920764, Singapore 929292; or

(ii) **in electronic form**, via SGX-ST's Investor Portal at www.investors.sgx.com (in respect of individual and joint-alternate account holders only). Depositors who are corporations cannot submit their FAA in electronic form and should sign the enclosed FAA per its/their signing mandate and where appropriate, affix its common seal to the FAA in accordance with its constitution or relevant constitutive documents; and

(b) if you hold Offer Shares in scrip form, please ensure that you complete and return the duly completed and signed FAT in its entirety, the share certificate(s), other document(s) of title and/or any other relevant document(s) required by the Offeror and/or the Share Registrar relating to the Offer Shares in respect of which you accept the Offer:

(i) **by hand**, to Consistent Record Pte. Ltd. c/o KCK CorpServe Pte. Ltd. at 1 Raffles Place #04-63 One Raffles Place (Tower 2) Singapore 048616, only from 9.00 a.m. (Singapore time) to 5.30 p.m. (Singapore time) (Mondays to Fridays, excluding public holidays); or

(ii) **by post**, in the enclosed pre-addressed envelope at your own risk, to Consistent Record Pte. Ltd. c/o KCK CorpServe Pte. Ltd. at 1 Raffles Place #04-63 One Raffles Place (Tower 2) Singapore 048616,

in each case so as to arrive not later than 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").

If the duly completed and signed Acceptance Form is to be delivered by post in accordance with the instructions above, please use the pre-addressed envelope enclosed with the Acceptance Form, which is not pre-paid for posting, at your own risk. It is your responsibility to affix adequate postage on the said envelope. Proof of posting is not proof of receipt by the Offeror at the above addresses.

The procedures for acceptance of the Offer are also set out in Appendix 2 to the Offer Document and in the accompanying FAA and/or FAT (as applicable).

4.2 **CPFIS/SRS Investors.** CPFIS Investors and SRS Investors should receive further information on how to accept the Offer directly from their respective CPF Agent Banks and 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, they should seek independent professional advice.

5. GENERAL

The views of the Independent Directors on the Offer, and the independent financial adviser to the Independent Directors on the Offer, will be made available to Shareholders in due course and in any event, within 14 days of the electronic dissemination of the Offer Document as required under the Code. Shareholders may wish to consider their advice before taking any action in relation to the Offer.

If you are in any doubt about the Offer or the course of action you should take, you should consult your stockbroker, bank manager, solicitor, accountant, tax adviser or other professional adviser immediately.

6. RESPONSIBILITY STATEMENT

The sole director of the Offeror (the "**Offeror Director**") (who may have delegated detailed supervision of the preparation of this Notification Letter) has taken all reasonable care to ensure that the facts stated and opinions expressed in this Notification Letter are fair and accurate and that there are no other material facts not contained in this Notification Letter, the omission of which would make any statement in this Notification Letter misleading, and accepts responsibility accordingly.

Where any information in this Notification Letter 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 has been accurately and correctly extracted from such sources or, as the case may be, accurately reflected or reproduced in this Notification Letter.

Issued by
UOB Kay Hian Private Limited

For and on behalf of
Consistent Record Pte. Ltd.

17 December 2025
Singapore

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

UOB Kay Hian Private Limited

Corporate Finance
projectmatrix.enquiry@uobkayhian.com