

**ONEAPEX LIMITED**  
(Company Registration Number: 201020806C)  
(Incorporated in the Republic of Singapore)

**NOTICE OF EXTRAORDINARY GENERAL MEETING**

**NOTICE IS HEREBY GIVEN** that an Extraordinary General Meeting (“**EGM**”) of **ONEAPEX LIMITED** (the “**Company**”) will be held at 10.00 a.m. on 24 June 2024 at the registered office of the Company, 18 Cross Street, #14-01, Singapore 048423 for the purpose of considering and, if thought fit, passing the following resolution with or without any modifications to the following resolution (the “**Notice of EGM**”).

All capitalised terms used in this notice which are not defined herein shall have the same meaning ascribed to them in the circular to shareholders of the Company (“**Shareholders**”) dated 20 May 2024 (the “**Circular**”).

**ORDINARY RESOLUTION: PROPOSED DISPOSAL OF 30% OF THE ENTIRE ISSUED AND PAID-UP SHARE CAPITAL OF TUAS SEATOWN DORMITORY PTE. LTD., AS AN INTERESTED PERSON TRANSACTION UNDER CHAPTER 9 OF THE CATALIST RULES AND A MAJOR TRANSACTION UNDER CHAPTER 10 OF THE CATALIST RULES**

**RESOLVED THAT:**

- (a) approval be and is hereby given for the Proposed Disposal on the terms and subject to the conditions set out in the SPA as an interested person transaction under Chapter 9 of the Catalist Rules and a major transaction under Chapter 10 of the Catalist Rules; and
- (b) the Directors and any one of them be and are hereby authorised and empowered to approve and complete and do all such acts and things (including to approve, modify, ratify, sign, seal, execute and deliver all such documents as may be required) as they or he may consider expedient, desirable, necessary or in the interests of the Company to give effect to the Proposed Disposal and/or this Ordinary Resolution.

By Order of the Board

**Tan Pei Hong, Alex (Chen Peifeng)**  
Executive Director and Chief Executive Officer  
20 May 2024

**Notes:**

1. The EGM of the Company will be held, in a wholly physical format, at 10.00 a.m. on 24 June 2024 at 18 Cross Street, #14-01, Singapore 048423, for the purpose of considering and, if thought fit, passing with or without modifications the resolution set out in the Notice of EGM. There will be no option for Shareholders to participate virtually.
2. Printed copies of the Company's Circular dated 20 May 2024, which contains the Notice of EGM and Proxy Form, will be sent to Shareholders by post. These documents will also be published on SGXNet at the URL <https://www.sgx.com/securities/company-announcements> and the Company's corporate website at the URL <http://oneapex.wixsite.com/home/investor-relations>.
3. A member of the Company (other than a Relevant Intermediary\*) entitled to attend and vote at the EGM is entitled to appoint not more than two proxies to attend and vote in his stead. A member which is a corporation is entitled to appoint its authorised representative or proxy to vote on his behalf. A proxy need not be a member of the Company.
4. Where a member (other than a Relevant Intermediary\*) appoints two (2) proxies, he/she/it shall specify the proportion of his or her shareholding to be represented by each proxy in the instrument appointing the proxies.
5. A Relevant Intermediary may appoint more than two proxies, but each proxy must be appointed to exercise the rights attached to a different share or shares held by him (which number and class shares shall be specified).
6. The instrument appointing a proxy must be deposited at the Company's principal place of business at 38 Jalan Pemimpin, #06-06, Singapore 577178, not less than 72 hours before the time of the EGM, being by 10.00 a.m. on 21 June 2024.
7. The instrument appointing a proxy or proxies must be signed by the appointor or of his attorney duly authorised in writing. Where the instrument appointing a proxy or proxies is executed by a corporation, it must be executed either under its seal or under the hand of any officer or attorney duly authorised.
8. Where a member of the Company appoints the Chairman of the EGM as their proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, at the EGM as proxy, for the resolutions will be treated as invalid.
9. An investor who buys shares using SRS monies ("SRS Investor") (as may be applicable) may attend and cast his/her vote(s) at the EGM in person. SRS Investors who are unable to attend the EGM but would like to vote, may inform their SRS Approved Nominees to appoint the Chairman of the EGM to act as their proxy, in which case, the SRS Investors shall be precluded from attending the EGM. SRS Investors who wish to appoint the Chairman of the EGM as proxy should approach their respective agent banks or SRS operators to submit their votes by 5.00 p.m. Singapore time on 11 June 2024.

**Submission of Questions in Advance**

10. Shareholders may submit substantial and relevant questions relating to the resolutions to be tabled for approval at the EGM, in advance of the EGM, in the following manner:
  - (a) All substantial and relevant questions must be submitted by 5.00 p.m. Singapore time on 7 June 2024 ("**Cut-Off Time**") via one of the following means:
    - (i) by post, to be deposited at the Company's principal place of business at 38 Jalan Pemimpin, #06-06, Singapore 577178; or
    - (ii) by email to [contactus@oneapex.com.sg](mailto:contactus@oneapex.com.sg)
  - (b) When submitting substantial and relevant questions electronically via email or by post, Shareholders must provide the Company with the following details to enable the Company to verify their status as Shareholders: (a) status: individual shareholder or corporate representative; (b) full name/full company name (as per CDP/Scip-based records); (c) NRIC/FIN/Passport No./UEN; (d) email address; and (e) contact number (optional).
  - (c) Persons who hold Shares through Relevant Intermediaries (as defined under Section 181(6) of the Companies Act 1967 of Singapore) should contact their respective Relevant Intermediaries through which they hold such Shares to submit their questions relating to the resolution to be tabled for approval at the EGM based on the abovementioned instructions.

- (d) The Company will endeavour to address all substantial and relevant questions received from Shareholders prior to the EGM, before or during the EGM. The responses to substantial and relevant questions received from Shareholders by the Cut-Off Time will be posted on the SGXNET and the Company's corporate website at the URL <http://oneapex.wixsite.com/home/investor-relations> by 17 June 2024. The Company will address any subsequent clarifications sought, or substantial and relevant follow-up questions (relating to the resolution to be tabled for approval at the EGM) received after the Cut-Off Time which have not already been addressed prior to the EGM, as well as those substantial and relevant questions received at the EGM, during the EGM. Where substantially similar questions are received, the Company will consolidate such questions and consequently not all questions may be individually addressed.

\* A Relevant Intermediary is:

- (a) a banking corporation licensed under the Banking Act 1970 or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds shares in that capacity;
- (b) a person holding a capital markets services licence to provide custodial services under the Securities and Futures Act 2001 and who holds shares in that capacity; or
- (c) the Central Provident Fund Board established by the Central Provident Fund Act 1953, in respect of shares purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the Board holds those shares in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

### **Personal Data Privacy**

By submitting the Proxy Form for proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, a member of the Company consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of the appointment of prox(ies) and/or representative(s) for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines.

*This Notice of EGM has been prepared by the Company and reviewed by the Company's sponsor ("**Sponsor**"), Novus Corporate Finance Pte. Ltd. (the "**Sponsor**"), in accordance with Rule 226(2)(b) the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual Section B: Rules of Catalyst.*

*This Notice of EGM has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this Notice of EGM, including the correctness of any of the statements or opinions made, or reports contained in this Notice of EGM.*

*The contact person for the Sponsor is Mr Andrew Leo, Chief Executive Officer, 7 Temasek Boulevard, #04-02 Suntec Tower 1, Singapore 038987, Telephone (65) 6950 2188.*

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ONEAPEX

ONEAPEX LIMITED

(Company Registration Number: 201020806C)

(Incorporated in the Republic of Singapore)

PROXY FORM  
EXTRAORDINARY GENERAL MEETING

IMPORTANT:

1. Relevant intermediaries as defined in Section 181 of the Companies Act 1967 of Singapore, may appoint more than two proxies to attend, speak and vote at the Extraordinary General Meeting (the "EGM").
2. For investors who have used their CPF/SRS monies to buy the shares of the Company ("Shares"), this Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by them.
3. CPF/SRS investors should approach their respective CPF Agent Banks of SRS Operators for any queries they may have with regards to their appointment as proxy(ies) or the appointment of their Agent Banks as proxy(ies) for the EGM.
4. By submitting this Proxy Form, the member accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 20 May 2024.

\*I/We \_\_\_\_\_ (Name) \_\_\_\_\_ (NRIC/Passport/ Co. Reg. No.)\*  
of \_\_\_\_\_ (Address)

being \*a member/members of ONEAPEX LIMITED (the "Company") hereby appoint:

| Name           | NRIC/Passport No. | Email Address | Proportion of Shareholdings |   |
|----------------|-------------------|---------------|-----------------------------|---|
|                |                   |               | No. of Shares               | % |
|                |                   |               |                             |   |
| <b>Address</b> |                   |               |                             |   |

and/or\*

| Name           | NRIC/Passport No. | Email Address | Proportion of Shareholdings |   |
|----------------|-------------------|---------------|-----------------------------|---|
|                |                   |               | No. of Shares               | % |
|                |                   |               |                             |   |
| <b>Address</b> |                   |               |                             |   |

or failing the person, or either or both of the persons, referred to above, the Chairman of the Meeting as my/our proxy/proxies to vote for me/us on my/our behalf at the Extraordinary General Meeting (the "EGM") of the Company to be held at 10.00 a.m. on Monday, 24 June 2024, at 18 Cross Street, #14-01, Singapore 048423 and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against or abstain the Resolution proposed at the EGM as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they will on any other matter arising at the AGM and at any adjournment thereof.

| No. | Ordinary Resolution  | For | Against | Abstain |
|-----|--|-----|---------|---------|
| 1   | To approve the Proposed Disposal as an interested person and a major transaction |     |         |         |

\* Delete where inapplicable.

\*\* If you wish to exercise all your votes "For" or "Against" the Resolution, please tick within the relevant box provided. Alternatively, if you wish to exercise your votes both "For" and "Against" the Resolution, please indicate the number of Shares in the boxes provided. If you tick on the abstain box for a particular resolution, you are directing your proxy, not to vote on that Resolution.

\*\*\* Voting will be conducted by poll.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

| Total number of Shares  | No. of Shares |
|-------------------------|---------------|
| (a) Depository Register |               |
| (b) Register of Members |               |

\_\_\_\_\_  
Signature(s) of Member(s) or Common  
Seal of Corporate Member(s)

IMPORTANT: PLEASE READ NOTES OVERLEAF



Notes:

1. Please insert the total number of Shares in the capital of the Company held by you. If you have Shares entered against your name in the Depository Register (maintained by The Central Depository (Pte) Limited), you should insert that number of Shares. If you have Shares registered in your name in the Register of Members (maintained by or on behalf of the Company), you should insert that number of Shares. If you have Shares entered against your name in the Depository Register and Shares registered in your name in the Register of Members of the Company, you should insert the aggregate number of Shares. If no number is inserted, this instrument appointing a proxy or proxies ("**Proxy Form**") shall be deemed to relate to all the Shares held by you.
2. (a) A member who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote at the EGM. Where such member's form of proxy appoints more than one proxy, the proportion of the shareholding concerned to be represented by each proxy shall be specified in the form of proxy.  
(b) A member who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the EGM, but each proxy must be appointed to exercise the rights attached to a different share or shares held by such member. Where such member's form of proxy appoints more than two proxies, the number and class of shares in relation to which each proxy has been appointed shall be specified in the form of proxy. "Relevant intermediary" has the meaning ascribed to it in Section 181 of the Companies Act 1967 of Singapore.
3. A proxy need not be a member of the Company.
4. This Proxy Form must be deposited at the Company's principal place of business at 38 Jalan Pemimpin, #06-06, Singapore 577178, not less than 72 hours before the time appointed for the EGM, being by 10.00 a.m. on 21 June 2024. Completion and return of this Proxy Form appointing a proxy or proxies shall not preclude a member from attending and voting at the EGM. In such event, the relevant instrument appointing a proxy or proxies will be deemed to be revoked.
5. This Proxy Form must be under the hand of the appointor or of his attorney duly authorised in writing. Where this Proxy Form is executed by a corporation, it must be executed either under its seal or under the hand of an officer or attorney duly authorised. Where this Proxy Form is signed on behalf of the appointor by an attorney, the letter or power of attorney or a duly certified copy thereof must (failing previous registration with the Company) be lodged with this Proxy Form, failing which this Proxy Form may be treated as invalid.
6. A corporation which is a member may authorise by resolution of its directors or other governing body such person as it thinks fit to act as its representative at the EGM, in accordance with Section 179 of the Companies Act 1967 of Singapore.
7. The Company shall be entitled to reject the Proxy Form if it is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the Proxy Form. In addition, in the case of a member whose shares are entered against his name in the Depository Register, the Company may reject any Proxy Form lodged if the member, being the appointor, is not shown to have shares entered against his name in the Depository Register as at 72 hours before the time appointed for holding the EGM (being 10.00 a.m. on 21 June 2024), as certified by The Central Depository (Pte) Limited to the Company.
8. **Submission of Questions in Advance**  
Shareholders may submit substantial and relevant questions relating to the resolution to be tabled for approval at the EGM, in advance of the EGM, in the following manner:
  - (a) All substantial and relevant questions must be submitted by 5.00 p.m. Singapore time on 7 June 2024 ("**Cut-Off Time**") via one of the following means:
    - i. by post, to be deposited at the Company's principal place of business at 38 Jalan Pemimpin, #06-06, Singapore 577178; or
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9. By submitting this proxy form, the member of the Company accepts and agrees to the personal data privacy terms as set out in the Notice of EGM dated 20 May 2024.

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**AFFIX  
POSTAGE  
STAMP**

**ONEAPEX LIMITED**  
c/o 9 Raffles Place  
Republic Plaza  
Tower 1, #26-01  
Singapore 048619

Attn: The Share Registrar

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Seal Here