

**ONEAPEX LIMITED**  
Company Registration No. 201020806C  
(Incorporated in the Republic of Singapore)  
(the “**Company**”)

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING**

**PLACE** : NUSS Suntec City Guild House,  
3 Temasek Boulevard (Tower 5) #02- 401/402,  
SCGH College Room, Suntec City Mall, Singapore 038983

**DATE** : Friday, 11 September 2026

**TIME** : 10:30 a.m.

**PRESENT** : Mr Low Chin Parn Eric – Independent Non-Executive Chairman  
Mr Tan Pei Hong, Alex - Executive Director and Chief Executive Officer  
Mr See Chiau Hwa Eric – Independent Non-Executive Director  
Mr Ron Loi – Chief Financial Officer and Company Secretary  
Mr Leong Chuo Ming – Company Secretary

**IN ATTENDANCE** : Please refer to the Attendance List.

**CHAIRMAN** : Mr Low Chin Parn Eric

Unless otherwise defined, all capitalised terms used in these minutes shall have the same meanings ascribed to them in the Company’s circular to shareholders dated 20 August 2026 (“**Circular**”).

**QUORUM**

As a quorum was present, the Chairman declared the Extraordinary General Meeting (“**EGM**” or the “**Meeting**”) open at 10:30 a.m.

**INTRODUCTION**

Before proceeding with the business of the Meeting as set out in the Notice of the Meeting (the “**Notice**”), the Chairman introduced the Directors, the Chief Financial Officer and Company Secretary present to the shareholders and welcomed all those present at the Meeting.

The Chairman also conveyed the apologies of Ms Tan Shu Hui Eileen, a Non-Independent Non-Executive Director of the Company, who was not able to attend the EGM as she was unwell.

Thereafter, the Chairman invited Mr Ron Loi (“**Mr Loi**”) to take over the conduct of the Meeting proceeding.

**NOTICE**

The Notice convening the Meeting was taken as read.

**QUESTIONS FROM SHAREHOLDERS**

Mr Loi informed that the Company had invited shareholders of the Company to submit their questions pertaining to the business of the Meeting, in advance of the Meeting. No questions were received from shareholders by the deadline for the submission of questions.

**VOTING BY WAY OF A POLL**

Mr Loi informed the shareholders that the Chairman had been appointed as proxy by some shareholders and he would be voting in accordance with their instructions.

Shareholders were informed that all voting at general meetings of listed companies must be done by way of a poll.

If a shareholder is attending in person or is validly appointed proxy for this EGM, he or she would have been handed the poll voting slips at the registration desk when signing-in earlier.

The shareholders were informed that Entrust Advisory Pte. Ltd. and Tricor Barbinder Share Registration Services have been appointed as scrutineers and polling agent respectively.

Before dealing with the business of the Meeting, a representative from Entrust Advisory Pte. Ltd. gave an explanation to the shareholders on the poll voting procedure.

**SPECIAL BUSINESS:****SPECIAL RESOLUTION – TO APPROVE THE CAPITAL REDUCTION AND CASH DISTRIBUTION**

The Meeting was informed that the agenda of the Extraordinary General Meeting is to approve the Capital Reduction and Cash Distribution.

Shareholders were informed that the text of the Special Resolution is set out in the Notice on page N-1 of the Circular. The Special Resolution as set out in the Notice was taken as read.

The Meeting was informed that the Special Resolution requires a majority of not less than 75% of the votes cast by members entitled to vote, in person or by proxy, to be passed.

The motion was proposed by the Chairman and seconded by Mr Ou Yang Yan Te.

**QUESTIONS AND ANSWERS SESSION**

Before putting the motions to vote, the Chairman, Chief Executive Officer and the Chief Financial Officer proceeded to address questions raised by the shareholders as set out in Appendix 1.

After dealing with questions from shareholders, Mr Loi proceeded with the formalities of conducting the poll.

**CONDUCT OF POLL**

The poll on the motion was duly conducted.

**ADJOURNMENT OF EGM**

The EGM was adjourned at 10:55 a.m. for the counting of votes.

The Meeting resumed at 11:00 a.m. for the results of the poll to be declared.

**RESULTS OF POLL**

Following the tabulation of votes, the results of the poll were read:

**Special Resolution: To approve the Capital Reduction and Cash Distribution**

|                                   | <b>Votes</b>      | <b>%</b>      |
|-----------------------------------|-------------------|---------------|
| No. of votes for:                 | 67,481,774        | 100           |
| No. of votes against:             | 0                 | 0             |
| <b>Total no. of votes casted:</b> | <b>67,481,774</b> | <b>100.00</b> |

Based on the result of the poll, the Chairman declared the Special Resolution carried by way of a poll:

**“IT WAS RESOLVED THAT** pursuant to Section 78C of the Companies Act:

- (1) the issued and paid-up capital of the Company be reduced by S\$3,633,414 from S\$13,292,106 to S\$9,658,692 and that such reduction be effected by returning the sum of S\$3,633,414 from the issued and paid-up share capital of the Company to the Shareholders, being registered holders of the Shares other than the Company, except that where the registered holder is the CDP, the term “Shareholders” shall mean the Depositors (other than the Company) as defined under the Companies Act on the basis of S\$0.043 for each issued ordinary share in the capital of the Company held by a Shareholder or on his/her behalf at the Record Date; and
- (2) the Directors of the Company (or their authorised representative) and each of them be and are hereby authorised and empowered to do all acts and things (including, without limitation, executing all such documents as may be required) as they or each of them deem desirable, necessary or expedient to give effect to the Capital Reduction and Cash Distribution as they or each of them may in their or each of their absolute discretion deem fit in the interests of the Company.”

**CONCLUSION**

There being no other business to transact, the Chairman declared the Extraordinary General Meeting of the Company closed at 11:05 a.m. and thanked everyone for their attendance.

Certified As A True and Correct Record  
Of The Proceedings Of The Meeting Held

Low Chin Parn Eric  
Chairman of the Meeting

**ONEAPEX LIMITED**  
 Company Registration No. 201020806C  
 (Incorporated in the Republic of Singapore)  
 (the “**Company**”)

**Questions & Answers at the  
 Extraordinary General Meeting held on 11 September 2026**

Unless otherwise defined, all capitalised terms used in these minutes shall have the same meanings ascribed to them in the Company’s circular to shareholders dated 20 August 2026 (“**Circular**”).

| <b>SPECIAL RESOLUTION – THE CAPITAL REDUCTION AND CASH DISTRIBUTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>Question 1</b>                                                       | Mr A noted that following the completion of the Capital Reduction, the Company would retain approximately S\$3.8 million in assets. He enquired about the Board’s plans for the remaining assets including whether the Company was considering undertaking a reverse takeover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Response</b>                                                         | <p>Mr Ron Loi, Chief Financial Officer (the “<b>CFO</b>”) responded as follows:</p> <p>(a) The Company is not presently considering a reverse takeover.</p> <p>(b) While no suitable investment property development or acquisition opportunities have been identified at this juncture, the management of the Company (the “<b>Management</b>”) will continue to actively explore opportunities, including those in the industrial and commercial sectors.</p> <p>(c) The CFO noted that, rather than retaining excess cash that is not immediately required, the Board considers it more appropriate to return such funds to shareholders of the Company at this juncture.</p> <p>(d) He added that, should a suitable investment opportunity subsequently arise, the Company would be able to raise the necessary funding through various means, including via a rights issue or private placement. The Company also maintains banking facilities that may be utilised as and when required.</p> |
| <b>Question 2</b>                                                       | <p>Mr B enquired as follows:</p> <p>(a) Whether the Company was effectively waiting for a suitable property project before undertaking further investments.</p> <p>(b) Following the Capital Reduction, whether the Company would principally be left with cash and whether there were any concerns from the Singapore Exchange Securities Trading Limited (“<b>SGX-ST</b>”) for the Company to deploy its available funds or to undertake new business activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| <b>Response</b>   | <p>The CFO responded and explained as follows:</p> <ul style="list-style-type: none"> <li>(a) The Company is constantly seeking suitable property projects that are capable of providing acceptable risk-adjusted returns.</li> <li>(b) Management would not undertake projects merely for the purpose of deploying the Company's available funds.</li> <li>(c) Following the completion of the Capital Reduction, the Company would principally retain cash and one (1) remaining unsold unit at Apex Foodworks.</li> <li>(d) The Company is not aware of concerns from the SGX-ST for the Company to deploy its available funds or to undertake new business activities.</li> </ul> <p>The Chairman of the Board, Mr Low Chin Parn Eric, further added as follows:</p> <ul style="list-style-type: none"> <li>(e) Management is continually evaluating potential projects and remains mindful of the need to exercise financial prudence and ensure that prospective investments are capable of achieving the Company's targeted returns.</li> </ul> |
| <b>Question 3</b> | <p>Mr C expressed concern that retaining significant cash over an extended period could result in an erosion of its value. He enquired as follows:</p> <ul style="list-style-type: none"> <li>(a) The Company's plans for deploying its remaining cash.</li> <li>(b) Whether Management would consider alternative investments, including opportunities outside Singapore, or undertaking share buy-backs given the prevailing share price.</li> </ul> <p>Mr C further expressed his view that the property sector faced an increasingly challenging operating environment due to rising costs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Response</b>   | <p>The Chairman responded as follows:</p> <ul style="list-style-type: none"> <li>(a) Notwithstanding the divestment of the Company's interest in OneApex Capital, the Company continues to explore opportunities to develop recurring income streams, including through property management.</li> <li>(b) Management will also continue to evaluate suitable opportunities in property development and other complementary business activities.</li> </ul> <p>Mr Tan Pei Hong, Alex, Executive Director and Chief Executive Officer of the Company further explained as follows:</p> <ul style="list-style-type: none"> <li>(c) The Company maintains a small and lean team and possesses the relevant experience and expertise to undertake both property and construction management activities.</li> </ul>                                                                                                                                                                                                                                          |

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|                   | <p>(d) Such activities could provide additional income streams while Management continues to actively seek suitable investment opportunities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Question 4</b> | <p>Mr B sought further clarifications on the Company's plans while awaiting suitable investment opportunities, noting that the process of identifying an appropriate project could take a considerable period of time while the Company continued to incur overhead costs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Response</b>   | <p>The CFO responded and informed as follows:</p> <ul style="list-style-type: none"> <li>(a) The Company had continued to participate in bids for potential projects. Given the Company's size, it has participated as part of a consortium.</li> <li>(b) Over the preceding two and a half years, the Company and its consortium partners have participated in approximately three (3) to four (4) project bids, including industrial projects. However, these bids were not successful due to the competitive environment.</li> <li>(c) Management remains active in pursuing opportunities and has established certain return criteria which prospective projects must satisfy before the Company would consider proceeding with an investment.</li> <li>(d) While the Company had not been successful in its recent bids, Management will continue to pursue suitable opportunities while maintaining a prudent approach to investment.</li> </ul> <p>The Chairman added that the Company has explored opportunities across various sectors, including industrial developments and dormitories. He reiterated that Management will continue to actively source and evaluate suitable projects.</p> |