



UNION STEEL HOLDINGS LIMITED

Co Reg. No.: 200410181W

*(Incorporated in the Republic of Singapore)
(Company Registration No. 200410181W)
(the "Company")*

COMPLETION OF THE PROPOSED ACQUISITION OF THE PROPERTY AT 1 BENOI ROAD SINGAPORE 629875

The board of directors ("Board" or "Directors") of Union Steel Holdings Limited (the "Company", together with its subsidiaries, the "Group") refer to the announcement released on 15 August 2025 (the "Announcement") in relation to the Company's wholly-owned subsidiary, Applied Engineering Pte Ltd (the "Purchaser"), being granted by **Asia-Pacific Shipyard Pte. Ltd. (Receivers And Managers Appointed Over Relevant Charged Property)** (the "Vendor") acting through Timothy James Reid and Ng Yau Yee Theresa (c/o Baker Tilly Advisory Pte. Ltd.) in their capacity as receivers and agents of the Vendor an option to purchase 1 Benoi Road Singapore 629875 together with the buildings and structures erected (the "Property"), for a consideration of S\$7,500,000 ("Proposed Acquisition").

Unless otherwise stated, capitalised terms used herein shall have the same meaning given to them in the Announcement.

Further to the Announcement, the Board wishes to announce that the Proposed Acquisition of the Property has been completed on 23 December 2025.

BY ORDER OF THE BOARD

Ang Yu Seng
Executive Chairman and Chief Executive Officer

23 December 2025