CIRCULAR DATED 15 DECEMBER 2025

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are in any doubt as to the contents of this Circular or the course of action you should take, you should consult your stockbroker, bank manager, accountant, solicitor or other professional adviser immediately.

This Circular, together with the Notice of Extraordinary General Meeting ("EGM") and the accompanying Proxy Form, has been made available on the SGX-ST's (as defined herein) website at the URL https://www.sgx.com/securities/company-announcements and the website of Soilbuild Construction Group Ltd. (the "Company") at the URL https://www.soilbuildconstruction.com. A hard copy of this Circular will <u>not</u> be sent to Shareholders (as defined herein). However, the Notice of EGM and the accompanying Proxy Form will be mailed to all Shareholders.

If you have sold or transferred all your shares in the capital of the Company (the "Shares"), please forward this Circular with the Notice of EGM and the attached Proxy Form immediately to the purchaser or the transferee or to the bank, stockbroker or agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.

The Singapore Exchange Securities Trading Limited (the "SGX-ST") assumes no responsibility for the correctness or accuracy of any of the statements made, reports contained or opinions expressed in this Circular.

This Circular does not constitute or form a part of any offer to purchase, a solicitation of an offer to purchase, an offer to sell or invitation or solicitation of an offer to sell, issue or subscribe for, securities in Singapore or any other jurisdiction. Nothing in this Circular constitutes, or shall be construed as legal, business, financial or tax advice. You should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately if you are in any doubt as to the contents of this Circular or the action you should take.

In-principle approval has been obtained from the SGX-ST for the listing and quotation of the Additional Shares (as defined herein) on the Mainboard of the SGX-ST. The SGX-ST's in-principle approval is not to be taken as an indication of the merits of the Additional Shares (as defined herein), the Proposed Share Split (as defined herein), the Company and/or its subsidiaries.



SOILBUILD CONSTRUCTION GROUP LTD.

(Incorporated in the Republic of Singapore) (Company Registration No. 201301440Z)

CIRCULAR TO SHAREHOLDERS IN RELATION TO THE PROPOSED SHARE SPLIT OF EVERY ONE (1) EXISTING ISSUED ORDINARY SHARE IN THE CAPITAL OF THE COMPANY (THE "SHARES") AS AT THE RECORD DATE (AS DEFINED HEREIN) INTO FOUR (4) SHARES (THE "PROPOSED SHARE SPLIT")

IMPORTANT DATES AND TIMES

Last date and time for lodgement of Proxy Form : 2 January 2026 at 2.30 p.m.

Date and time of EGM : 5 January 2026 at 2.30 p.m.

Place of EGM : 1 Tai Seng Avenue, Blk F #02-26/28,

Singapore 536464

TABLE OF CONTENTS

COF	RPORATE INFORMATION	
IND	ICATIVE TIMETABLE	4
DEF	FINITIONS	5
1.	INTRODUCTION	ε
2.	THE PROPOSED SHARE SPLIT	ε
3.	DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' INTERESTS	15
4.	DIRECTORS' RECOMMENDATIONS	15
5.	EXTRAORDINARY GENERAL MEETING	16
6.	ACTIONS TO BE TAKEN BY SHAREHOLDERS	16
7.	DIRECTORS' RESPONSIBILITY STATEMENT	16
8.	DOCUMENTS AVAILABLE FOR INSPECTION	16
APF	PENDIX A – NOTICE OF EXTRAORDINARY GENERAL MEETING	A-1

CORPORATE INFORMATION

Directors of the Company : Mr. Lim Chap Huat (Executive Chairman)

Mr. Lim Han Ren (Executive Director and Group

Chief Executive Officer)

Ms. Lim Cheng Hwa (Non-Executive Director)
Mr. Chee Wee Kiong (Lead Independent Director)
Mr. Ng Fook Ai Victor (Independent Director)
Mr. Chiam Tao Koon (Independent Director)

Registered Office of the Company : 23 Defu South Street 1

Soilbuild Prefab Innovation Hub

Singapore 533847

Legal Adviser to the Company : WongPartnership LLP

12 Marina Boulevard Level 28

Marina Bay Financial Centre Tower 3

Singapore 018982

Share Registrar and Transfer Agent

Office

: Tricor Barbinder Share Registration Services

9 Raffles Place

#26-01 Republic Plaza 1 Singapore 048619

INDICATIVE TIMETABLE

All dates and times referred to below are Singapore dates and times.

Key Events Date and Time⁽¹⁾

Last date and time for CPF and SRS investors: who wish to appoint the Chairman of the EGM as proxy to approach their respective CPF Agent Banks or SRS Operators to submit their votes

23 December 2025 at 5.00 p.m.

Last date and time for submission of questions :

in advance of the EGM

26 December 2025 at 5.00 p.m.

Last date and time for lodgement of Proxy

Forms for attendance at the EGM

2 January 2026 at 2.30 p.m.

Date and time of the EGM : 5 January 2026 at 2.30 p.m.

Place of the EGM : 1 Tai Seng Avenue, Blk F #02-26/28,

Singapore 536464

Note:

(1) All dates and times referred to above are Singapore dates and times.

DEFINITIONS

For the purpose of this Circular, the following definitions shall apply throughout unless the context otherwise requires or unless otherwise stated:

"Additional Shares" The 496,398,138 additional Shares that will be allotted and

issued by the Company pursuant to the Proposed Share Split

"Annual Report" The annual report of the Company in respect of FY 2024

"CDP" The Central Depository (Pte) Limited

"Cessation Date" Has the meaning ascribed to it in paragraph 2.6 of this Circular

"Circular" This circular to Shareholders dated 15 December 2025 in respect

of the Proposed Share Split

"Companies Act" The Companies Act 1967 of Singapore as amended or modified

from time to time

"Company" Soilbuild Construction Group Ltd., a company incorporated in

Singapore

"Constitution" The Constitution of the Company for the time being in force, as

amended or modified from time to time

"Directors" The board of directors of the Company (and each of them, a

"Director")

"Effective Trading Date" Has the meaning ascribed to it in paragraph 2.6 of this Circular

"EGM" The extraordinary general meeting of the Company to be held at

1 Tai Seng Avenue, Blk F #02-26/28, Singapore 536464 on 5 January 2026 at 2.30 p.m. (Singapore time), notice of which is

set out on pages A-1 to A-3 of this Circular

"EPS" Earnings per Share

"FY 2023" The financial year ended 31 December 2023

"FY 2024" The financial year ended 31 December 2024

"FY 2025" The financial year ended 31 December 2025

"Group" The Company and its subsidiaries

"Listing Manual" The Listing Manual of the SGX-ST

"Latest Practicable

Date"

12 December 2025, being the latest practicable date prior to the

date of this Circular

"Market Day" A day on which the SGX-ST is open for trading in securities

"NAV" Net asset value

"NTA"	Net tangible assets		
"New Share	Has the meaning ascribed to it in paragraph 2.5.1 of this Circular		
Certificates" "Notice of EGM"	The notice of EGM as set out on pages A-1 to A-3 of this Circular		
"Old Share Certificates"	Has the meaning ascribed to it in paragraph 2.5.1 of this Circular		
"Ordinary Resolution"	The ordinary resolution relating to the Proposed Share Split as set out on page A-1 of this Circular		
"Proposed Share Split"	Has the meaning ascribed to it in paragraph 2.1 of this Circular		
"Proxy Form"	The proxy form in respect of the EGM as attached to this Circular		
"Record Date"	The time and date, to be determined by the Directors, at and on which the Register of Members and the share transfer books of the Company will be closed to determine the entitlements of the Shareholders under the Proposed Share Split		
"Register of Members"	The principal register of members (duly registered holders of shares) of the Company		
"Securities Accounts"	Securities accounts maintained by Depositors with CDP, but not including securities sub-accounts maintained with a Depository Agent		
"SGX-ST"	Singapore Exchange Securities Trading Limited		
"Share Registrar"	Tricor Barbinder Share Registration Services		
"Share Split Effective Date"	Has the meaning ascribed to it in paragraph 2.6 of this Circular		
"Shareholders"	Registered holders of Shares in the Register of Members of the Company, except that where the registered holder is CDP, the term "Shareholders" shall, where the context admits, mean the persons named as Depositors in the Depository Register maintained by CDP and into whose Securities Accounts those Shares are credited		
"Share(s)"	Ordinary share(s) in the capital of the Company		
"Substantial Shareholder"	Has the meaning given to it in Section 2 of the SFA		
"S\$" and "cents"	Singapore dollars and cents, respectively		
"per cent" or "%"	Percentage or per centum		

The terms "Depositor" and "Depository Agent" shall have the meanings ascribed to them respectively in Section 81SF of the Securities and Futures Act 2001 of Singapore ("SFA") in force as at the Latest Practicable Date.

The term "subsidiary" shall have the meaning ascribed to it in Section 5 of the Companies Act.

Except where specifically defined, the terms "we", "us" and "our" in this Circular refers to the Group.

Words importing the singular shall, where applicable, include the plural and *vice versa*. Words importing the masculine gender shall, where applicable, include the feminine and neuter genders and *vice versa*. References to persons shall, where applicable, include corporations.

Any discrepancies in tables included herein between the amounts in the columns of the tables and the totals thereof are due to rounding. Accordingly, figures shown as totals in certain tables may not be an arithmetic aggregation of the figures that precede them.

Any reference in this Circular to any enactment is a reference to that enactment as for the time being amended or re-enacted. Any word defined under the Companies Act or any statutory modification thereof and not otherwise defined in this Circular shall have the same meaning assigned to it under the Companies Act or any statutory modification thereof, as the case may be.

Any reference to a time of day in this Circular is made by reference to Singapore time unless otherwise stated.

Any discrepancies in the tables in this Circular between the listed amounts and the totals thereof and/or the respective percentages are due to rounding.

All statements other than statements of historical facts included in this Circular are or may be forward-looking statements. Forward-looking statements include but are not limited to those using words such as "seek", "expect", "anticipate", "estimate", "believe", "intend", "strategy", and similar expressions or future or conditional verbs such as "will", "would", "should", and "may". These statements reflect the Company's current expectations, beliefs, hopes, intentions or strategies regarding the future and assumptions in light of currently available information. Such forward-looking statements are not guarantees of future performance or events and involve known and unknown risks and uncertainties. Accordingly, actual results may differ materially from those described in such forward-looking statements. Shareholders should not place undue reliance on such forward-looking statements, and the Company does not undertake any obligation to update publicly or revise any forward-looking statements.

LETTER TO SHAREHOLDERS

SOILBUILD CONSTRUCTION GROUP LTD.

(Incorporated in the Republic of Singapore) (Company Registration No. 201301440Z)

Directors:

Mr. Lim Chap Huat (Executive Chairman)

Mr. Lim Han Ren (Executive Director and Group Chief Executive

Ms. Lim Cheng Hwa (Non-Executive Director)

Mr. Chee Wee Kiong (Lead Independent Director)

Mr. Ng Fook Ai Victor (Independent Director)

Mr. Chiam Tao Koon (Independent Director)

Registered Office:

23 Defu South Street 1 Soilbuild Prefab Innovation

Hub

Singapore 533847

15 December 2025

To: The Shareholders of Soilbuild Construction Group Ltd.

Dear Sir / Madam,

THE PROPOSED SHARE SPLIT OF EACH ORDINARY SHARE IN THE CAPITAL OF THE COMPANY INTO FOUR (4) SHARES

1. INTRODUCTION

The Company is convening the EGM to seek Shareholders' approval for the Proposed Share Split. The purpose of this Circular is to provide Shareholders with the relevant information pertaining to the Proposed Share Split, and to seek Shareholders' approval for the Proposed Share Split at the EGM, the notice of which is set out on pages A-1 to A-3 of this Circular.

The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained in the Circular.

2. THE PROPOSED SHARE SPLIT

2.1 Terms of the Proposed Share Split

As announced 20 November 2025, the Company is proposing to seek Shareholders' approval to split every ONE (1) existing Shares held by the Shareholders into FOUR (4) Shares, on a record date (the "Record Date") to be determined by the Directors in due course (the "Proposed Share Split"). As at the Latest Practicable Date, the Company has an issued and paid-up share capital of S\$107,867,163.64 comprising 165,466,046 Shares, no treasury shares and no subsidiary holdings. The Company also has no outstanding share options, share awards or convertible securities.

Accordingly, subject to Shareholders' approval being obtained for the Proposed Share Split at the EGM and upon completion of which, assuming there is no change in the number of Shares from the Latest Practicable Date up to the completion of the Proposed Share Split, an additional 496,398,138 Shares, being the Additional Shares, will be allotted and issued, and the Company will have an issued and paid-up share capital of \$\$107,867,163.64, comprising 661,864,184 Shares.

Shareholders are not required to make any payment to the Company in respect of the Proposed Share Split. All Shares after the Proposed Share Split shall rank *pari passu* with one another, except that the Additional Shares will not be entitled to any dividends, rights, allotments or other distributions, the record date of which falls before the date of issue of the Additional Shares. For this purpose, "**record date**" means the date fixed by the Company in relation to any dividends, rights, allotments or other distributions on which Shareholders must be registered with the Company or CDP in order to participate in such dividends, rights, allotments or other distributions.

The Proposed Share Split will have no impact on the issued and paid-up share capital of the Company. The Proposed Share Split will not involve the diminution of any liability in respect of unpaid capital or the payment to any Shareholder of any paid-up capital of the Company and has no effect on the shareholders' funds (if any) of the Company and its subsidiaries. The Proposed Share Split will not cause any material changes to the percentage shareholding of each Shareholder.

Size of Shareholding				
Before Proposed Share Split	After Proposed Share Split ⁽¹⁾			
1 – 99	4 – 396			
100 – 999	400 – 3,996			
1,000 – 9,999	4,000 – 39,996			
10,000 – 99,999	40,000 – 399,996			
100,000 – 999,999	400,000 – 3,999,996			
1,000,000 and above	4,000,000 and above			

Note:

(1) Shareholders whose shareholdings are not multiples of 100 upon completion of the Proposed Share Split may trade their Shares in odd lots in any quantity which is not a multiple of 100 on the SGX-ST Unit Share Market. Please refer to paragraph 2.6.2 of the Circular for more information.

2.2 Rationale for the Proposed Share Split

The Directors believe that the Proposed Share Split will generally be beneficial to the Company and its Shareholders for the reasons set out below:

(a) Reduced price of each Share and increased market liquidity of the Shares.

The price of each Share has seen significant appreciation since July 2025 which the Company believes to be mainly attributable to the improved market outlook on the construction industry, the Group's strong financial performance for the six months ended 30 June 2025 and the positive impact brought by Monetary Authority of Singapore's Equity Market Development Programme. Since the increase in the price of each Share, the Company has also observed a decrease in the general trading volume of the Shares.

The Proposed Share Split is intended to reduce the price of each Share which will make each Share and each board lot of Shares more affordable, thus encouraging greater participation by general investors and providing greater flexibility in terms of the size of the trades to investors with different investment profiles. The reduced price of each board lot of Shares may also make the Shares more accessible and attractive to both existing and potential investors and enhance the trading liquidity of the Shares over time.

(b) Broaden the base of Shareholders.

Given the increased number of Shares after the Proposed Share Split, there will be an increased number of Shares available for trading purposes which may result in a broadening of the Shareholder base of the Company.

For illustration purposes only and assuming that the Proposed Share Split had been completed on the date of this announcement, the theoretical price for the Shares traded after the completion of the Proposed Share Split would be \$\$0.7761 per Share (rounded down to nearest four (4) decimal points), as elaborated under paragraph 2.7.7 of this Circular.

Shareholders should, however, note that there can be no assurance that the Proposed Share Split will achieve the desired results described above or benefit all Shareholders, nor is there any assurance that such results (if achieved) can be sustained in the longer term. Shareholders should also note that there can be no assurance that the market price of the Shares after the completion of the Proposed Share Split would be equal to or higher than the theoretical price for the Shares following the completion of the Proposed Share Split.

2.3 Approvals and Conditions for the Proposed Share Split

The Proposed Share Split is subject to, inter alia:

- (a) the receipt of in-principle approval of the SGX-ST for the listing and quotation of the Additional Shares arising from the Proposed Share Split on the Mainboard of the SGX-ST and compliance with such conditions (if any) as the SGX-ST may impose in connection therewith; and
- (b) the receipt of Shareholders' approval for the Proposed Share Split at an EGM to be convened.

On 28 November 2025, the SGX-ST granted its in-principle approval for the listing and quotation of the Additional Shares on the Mainboard of the SGX-ST, subject to, inter alia, the following conditions:

- (a) compliance with the SGX-ST's listing rules; and
- (b) the receipt of Shareholders' approval for the Proposed Share Split at an EGM to be convened.

Please note that the SGX-ST's in-principle approval is not to be taken as an indication of the merits of the Additional Shares, the Proposed Share Split, the Company and/or its subsidiaries.

2.4 Post Proposed Share Split Share Capital

None of the Shares is subject to a moratorium. Further, as at the Latest Practicable Date, the Company does not have any outstanding or existing warrants or other convertibles.

Following the completion of the Proposed Share Split, the Company will have an issued and paid-up capital of \$\$107,867,163.64 comprising 661,864,184 Shares.

2.5 Updating of Register of Members and Depository Register

If the approval of the Shareholders to the Proposed Share Split is obtained at the EGM, the Shareholders' entitlements of the Proposed Share Split will be determined on the Record Date, based on their shareholdings as at 5.00 p.m. on such date. The Register of Members and the Depository Register will be updated to reflect the Additional Shares issued to the Shareholders based on their shareholdings in the Company as at the Record Date. The Shares will commence trading on a post-split basis in board lots of one hundred (100) Shares at 9.00 a.m. on the date falling two (2) Market Days prior to the Share Split Effective Date.

2.5.1 Deposit of Share Certificates with CDP

Shareholders who hold physical share certificates in respect of the existing Shares in their own names ("Old Share Certificates") and who wish to deposit the same with CDP and have their Additional Shares (after the Proposed Share Split) credited to their Securities Accounts maintained with CDP, must deposit their Old Share Certificates with CDP, together with duly executed instruments of transfer in favour of CDP, at least twelve (12) Market Days prior to the Record Date. After the Record Date, CDP will not accept any Old Share Certificates for deposit.

After the Record Date, CDP will only accept the deposit of physical share certificates reflecting the number of Shares after the Proposed Share Split in their own names ("**New Share Certificates**"). Shareholders who wish to deposit their physical share certificates with CDP after the Record Date must first deliver their Old Share Certificates to the Share Registrar, Tricor Barbinder Share Registration Services, at 9 Raffles Place, #26-01 Republic Plaza 1, Singapore 048619, for cancellation and issuance of New Share Certificates in replacement thereof, as described below.

2.5.2 Issue of New Share Certificates

Shareholders who have deposited their Old Share Certificates with CDP at least twelve (12) Market Days prior to the Record Date need not take any action. The Company will make arrangements with CDP to effect the exchange for New Share Certificates pursuant to the Proposed Share Split.

Shareholders who have not deposited their Old Share Certificates as aforesaid or who do not wish to deposit their Old Share Certificates with CDP are advised to forward all their Old Share Certificates to the Share Registrar, Tricor Barbinder Share Registration Services, at 9 Raffles Place, #26-01 Republic Plaza 1, Singapore 048619, as soon as possible after they have been notified of the Record Date for cancellation and exchange for New Share Certificates, and preferably, not later than five (5) Market Days after the Record Date. No acknowledgement of receipt will be issued by the Share Registrar upon receipt of any Old Share Certificates tendered. The New Share Certificates will be sent by ordinary mail to the registered addresses of the relevant Shareholders at their own risk within ten (10) Market Days from the Record Date or the date of receipt of the Old Share Certificates, whichever is later.

Shareholders are to deliver their respective Old Share Certificates to the Share Registrar or CDP in accordance with the provisions set out above, only after the Company's announcement of the Record Date.

Shareholders should note that New Share Certificates will not be issued to Shareholders unless their Old Share Certificates have already been tendered to the Share Registrar for cancellation.

Shareholders should notify the Share Registrar if they have lost any of their existing Old Share Certificates or if there is any change in their respective addresses from those reflected in the Register of Members of the Company.

2.5.3 Share Certificates not valid for settlement of trades on the SGX-ST

Shareholders who hold Old Share Certificates are reminded that their Old Share Certificates are not valid for settlement of trading in the Shares on the Mainboard of the SGX-ST, as the Shares are traded under a book-entry (scripless) settlement system. After the Share Split Effective Date, their Old Share Certificates will continue to be accepted by the Share Registrar for cancellation and issuance of New Share Certificates in replacement thereof for an indefinite period. The New Share Certificates will not be valid for delivery for trades done on the Mainboard of the SGX-ST although they will continue to be *prima facie* evidence of legal title to the Shares.

2.6 Trading Arrangements for the Shares and Odd Lots arising from the Proposed Share Split

2.6.1 Trading Arrangements for Shares (on a post-split basis)

Subject to Shareholders' approval for the implementation of the Proposed Share Split having been obtained at the EGM, the Register of Members will be closed on the Record Date to determine the entitlements of Shareholders to the Additional Shares. Trading of Shares (on a post-split basis) will commence prior to the Record Date on account of the fact that trades on the SGX-ST are settled on a "T+2" settlement cycle, that is, a purchase or sale of Shares on a particular day (T) will be settled two (2) Market Days later (T+2). Accordingly, for trading purposes:

- trading in the Shares (on a pre-split basis) will cease at 5.00 p.m. on the day falling two (2) Market Days before the Record Date (the "Cessation Date");
- (b) trading in the Shares (on a post-split basis) will commence from 9.00 a.m. on the day falling one (1) Market Day before the Record Date (the "Effective Trading Date"); and

With effect from 9.00 a.m. on one (1) Market Day immediately following the Record Date (the "**Share Split Effective Date**"), every ONE (1) existing Shares registered in the name of each Shareholders will be split into FOUR (4) Shares.

2.6.2 Odd Lots Trading Arrangements

The existing Shares are currently traded in board lots of one hundred (100) existing Shares on the Mainboard of the SGX-ST. Following the completion of the Proposed Share Split, the Securities Accounts maintained with CDP of Shareholders (being Depositors) may be credited with odd lots of Shares, that is, lots other than board lots of one hundred (100) Shares.

Shareholders who receive odd lots of Shares pursuant to the Proposed Share Split and who wish to trade in such odd lots may trade with a minimum size of one (1) Share on the SGX-ST

Unit Share Market. The SGX-ST Unit Share Market will enable trading in odd lots in any quantity less than one (1) board lot of the underlying shares. As odd lots of Shares can be traded on the SGX-ST Unit Share Market, no separate arrangement will be made for the trading of such odd lots.

Shareholders should note that the market for trading of such odd lots of Shares may be illiquid and they may have to bear disproportionate transaction costs in trading their Shares on the SGX-ST Unit Share Market. Shareholders who wish to trade their Shares on the SGX-ST Unit Share Market should consult their stockbroker, bank manager, solicitor, accountant, tax adviser or other professional advisers.

To avoid any odd lots being held after the completion of the Proposed Share Split, Shareholders may wish to, no later than two (2) Market Days prior to the Record Date, purchase additional existing Shares or dispose of part of their existing Shares such that their shareholding in the Company as at the Record Date shall be a multiple of 25 existing Shares.

2.7 Financial Effects of the Proposed Share Split

2.7.1 Bases and Assumptions

The financial effects of the Proposed Share Split are presented purely for illustrative purposes only and do not purport to be indicative or a projection of the actual results and financial position of the Group immediately after completion of the Proposed Share Split.

Following the completion of the Proposed Share Split, the Company will have an issued and paid-up share capital of S\$107,867,163.64, comprising 661,864,184 Shares.

2.7.2 Share Capital

For illustrative purposes only and assuming that the Proposed Share Split had been completed on the Latest Practicable Date, the financial effects of the Proposed Share Split on the issued and paid-up share capital of the Company are set out below:

	Before the Proposed Share Split	After the Proposed Share Split
Issued and Paid-Up Share Capital (S\$)	107,867,163.64	107,867,163.64
Number of Shares as at the Latest Practicable Date	165,466,046	661,864,184

2.7.3 NTA per Share

For illustrative purposes only and assuming that the Proposed Share Split had been completed on 30 June 2025, the financial effects of the Proposed Share Split on the Group's NTA per share, based on the latest unaudited consolidated financial statements of the Group for the six month period ended 30 June 2025, are set out below:

	Before the Proposed Share Split	After the Proposed Share Split
Consolidated NTA (S\$ million)	107.262	107.262
Number of Shares as at 30 June 2025	165,466,046	661,864,184
Consolidated NTA per Share (Singapore cents)	64.8	16.2

2.7.4 Earnings Per Share

For illustrative purposes only and assuming that the Proposed Share Split had been completed on 30 June 2025, the financial effects of the Proposed Share Split on the EPS of the Group, based on the latest unaudited consolidated financial statements of the Group for the six month period ended 30 June 2025, are set out below:

	Before the Proposed Share Split	After the Proposed Share Split
Net profit/(loss) attributable to equity holders of the Company (S\$'000)	28,291	28,291
Weighted average number of Shares for the six month period ended 30 June 2025	165,466,046	661,864,184
EPS (Singapore cents)	17.1	4.3

2.7.5 Gearing

The Proposed Share Split will not have any effect on the gearing of the Group.

2.7.6 Dividends

In respect of FY 2024, the Company declared a final tax exempt (one-tier) ordinary dividend of S\$0.01 per Share and a special tax exempt (one-tier) dividend of S\$0.01 per Share, amounting to a total amount of approximately S\$3,309,000. In respect of the first half of FY 2025, the Company declared an interim tax exempt (one-tier) ordinary dividend of S\$0.02 per Share, amounting to a total amount of approximately S\$3,309,000.

The Board is of the opinion that the Proposed Share Split will not have any effect on the ability of the Company to make dividend payments in the future. Subject to any unforeseen circumstances which may affect the financial performance of the Group, the Directors expect to at least maintain the quantum of total dividends declared and paid in respect of FY 2025 with that in respect of FY 2024 (on a pre-Proposed Share Split basis). However, any recommendation for future dividends will be subject to factors, including but not limited to the Group's cash flow, financial position, expansion requirements, working capital requirements, the payment by the Company's subsidiaries of cash dividends and the Group's future prospects.

2.7.7 Theoretical Price of the Shares after the Proposed Share Split

Assuming that the Proposed Share Split had been completed on the Latest Practicable Date, and based on the lowest daily weighted average price per Share of S\$3.1047 for trades done on the SGX-ST from 11 November 2025 to 12 December 2025, being the period one (1) month preceding the Latest Practicable Date, the theoretical price for the Shares traded after the completion of the Proposed Share Split would be S\$0.7761 (rounded down to nearest four (4) decimal points).

2.8 Notice of Record Date

The Record Date for the purposes of determining the Shareholders' entitlements pursuant to the Proposed Share Split will be announced at a later date.

3. DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' INTERESTS

The interests of the Directors in Shares as recorded in the Register of Directors' Shareholdings as at the Latest Practicable Date are set out below:

	Direct Interest		Deemed Interest		Total Interest	
	No. of Shares	% ⁽¹⁾	No. of Shares	% ⁽¹⁾	No. of Shares	% ⁽¹⁾
<u>Directors</u>						
Mr. Lim Chap Huat	129,599,735	78.32	478,047 ⁽²⁾	0.29	130,077,782	78.61
Mr. Lim Han Ren	6,712,513	4.06	-	-	6,712,513	4.06
Ms. Lim Cheng Hwa	43,750	0.03	-	-	43,750	0.03
Substantial Shareholder						
Mr. Lim Chap Huat	129,599,735	78.32	478,047(2)	0.29	130,077,782	78.61

Notes:

- (1) Based on 165,466,046 issued Shares as at the Latest Practicable Date and are rounded to the nearest two (2) decimal places.
- (2) Mr. Lim Chap Huat is deemed to have an interest in the 478,047 shares held by his spouse, Madam Leo Jee Lin.

4. DIRECTORS' RECOMMENDATIONS

The Directors are of the opinion that the Proposed Share Split is in the best interests of the Company. Accordingly, they recommend that Shareholders vote in favour of the Ordinary Resolution relating to the Proposed Share Split to be proposed at the EGM.

5. EXTRAORDINARY GENERAL MEETING

The EGM will be held at 1 Tai Seng Avenue, Blk F #02-26/28, Singapore 536464 on 5 January 2026 at 2.30 p.m. (Singapore time) for the purpose of considering and, if thought fit, passing with or without any modifications, the Ordinary Resolution as set out in the Notice of EGM.

6. ACTIONS TO BE TAKEN BY SHAREHOLDERS

6.1 Appointment of Proxies

Shareholders who are unable to attend the EGM and wish to appoint a proxy to attend and vote at the EGM on their behalf will find attached to this Circular a Proxy Form which they are requested to complete, sign and return in accordance with the instructions printed thereon as soon as possible and in any event (a) if sent personally or by post, be lodged at the office of the Share Registrar, Tricor Barbinder Share Registration Services, at 9 Raffles Place, #26-01 Republic Plaza 1, Singapore 048619; or (b) if submitted by email, be received by the Company at sg.is.proxy@vistra.com, in either case, not less than seventy-two (72) hours before the time fixed for the EGM. The sending of a Proxy Form by a Shareholder does not preclude him from attending and voting in person at the EGM if he finds that he is able to do so. In such event, the relevant Proxy Forms will be deemed to be revoked.

6.2 When Depositor regarded as Shareholder

A Depositor shall not be regarded as a Shareholder entitled to attend the EGM and to speak and vote thereat unless his name appears on the Depository Register at least seventy-two (72) hours before the time fixed for the EGM, as certified by CDP to the Company.

Please refer to the Company's website at the URL https://www.soilbuildconstruction.com or the SGX-ST's website at the URL https://www.sgx.com/securities/company-announcement for the latest updates on the status of the EGM.

7. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Circular and confirm, after making all reasonable enquiries that, to the best of their knowledge and belief, this Circular constitutes full and true disclosure of all material facts about the Proposed Share Split and the Company and its subsidiaries which are relevant to the Proposed Share Split, and the Directors are not aware of any facts the omission of which would make any statement in this announcement misleading. Where information in this Circular has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Circular in its proper form and context.

8. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the registered office of the Company at 23 Defu South Street 1, Soilbuild Prefab Innovation Hub, Singapore 533847, during normal business hours from the date of this Circular up to the date of the EGM: -

- (a) the Constitution of the Company;
- (b) the condensed interim consolidated financial statements of the Group for the six months ended 30 June 2025 announced by the Company on 12 August 2025; and

(c) the announcement made by the Company dated 20 November 2025 in respect of the Proposed Share Split.

Yours faithfully For and on behalf of the Board of Directors SOILBUILD CONSTRUCTION GROUP LTD.

Mr. Lim Han Ren

Executive Director and Group Chief Executive Officer

APPENDIX A

SOILBUILD CONSTRUCTION GROUP LTD.

(Incorporated in the Republic of Singapore) (Company Registration No. 201301440Z)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting ("**EGM**") of Soilbuild Construction Group Ltd. (the "**Company**") will be held at 1 Tai Seng Avenue, Blk F #02-26/28, Singapore 536464 on 5 January 2026 at 2.30 p.m. (Singapore time) for the purpose of considering, and if thought fit, passing, with or without modification, the following Ordinary Resolution:

ORDINARY RESOLUTION – THE PROPOSED SHARE SPLIT OF EVERY ONE (1) ISSUED ORDINARY SHARE IN THE CAPITAL OF THE COMPANY INTO FOUR (4) SHARES

That authority be and is hereby given:

- (1) for the proposed share split of every ONE (1) existing issued ordinary share in the capital of the Company ("Shares") held by the shareholders of the Company ("Shareholders") as at the record date to be determined by the Directors ("Record Date") into FOUR (4) Shares of the Company in the manner set out in the Circular (the "Proposed Share Split");
- (2) the Directors be and are hereby authorised to fix the Record Date and the date on which the Shares will trade on the Mainboard of the Singapore Exchange Securities Trading Limited in board lots of one hundred (100) Shares in their absolute discretion as they deem appropriate; and
- (3) the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things (including, without limitation, executing all such documents as may be required, entering into all transactions, approving any amendments, alterations or modifications to any documents, and signing, filing and/or submitting any notices, forms and documents with or to the relevant authorities) as they and/or he may think necessary, desirable or expedient to give effect to the Proposed Share Split contemplated in this resolution or in the interests of the Company.

BY ORDER OF THE BOARD

Lim Han Ren Executive Director and Group Chief Executive Officer

15 December 2025

APPENDIX A

Notes:

Format of Meeting

1. The EGM will be held, in a wholly physical format, at 1 Tai Seng Avenue, Blk F #02-26/28, Singapore 536464 on 5 January 2026 at 2.30 p.m. (Singapore time). Shareholders, including Central Provident Fund ("CPF") and Supplementary Retirement Scheme ("SRS") investors, and (where applicable) duly appointed proxies and representatives will be able to ask questions and vote at the EGM by attending the EGM in person. There will be no option for Shareholders to participate virtually.

Printed copies of this Notice of EGM and the accompanying Proxy Form and the Request Form will be sent by post to Shareholders at their registered address appearing in the Company's Register of Members or (as the case may be) the Depository Register. These documents will also be made available via publication on the Company's website at the URL https://www.soilbuildconstruction.com and on the SGX-ST's website at the URL https://www.sgx.com/securities/company-announcements.

The resolution to be put to the vote of members at the EGM (and at any adjournment thereof) will be voted on by way of a poll.

Appointment of Proxy(ies)

- A member of the Company entitled to attend and vote at the EGM is entitled to appoint a proxy to attend and vote on his behalf.
- 4. (a) A member who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote on his behalf at the EGM if such member wishes to exercise his voting rights at the EGM. Where such member's proxy form appoints more than one proxy, the proportion of the shareholding concerned to be represented by each proxy shall be specified in the proxy form.
 - (b) A member who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote on his behalf 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 instrument appointment a proxy or proxies appoints more than two proxies, the number of shares in relation to which each proxy has been appointed shall be specified in the instrument.
 - "Relevant intermediary" has the meaning ascribed to it in Section 181(6) of the Companies Act 1967 of Singapore ("Act").
- A proxy need not be a member of the Company. A member may choose to appoint the Chairman of the EGM as his proxy, but this is not mandatory.
- 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 meeting, in accordance with Section 179 of the Act.
- 7. The instrument appointing a proxy or proxies must be under the hand of 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 under its common seal or under the hand of its attorney or a duly authorised officer.
- 8. Where an instrument appointing a proxy or proxies is signed on behalf of the appointor by an attorney, the power of attorney (or other authority) or a duly certified copy thereof must (failing previous registration with the Company) be lodged with the instrument of proxy, failing which the instrument may be treated as invalid.
- 9. Completion and return of the instrument appointing a proxy(ies) by a member will not prevent him from attending, speaking and voting at the EGM if he so wishes. The appointment of the proxy(ies) for the EGM will be deemed to be revoked if such member attends the EGM in person and in such event, the Company reserves the right to refuse to admit any person(s) appointed under the relevant instrument appointing the proxy(ies) to the EGM.
- 10. The instrument appointing a proxy or proxies must be:
 - (a) if sent personally or by post, be lodged at the office of the Share Registrar, Tricor Barbinder Share Registration Services, at 9 Raffles Place, #26-01 Republic Plaza 1, Singapore 048619, or
 - (b) if submitted by email, be received by the Share Registrar at sg.is.proxy@vistra.com,

in either case, by 2.30 p.m. (Singapore time) on 2 January 2026 being not less than seventy-two (72) hours before the time appointed for holding the EGM and in default the instrument of proxy shall not be treated as valid. Members of the Company are strongly encouraged to submit completed proxy forms electronically via email.

APPENDIX A

- Investors who buy shares using CPF monies and/or SRS monies (such investors, "CPF and SRS investors") (as may be applicable):
 - (a) may vote at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - (b) may appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, in which case they should contact their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 23 December 2025 (being not less than seven (7) working days before the EGM).
- 12. Investors who hold shares through relevant intermediaries (other than CPF and SRS investors) who wish to attend, speak and vote at the EGM should approach their relevant intermediaries as soon as possible to specify their voting instructions or make necessary arrangement to be appointed as proxy.
- 13. The Company shall be entitled to reject the instrument appointing a proxy or proxies 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 instrument appointing a proxy or proxies. In addition, in the case of a member whose shares are entered against his name in the Depository Register, the Company may reject any instrument appointing a proxy or proxies lodged if the member, being the appointor, is not shown to have shares entered against his name in the Depository Register as at seventy-two (72) hours before the time appointed for holding the meeting, as certified by The Central Depository (Pte) Limited to the Company.

Access to Documents or Information relating to the EGM

14. The Circular has been published and may be accessed at the Company's website at the URL https://www.soilbuildconstruction.com and on the SGX-ST's website at the URL https://www.sgx.com/securities/company-announcements.

Members may request for a printed copy of the Circular by completing and returning the Request Form to the Company by 23 December 2025 through any of the following means:

- (a) by email to sbcg_ir@soilbuild.com; or
- (b) by post to the office of the Company at 23 Defu South Street 1, Soilbuild Prefab Innovation Hub, Singapore 533847.

Submission of Questions prior to EGM

15. Shareholders who wish to ask questions in advance of the EGM related to the resolution to be tabled for approval at the EGM, must submit their questions by 5.00 p.m. (Singapore time) on 26 December 2025 via email to sbcg_ir@soilbuild.com. When sending in your questions, provide your full name, address, contact details and the manner in which you hold shares in the Company (eg via CDP, CPF or SRS) for verification purposes, failing which the submission may be treated as invalid.

The Company shall only address substantial and relevant questions (as may be determined by the Company in its sole discretion) received in advance of the EGM by publishing the responses to such questions on the Company's website and on SGX-ST's website by 2.30 p.m. on 31 December 2025.

The Company endeavours to address (i) subsequent clarifications sought (ii) follow-up questions or (iii) subsequent substantial and relevant questions which are received after its responses referred to the above, at the EGM itself. Where substantial similar questions are received, the Company will consolidate such questions and consequently not all questions may be individually addressed.

The Company will publish the minutes of the EGM on the SGX-ST's website at the URL https://www.sgx.com/securities/company-announcements and the Company's website within one (1) month after the date of the EGM.

Personal data privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof and/or submitting any question to the Company in advance of the EGM in accordance with this notice, a member of the Company (a) 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 proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, proxy 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, take-over rules, regulations and/or guidelines (collectively, the "Purposes"), (b) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents or service providers), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (c) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

SOILBUILD CONSTRUCTION GROUP LTD.

(Company Registration Number: 201301440Z) (Incorporated in the Republic of Singapore)

EXTRAORDINARY GENERAL MEETING PROXY FORM

- 1. The EGM will be held, in a wholly physical format, at 1 Tai Seng Avenue, Blk F #02-26/28, Singapore 536464 on 5 January 2026 at 2.30 p.m. (Singapore time). There will be no option for Shareholders to participate virtually. In addition to printed copies of the Notice of EGM and this Proxy Form that will be sent by post to shareholders of the Company ("Shareholders"), Shareholders can also access the Notice of EGM and this Proxy Form on the Company's website at the https://www.soilbuildconstruction.com and SGX-ST's website at the https://www.sgx.com/securities/company-announcements.
- Arrangements relating to attendance at the EGM by Shareholders (including CPF and SRS investors), submission of questions to the Company in advance of the EGM, addressing of substantial and relevant questions in advance of the EGM, and voting at the EGM by Shareholders (including CPF and SRS investors) or, where applicable, their duly appointed proxies and representatives, are set out in
- This Proxy Form is not valid for use by investors holding Shares through relevant intermediaries ("Investors") (including CPF and SRS investors) and shall be ineffective for all intents and purposes if used or purported to be used by them. Such Investors (including CPF and SRS investors) should refer instead to the instructions set out in the Notice of EGM. An Investor (other than a CPF or SRS investor) who wishes to vote should instead approach his relevant intermediary as soon as possible. and by no later than 5.00 p.m. on 23 December 2025 to make the necessary arrangements. CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 23 December 2025, being seven (7) working days prior to the date of the EGM.
- By submitting an instrument appointing proxy(ies) and/or representative(s), the member accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 15 December 2025.

			Please read the notes overleaf which contain instructions on, inter alia the appointment of a member's proxy to vote on his behalf at the EGM.				
I/We,	(Na	ame) (NRIC No./Pa	pany Regist	ration No.)			
of					(Address)		
being *a member/r	members of Soilbuild Co	onstruction Group Ltd. (the "Company"), hereby	appoint:				
Name	NRIC/Passport No.	Address			rtion of Ilding (%)		
*and/or (delete as	appropriate)						
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*proxy/proxies to att Blk F #02-26/28, Si *I/We direct *my/ou indicated hereunder	tend, speak and vote for ingapore 536464 on 5 Ja r *proxy/proxies to vote r. If no specific directions	nairman of the Extraordinary General Meeting (" *me/us *on my/our behalf at the EGM of the Companuary 2026 at 2.30 p.m. (Singapore time) and at a for or against or to abstain from voting on the reseas to voting or abstention is given or in the event or coxies may vote or abstain from voting at *his/her/toxics.	pany to be he any adjournment olution to be of any other n	ld at 1 Tai Seent thereof. proposed at natters arising	eng Avenue, the EGM as		
ORDINARY RESO	DLUTIONS		For	Against	Abstain		
To approve the Pr	oposed Share Split						
* Delete according	ly.						
Dated this	day of	*2025/2026 (delete as appropriate)					
Signature(s) of m	ember(s) or Common S	Seal of Corporate Shareholder	Total Num	ber of Shar	es Held:		
Voting will be cond	lucted by poll. If you wis	sh your proxy/proxies to vote all your shares "For	" or "Against	" the relevan	t resolution.		

the relevant number of shares "For" or "Against" in the "For" or "Against" box provided in respect of that resolution. If you wish your proxy/proxies to abstain from voting on a resolution, please indicate with an "X" and a "√" in the "Abstain" box provided in respect of that resolution. Alternatively, please insert the relevant number of shares in the "Abstain" box provided in respect of that resolution. In any other case, the proxy/proxies may vote or abstain as the proxy/proxies deem(s) fit on any of the below resolutions if no voting instructions is specified, and on any other matter arising at the EGM and at any adjournment thereof.

please indicate with an "X" or a "\" in the "For" or "Against" box provided in respect of that resolution. Alternatively, please insert

Notes:

- 1. 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, you should insert the aggregate number of shares. If no number is inserted, this instrument appointing a proxy or proxies will be deemed to relate to all the shares held by you.
- 2. A member of the Company entitled to attend and vote at the EGM is entitled to appoint a proxy to attend and vote on his behalf.
- 3. (a) A member who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote on his behalf at the EGM if such member wishes to exercise his voting rights at the EGM. Where such member's proxy form appoints more than one proxy, the proportion of the shareholding concerned to be represented by each proxy shall be specified in the proxy form.
 - (b) A member who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote on his behalf 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 instrument appointment a proxy or proxies appoints more than two proxies, the number of shares in relation to which each proxy has been appointed shall be specified in the instrument.

"Relevant intermediary" has the meaning ascribed to it in Section 181(6) of the Companies Act 1967 of Singapore (the "Act").

- 4. A proxy need not be a member of the Company. A member may choose to appoint the Chairman of the EGM as his proxy, but this is not mandatory. The Chairman will not exercise his casting vote.
- 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 meeting, in accordance with Section 179 of the Act.
- 6. The instrument appointing a proxy or proxies must be under the hand of 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 under its common seal or under the hand of its attorney or a duly authorised officer duly authorised in writing.
- 7. Where an instrument appointing a proxy or proxies is signed on behalf of the appointor by an attorney, the power of attorney (or other authority) or a duly certified copy thereof must (failing previous registration with the Company) be lodged with the instrument of proxy, failing which the instrument may be treated as invalid.

AFFIX STAMP

The Company Secretary SOILBUILD CONSTRUCTION GROUP LTD.

c/o Tricor Barbinder Share Registration Services 9 Raffles Place #26-01 Republic Plaza 1 Singapore 048619

- 8. Completion and return of the instrument appointing a proxy(ies) by a member will not prevent him from attending, speaking and voting at the EGM if he so wishes. The appointment of the proxy(ies) for the EGM will be deemed to be revoked if such member attends the EGM in person and in such event, the Company reserves the right to refuse to admit any person(s) appointed under the relevant instrument appointing the proxy(ies) to the EGM.
- 9. The instrument appointing a proxy or proxies must be:
 - (a) if sent personally or by post, be lodged at the office of the Share Registrar, Tricor Barbinder Share Registration Services, at 9 Raffles Place, #26-01 Republic Plaza 1, Singapore 048619; or
 - (b) if submitted by email, be received by the Share Registrar at sg.is.proxy@vistra.com,

in either case, by 2.30 p.m. (Singapore time) on 2 January 2026 being not less than seventy-two (72) hours before the time appointed for holding the EGM and in default the instrument of proxy shall not be treated as valid. **Members of the Company are strongly encouraged to submit completed proxy forms electronically via email.**

- 10. Investors who buy shares using CPF monies and/or SRS monies (such investors, "CPF and SRS investors") (as may be applicable):
 - (a) may vote at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - (b) may appoint the Chairman of the Meeting as proxy to vote on their behalf at the EGM, in which case they should contact their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 23 December 2025 (being not less than seven (7) working days before the EGM).
- 11. Investors who hold shares through relevant intermediaries (other than CPF and SRS investors) who wish to attend, speak and vote at the EGM should approach their relevant intermediaries as soon as possible to specify their voting instructions or make necessary arrangement to be appointed as proxy.
- 12. The Company shall be entitled to reject the instrument appointing a proxy or proxies 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 instrument appointing a proxy or proxies. In addition, in the case of a member whose Shares are entered against his name in the Depository Register, the Company may reject any instrument appointing the Chairman of the EGM as proxy lodged if such member, being the appointor, is not shown to have Shares entered against his name in the Depository Register as at seventy-two (72) hours before the time appointed for holding of the EGM, as certified by The Central Depository (Pte) Limited to the Company.