SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

. Name of Listed Issuer:

1.	Name of Listed Issuer:
	Broadway Industrial Group Limited
2.	Type of Listed Issuer:
	✓ Company/Corporation
	Registered/Recognised Business Trust
	Real Estate Investment Trust
3.	Is more than one Substantial Shareholder/Unitholder giving notice in this form?
	☐ No (Please proceed to complete Part II)
	✓ Yes (Please proceed to complete Parts III & IV)
4.	Date of notification to Listed Issuer:
	30-Oct-2024

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

<u>Sub</u>	stantial Shareholder/Unitholder A
1.	Name of Substantial Shareholder/Unitholder:
	Patec Pte. Ltd.
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
	✓ Becoming a Substantial Shareholder/Unitholder
	☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	28-Oct-2024
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	28-Oct-2024
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.
7.	Quantum of total voting shares/units (including voting shares/units underlying

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares/til:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 196,964,849	Total 196,964,849

		Pte. Ltd. is the beneficial owner of the 196,964,849 ordinary shares held by United Overseas Bank nees (Private) Limited.
9.	[You	tionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial eholders/Unitholders]
	(1) Pat	ec Pte. Ltd. is a direct wholly-owned subsidiary of Patec Precision Industry Co., Ltd.
	(2) Yid	a Investments Pte. Ltd. holds approximately 36.29% of the shares of Patec Precision Industry Co., Ltd.
	14.499	e Hong Jie is the sole shareholder of Yida Investments Pte. Ltd. Shin Kong Commercial Bank also holds % of the shares of Patec Prevision Industry Co., Ltd on trust for Wee Hong Jie. Accordingly, Wee Hong s an aggregate interest of approximately 50.78% of the shares of Patec Precision Industry Co., Ltd.
10.	Δttac	chments (<i>if any</i>): 🎧
10.	Miac	
	9	(The total file size for all attachment(s) should not exceed 1MB.)
11.		s is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
40	D	
12.		arks (if any):
	Leok Y in the	October 2024, Patec Pte. Ltd. entered into two sale and purchase agreements (the "SPAs") with (a) Lau 'ee and (b) Lew Syn Pau (collectively, the "Vendors") to purchase a total of 196,964,849 ordinary shares capital of Broadway Industrial Group Limited (the "Shares"). The acquisition took place through ed trade on 28 October 2024 and settlement of the married trade will occur two market days later.
		ercentages are calculated based on the issued share capital of Broadway Industrial Group Limited of 66,461 (excluding shares held in treasury).
Sub	stantia	ul Shareholder/Unitholder B
1.	Nam	e of Substantial Shareholder/Unitholder:
	Patec	Precision Industry Co., Ltd
2.	ls Su	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?

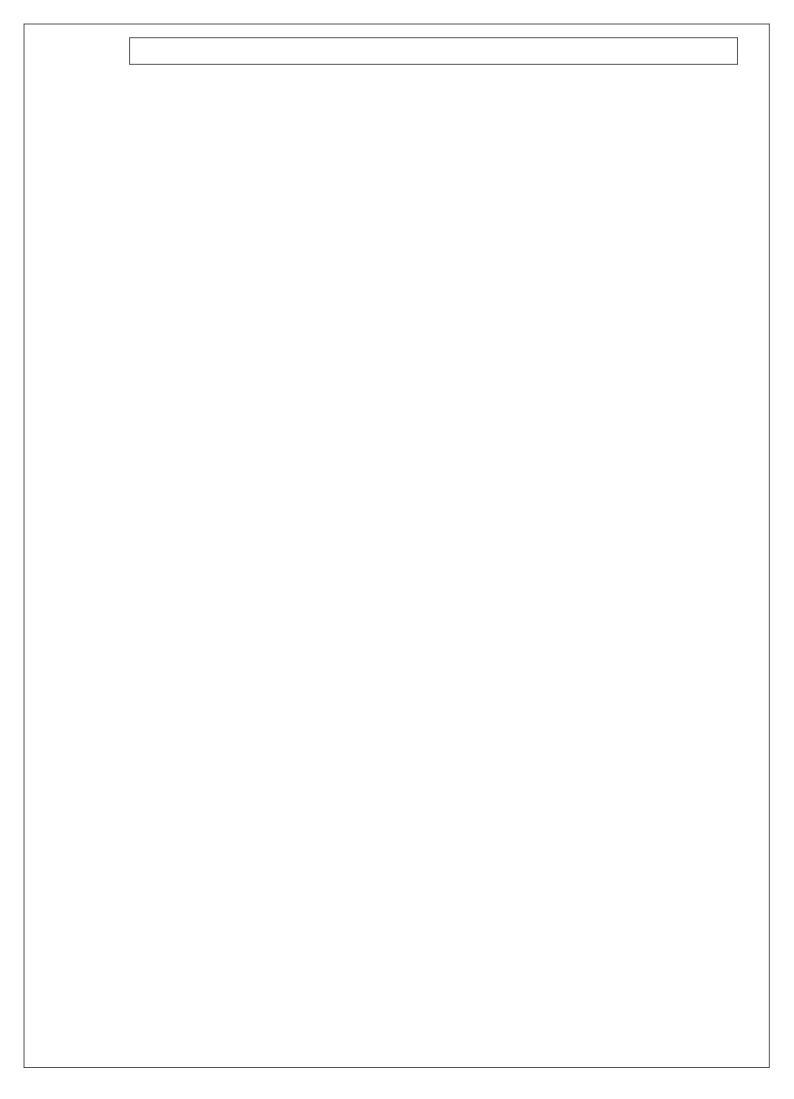
	Notification in respect of:			
	✓ Becoming a Substantial Sharehold ✓ Becomin			
	Change in the percentage level of		maining a Substantia	al Shareholder/Unitholo
	Ceasing to be a Substantial Share	holder/Unitholder		
٠.	Date of acquisition of or change in	interest:		
	28-Oct-2024			
j.	Date on which Substantial Shareh change in, interest (if different			
	28-Oct-2024			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date o	f acquisition of, or th
	N.A.			
	Quantum of total voting shar			
	rights/options/warrants/convertible Shareholder/Unitholder before and			n}) held by Substanti
_				
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
	miniodiatory Soloro the transaction	Direct interest	Boomou mioresi	rotar
No.	of voting shares/units held and/or lerlying the tts/options/warrants/convertible debentures:	0	0	0
No. und righ	of voting shares/units held and/or lerlying the			
No. und righ	of voting shares/units held and/or lerlying the lts/options/warrants/convertible debentures:	0	0	0
No. und right	of voting shares/units held and/or lerlying the tts/options/warrants/convertible debentures: a percentage of total no. of voting res/t	0	0	0
No. und right	of voting shares/units held and/or lerlying the lts/options/warrants/convertible debentures: a percentage of total no. of voting res/t :: Immediately after the transaction of voting shares/units held and/or lerlying the rights/options/warrants/	0 Direct Interest	0 Deemed Interest	0 O Total
No. und right As a share No. und con	of voting shares/units held and/or lerlying the lets/options/warrants/convertible debentures: a percentage of total no. of voting res/uii: Immediately after the transaction of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures: a percentage of total no. of voting	O Direct Interest O ed interests (if the illustrate how the Suite 196,964,849 Share)	Deemed Interest 196,964,849 43.32 e interest is such): abstantial Shareholde	Total 196,964,849 43.32 Patec Pte. Ltd. and is

	Please	refer to item 9 of Substantial Shareholder A's form.
10.	Attac	chments (<i>if any</i>): 👔
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	s is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Dom	arks (<i>if any</i>):
		ercentages are calculated based on the issued share capital of Broadway Industrial Group Limited of 56,461 (excluding shares held in treasury).
	434,00	10,401 (excluding shares held in treasury).
Subs	stantia	al Shareholder/Unitholder C
		e of Substantial Shareholder/Unitholder:
1.		nvestments Pte. Ltd.
	riua ii	ivestinents rte. Ltd.
2.		ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?
	☑ ✓ No	
3.	Notifi	
	✓ Be	ication in respect of:
	☐ C	ication in respect of: ecoming a Substantial Shareholder/Unitholder
		ecoming a Substantial Shareholder/Unitholder
	C	ecoming a Substantial Shareholder/Unitholder
4.		ecoming a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
4.	Date	ecoming a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder easing to be a Substantial Shareholder/Unitholder
	Date 28-Oc Date	ecoming a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder easing to be a Substantial Shareholder/Unitholder of acquisition of or change in interest:
4. 5.	Date 28-Oc Date chan	ecoming a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder easing to be a Substantial Shareholder/Unitholder of acquisition of or change in interest: et-2024 on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the

7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	version price know	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	0	0	0
	a percentage of total no. of voting ares/ເ 1:	0	0	0
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/overtible debentures:	0	196,964,849	196,964,849
	a percentage of total no. of voting ares/ເ	0	43.32	43.32
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]			er/Unitholder's deem
8.	[You may attach a chart in item 10 to i	d. holds 36.29% of the Inches	ne shares of Patec Prece issued shares in Patec 9,964,849 Shares owner	ision Industry Co., Ltd c Pte. Ltd. Therefore,
9.	[You may attach a chart in item 10 to interest arises] As stated above, Yida Investments Pte. Ltand Patec Precision Industry Co., Ltd in tulinvestments Pte. Ltd. is deemed to have a	id. holds 36.29% of the Signature how the Signature holds 100% of the an interest in the 196 at turnes Act 2001 of Signature how the relations has been show the relations has been shown the second second how the seco	ne shares of Patec Prece issued shares in Pater 5,964,849 Shares owneringapore.	ision Industry Co., Ltd c Pte. Ltd. Therefore, d by Patec Pte. Ltd. by notice in this form:
	[You may attach a chart in item 10 to it interest arises] As stated above, Yida Investments Pte. Lt and Patec Precision Industry Co., Ltd in tulnvestments Pte. Ltd. is deemed to have a virtue of Section 4 of the Securities and F Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders]	id. holds 36.29% of the Salar holds 100% of the an interest in the 196 utures Act 2001 of Salar how the relationsheholder A's form.	ne shares of Patec Prece issued shares in Pater 5,964,849 Shares owneringapore. Unitholders giving a property between the Substitute of t	ision Industry Co., Ltd c Pte. Ltd. Therefore, d by Patec Pte. Ltd. by notice in this form:
9.	[You may attach a chart in item 10 to it interest arises] As stated above, Yida Investments Pte. Lt and Patec Precision Industry Co., Ltd in tu Investments Pte. Ltd. is deemed to have a virtue of Section 4 of the Securities and F Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] Please refer to item 9 of Substantial Shareholders (if any):	id. holds 36.29% of the an interest in the 196 utures Act 2001 of Signatures Act 2001 of Si	ne shares of Patec Prece issued shares in Patec 9,964,849 Shares owned ingapore. (Unitholders giving a petween the Substitute of the Subs	ision Industry Co., Ltd c Pte. Ltd. Therefore, d by Patec Pte. Ltd. by notice in this form:

	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rema	arks (<i>if any</i>):
	The per	rcentages are calculated based on the issued share capital of Broadway Industrial Group Limited of
		6,461 (excluding shares held in treasury).
Sub	stantial	I Shareholder/Unitholder D
1.		e of Substantial Shareholder/Unitholder:
		ong Jie
2.		bstantial Shareholder/Unitholder a fund manager or a person whose interest in the ities of the Listed Issuer are held solely through fund manager(s)?
	☐ Ye	
	✓ No	
3.	Notific	cation in respect of:
	✓ Be	ecoming a Substantial Shareholder/Unitholder
	☐ Ch	nange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	☐ Ce	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	28-Oct	-2024
5.		on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the ge in, interest (if different from item 4 above, please specify the date):
	28-Oct	-2024
6.	•	nation (if the date of becoming aware is different from the date of acquisition of, or the ge in, interest):
	N.A.	
7.	Ouar	ntum of total voting shares/units (including voting shares/units underlying
1.	rights	cholder/Unitholder before and after the transaction:
	Immedia	ately before the transaction

unde	erlying	ng shares/units held and/or the ons/warrants/convertible debentures:	0	0	0
	perce es/เ	ntage of total no. of voting ::	0	0	0
	Imme	diately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :		the rights/options/warrants/	0	196,964,849	196,964,849
As a percentage of total no. of voting shares/t		<u>. </u>	0	43.32	43.32
-	[You	umstances giving rise to deem may attach a chart in item 10 to i			r/Unitholder's deemed
	Invest Bank a Accor	ted above, Wee Hong Jie holds 100 ments Pte. Ltd. holds 36.29% of the also holds 14.49% of the shares of P dingly, Wee Hong Jie is deemed to tue of Section 4 of the Securities an	e shares of Patec Pred atec Precision Indus have an interest in tl	cision Industry Co., Ltd. try Co., Ltd. on trust for ne 196,964,849 Shares c	Shin Kong Commercial Wee Hong Jie.
	[You Share	tionship between the Substant may attach a chart in item 10 to s eholders/Unitholders]	show the relationsh		
	[You Share	may attach a chart in item 10 to s	show the relationsh		
	[You Share Please	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share	show the relationsh		
	[You Share Please	may attach a chart in item 10 to s eholders/Unitholders]	eholder A's form.	ip between the Substa	
0.	Please Attac	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share chments (if any):	show the relationsheholder A's form. t(s) should not excee	ip between the Substa	
).	Please Attac	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share chments (if any): (The total file size for all attachmen	show the relationsheholder A's form. t(s) should not excee er notification, ple erence of the firs	ip between the Substand d 1MB.) ase provide:	antial
).	Please Attac	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share chments (if any): (The total file size for all attachments is a replacement of an earlied SGXNet announcement references.)	show the relationsheholder A's form. t(s) should not excee er notification, ple erence of the firs	ip between the Substand d 1MB.) ase provide:	antial
).	Please Attac	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share chments (if any): (The total file size for all attachments is a replacement of an earlied SGXNet announcement references.)	eholder A's form. et(s) should not excee er notification, ple erence of the firs ouncement"):	ip between the Substand d 1MB.) ase provide:	antial
Ο.	Please Attac If this (a)	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share chments (if any): (The total file size for all attachments is a replacement of an earlied SGXNet announcement reference on SGXNet (the "Initial Annotation")	eholder A's form. et(s) should not excee er notification, ple erence of the firs ouncement"):	ip between the Substand d 1MB.) ase provide:	antial
Ο.	Please Attac If this (a)	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share chments (if any): (The total file size for all attachments is a replacement of an earlied SGXNet announcement reference on SGXNet (the "Initial Annotation")	show the relationshe beholder A's form. t(s) should not excees er notification, plese erence of the first buncement"): ment:	d 1MB.) ase provide: t notification which	was announced
).	Please Attac If this (a)	may attach a chart in item 10 to seholders/Unitholders] e refer to item 9 of Substantial Share chments (if any): (The total file size for all attachments is a replacement of an earlied SGXNet announcement referon SGXNet (the "Initial Announcement of the Initial Announcement of the	show the relationshe beholder A's form. t(s) should not excees er notification, plese erence of the first buncement"): ment:	d 1MB.) ase provide: t notification which	was announced



Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	196,964,849 ordinary shares
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	S\$38,802,075.253
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	✓ Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	Others (please specify):

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders. Particulars of Individual submitting this notification form to the Listed Issuer: 5. (a) Name of Individual: Wee Hong Jie / Wee Liang Kiang (b) Designation (if applicable): Directors of Patec Pte. Ltd. (c) Name of entity (if applicable): Patec Pte. Ltd. Transaction Reference Number (auto-generated): 2 9 3 9 0 6 3 5 4 5 6 4 3