

SECOND CHANCE PROPERTIES LTD
(Incorporated in the Republic of Singapore)
(UEN 198103193M)

VOLUNTARY UNCONDITIONAL GENERAL OFFER

– DESPATCH OF THE NOTICE OF ELECTRONIC DISSEMINATION OF OFFEREE CIRCULAR

1. INTRODUCTION

The Board of Directors (the "**Board**") of Second Chance Properties Ltd (the "**Company**") refers to:

- (a) the announcement dated 10 July 2024 (the "**Offer Announcement**") made by CIMB Bank Berhad, Singapore Branch ("**CIMB**") for and on behalf of Final Chance Holdings Pte. Ltd. (the "**Offeror**") in relation to the voluntary unconditional cash offer for all the issued and paid-up ordinary shares in the capital of the Company (the "**Offer**");
- (b) the announcement dated 10 July 2024 made by the Company in response to the Offer Announcement;
- (c) the announcement dated 17 July 2024 made by the Company on the appointment of ZICO Capital Pte. Ltd. as the independent financial adviser (the "**IFA**");
- (d) the announcement dated 29 July 2024 made by CIMB for and on behalf of the Offeror, in relation to the despatch of the formal offer document dated 29 July 2024 (the "**Offer Document**") containing, *inter alia*, the terms and conditions the Offer, together with the accompanying relevant acceptance forms for the Offer; and
- (e) the announcements dated 31 July 2024, 1 August 2024, 2 August 2024, 5 August 2024, 6 August 2024, 7 August 2024 and 8 August 2024 made by CIMB for and on behalf of the Offeror in relation to the level of acceptances of the Offer (the "**Level of Acceptance Announcement**");
- (f) the announcement dated 6 August 2024 made by CIMB for and on behalf of the Offeror, in relation to the dealings in shares, the level of acceptances and the loss of free float ("**Offeror Loss of Free Float Announcement**");
- (g) the announcement dated 6 August 2024 made by the Company in relation to the loss of free float ("**Loss of Free Float Announcement**"); and
- (h) offeree circular issued on 12 August 2024 by the Company in connection with the Offer in accordance with the Code (the "**Offeree Circular**"),

(collectively, the "**Previous Announcements**").

Unless otherwise defined, all capitalised terms used in this announcement shall have the meanings ascribed to them in the Previous Announcements.

2. ELECTRONIC DISSEMINATION OF THE OFFEREE CIRCULAR

2.1. The Board would like to inform Shareholders that the Company has today issued the Offeree Circular containing, *inter alia*, the following information:

- (a) the advice of the IFA to the Independent Directors; and
- (b) the recommendation of the Independent Directors to Shareholders in respect of the Offer.

Pursuant to the Public Statement on the Further Extension of the Temporary Measure to Allow for Electronic Despatch of Take-over Documents issued on 29 June 2021 by the Securities Industry Council of Singapore under the Singapore Code on Take-overs and Mergers, the Company has opted to electronically disseminate the Offeree Circular.

Accordingly, please note that no printed copies of the Offeree Circular will be despatched to Shareholders.

- 2.2. In connection with the electronic dissemination of the Offeree Circular, the Company has today despatched to Shareholders a notice regarding the electronic dissemination of the Offeree Circular (the "**Notice**") containing instructions for the electronic retrieval of the Offeree Circular.
- 2.3. To access the electronic copy Offeree Circular and its related documents, you may access the Company's announcement page on the website of Singapore Exchange Securities Trading Limited ("**SGX-ST**") at <https://www.sgx.com/securities/company-announcements> and type the name of the Company: "**Second Chance Properties Ltd**" in the box titled "**Filter by Company/Security Name**". "**Second Chance Properties Ltd**" will appear as an item below the filter box. Please click it to see a list of the announcements made by the Company. Thereafter, you may access the Offeree Circular by selecting the title of the announcement on the 12 August 2024 entry and clicking on the link under the section titled "**Attachments**" at the bottom of the 12 August 2024 announcement.
- 2.4. Alternatively, the Offeree Circular and its related documents may also be accessed at the Company's website at <http://secondchance.com.sg/invest/> under the announcement on 12 August 2024.
- 2.5. Shareholders may also obtain printed copies of the Offeree Circular by submitting a request to the Company by email at contact@secondchance.com.sg.

Shareholders should read and carefully consider the contents of the Offeree Circular, including the advice of the IFA to the Independent Directors as well as the recommendation of the Independent Directors in respect of the Offer before deciding whether to vote on and/or accept or reject the Offer. If you are in any doubt in relation to the Offer or as to the action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

3. CLOSING DATE

Shareholders should note that as stated in the Offer Document, the Offer will close at **5.30 p.m. (Singapore time) on 26 August 2024** or such later date(s) as may be announced from time to time by or on behalf of the Offeror.

4. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors (including those who may have delegated detailed supervision of this announcement) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this announcement (excluding those relating to the Offer, the Offeror and parties acting in concert with it) are fair and accurate, and that no material facts have been omitted from this announcement, the omission of which would make any statement in this announcement misleading, and they jointly and severally accept full responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from a named source (including, without limitation, the Offer Announcement, the Offer Document and any other announcements made by or on behalf of the Offeror), the sole responsibility of the Directors has been to ensure through reasonable enquiries that such information has been accurately and correctly extracted from such sources or, as the

case may be, accurately reflected or reproduced in this announcement in its proper form and context.

BY ORDER OF THE BOARD

Dr. Ahmad Bin Mohamed Magad
Independent Non-Executive Chairman

12 August 2024