

UNCONDITIONAL MANDATORY GENERAL OFFER

by



SAC CAPITAL PRIVATE LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration Number: 200401542N)

for and on behalf of

NHPEA ACE REALTY COMPANY LIMITED
(Incorporated in the Cayman Islands)
(Company Registration Number: 385231)

to acquire all the outstanding shares in the capital of



APAC REALTY LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration Number: 201319080C)

other than those already owned, controlled or agreed to be acquired by the Offeror

SHARE PURCHASE AGREEMENT CLOSING ANNOUNCEMENT

1. INTRODUCTION

Reference is made to the offer announcement ("**Offer Announcement**") dated 25 April 2022 issued by SAC Capital Private Limited on behalf of NHPEA Ace Realty Company Limited ("**Offeror**") in relation to the Offeror's unconditional mandatory general offer for APAC Realty Limited ("**Company**"). Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings given to them in the Offer Announcement.

2. SHARE PURCHASE AGREEMENT, DEED OF SHARE SUBSCRIPTION

- 2.1 **SPA, Deed.** As disclosed in the Offer Announcement, the Offeror had agreed to acquire 217,166,149 Shares, representing approximately 61.1%¹ of all the outstanding Shares, from Asia Pacific Realty Holdings Ltd, MC and DO at SGD0.61 per Share in cash, pursuant to the SPA and Deed.

¹ Based on 355,197,700 total outstanding Shares as at the date hereof.

2.2 **Completion.** The Offeror wishes to announce that the SPA and the share subscription under the Deed have been completed.

3. **DIRECTOR'S RESPONSIBILITY STATEMENT**

The director of the Offeror (including where he may have delegated detailed supervision of this announcement) has taken all reasonable care to ensure that the facts stated and opinions expressed in this announcement are fair and accurate and that there are no other material facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from the Company, the sole responsibility of the director of the Offeror has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this announcement.

Issued by

SAC CAPITAL PRIVATE LIMITED

For and on behalf of

NHPEA ACE REALTY COMPANY LIMITED

26 April 2022

Singapore

Any enquiries relating to this announcement or the Offer should be directed during office hours to:

SAC CAPITAL PRIVATE LIMITED

1 Robinson Road

#21-00 AIA Tower

Singapore 048542

Main Line: (65) 6232 3200

Mr Bernard Lim

Executive Director

DID: (65) 6232 3232

Mr Tan Kian Tiong

Partner

DID: (65) 6232 3202