This Form of Acceptance and Authorisation for Offer Shares ("FAA") is for the sole use of the Depositor(s) whose name(s) appear below. It is an important document and requires your immediate attention. If you are in any doubt about the action to be taken, you should consult your stockbroker, bank manager, solicitor, accountant, tax adviser or other professional advisor immediately.

This FAA relates to the offer document dated 13 May 2022 ("Offer Document") in relation to the unconditional mandatory general offer ("Offer") by SAC Capital Private Limited ("SAC Capital"), for and on behalf of NHPEA Ace Realty Company Limited ("Offeror"), to acquire all the outstanding shares in the capital of the APAC Realty Limited ("Company"), other than those already owned, controlled or agreed to be acquired by the Offeror. Unless otherwise defined or the context requires otherwise, capitalised terms used in this FAA bear the same meanings ascribed to them in the Offer Document.

The availability of the Offer to shareholders of the Company ("Company Shareholders") whose addresses are outside Singapore ("Overseas Shareholders") as shown in the records of The Central Depository (Pte) Limited ("CDP") may be affected by the laws of the relevant overseas jurisdictions. Such Overseas Shareholders are advised to read the section entitled "Overseas Shareholders" in the Offer Document.

# UNCONDITIONAL MANDATORY GENERAL OFFER FOR APAC REALTY LIMITED FORM OF ACCEPTANCE AND AUTHORISATION FOR OFFER SHARES

(DO NOT SUBMIT THIS FAA TO CDP IF YOU DO NOT WISH TO ACCEPT THE OFFER.)

NAME(S) AND ADDRESS OF DEPOSITOR(S)	SECURITIES ACCOUNT NUMBER AND OFFER SHARES HELD BY YOU	
The Offer Dries		
The Offer Price The Offers would like to acquire the Offer Shares held by a	round SCD0 F7 for each Offer Share ("Off	or Price"\
The Offeror would like to acquire the Offer Shares held by y		· ·
Submit your FAA to CDP (a) in electronic form via <u>invest</u> account holders only), or (b) in physical form by completin	ors.sgx.com (in respect of Individual and a Section C below and sending this FAA to	Joint alternate signa the addresses belov
either case <b>only</b> if you wish to accept the Offer.	g coolien o below and centaing the 1700 to	o the addresses belov
Declaration by Company Shareholder		
/we wish to accept the Offer for the number of Offer Shares	s as indicated below.	
Choose one option		
All the Offer Shares indicated in Section A,	Choose one option for acceptance of	Scan QR Code and
<u>OR</u>	the Offer	in via investors.sgx.o
the number of Offer Shares as indicated in the box be	SGX SGX	to submit your elections online (for individual
the number of other ordines as indicated in the box be		joint alternate-signa
		account holders on
By signing below, I/we agree to the terms and condition	ns of the Offer as set out in the Offer Do	cument and in this F
ncluding the section "Authorisation" on page 2 of this FAA		
Sign here		Date h
Sign here	•	Date II
Signature(s) of Depositor(s) / Joint Depositors	Date	
Farma Outanianian		
Form Submission		9 11
Please submit your FAA to NHPEA Ace Realty Company L	mited c/o The Central Depository (Pte) Lim	nited by:
Log in via investors.sgx.com (applicable to Individual and	Robinson Road Post Office P.O. Box 1984	

Closing date and time: 5:30pm on 10 June 2022 or such later date(s) as may be announced from time to time by or on behalf of the Offeror ("Closing Date").

Singapore 903934

OR

Joint-Alt account holders only)

### INSTRUCTIONS

This FAA is for the use of Depositors who wish to accept the Offer in respect of all or part of the total number of Offer Shares standing to the credit of the "Free Balance" of their Securities Account or purchased on the Singapore Exchange Securities Trading Limited ("SGX ST"). This FAA and the provisions herein constitute an integral part of the Offer Document. Further provisions relating to acceptance are set out in Appendix 2 to the Offer Document.

Description of the Offer Document of the Offer Document of the Offer Document Further provisions relating to accept the Offer Document for the Offer Document of the Offer Document of the Offer Document Further provisions relating to accept the Offer in respect of those Offer Shares are held on your behalf by CDP. If, however, you hold share certificates in respect of some or all of the Offer Shares and you wish to accept the Offer in respect of those Offer Shares, you should submit at your own risk the Form of Acceptance and Transfer for Offer Shares ("FAT") in accordance with the instructions printed thereon. A copy of the FAT may be obtained, upon production of satisfactory evidence that you are a Company Shareholder of APAC Realty Limited, from Boardroom Corporate & Advisory Services Pte. Ltd. ("Registrar" or Receiving Agent") at Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632. An electronic copy of the FAT may also be obtained from the website of the SGX-ST at www.sgx.com.

1. Acceptance. If you wish to accept the Offer using this FAA, it must be submitted strictly in any of the manners permitted and set out above and in accordance with the provisions and instructions of the Offer Document and in this FAA or the electronic form of the FAA. NOT LATER THAN 5.30 P.M. (SINGAPORE TIME) ON 10 June 2022 or such later date(s) as may be announced from time to time by or on behalf of the Offeror. Proof of posting is not proof of receipt by the Offeror at the above addresses.

The Offeror, SAC Capital and CDP will be authorised and entitled, in their sole and absolute discretion, to reject or treat as valid any acceptances of the Offer which are otherwise incomplete, incorrect, unsigned or invalid in any respect. If you wish to accept the Offer, it is your responsibility or least a provided. Any decision to reject or treat as valid any acceptances of the Offer bocument and in his form of the FAA (whether physical or electronic form) will be final and binding and none of the Offer Document and the FAA. C

- Other shall be interocable.

  Acceptance by Depositors whose Securities Accounts are credited with Offer Shares. Please indicate in Section C of this FAA (whether physical or electronic copy) the number of Offer Shares already standing to the credit of the "Free Balance" of your Securities Account in respect of which the Offer is accepted. Subject to the provisions of paragraph 3 below:

  (a) (i) if the number of Offer Shares indicated in Section C of this FAA (or the relevant section in the electronic copy of the FAA) exceeds the number of Offer Shares standing to the credit of the "Free Balance" of your Securities Account as at 5.00 p.m. (Singapore time) on the date of receipt of this FAA by CDP ("Date of Receipt") or, in the case where the Date of Receipt is on the Closing Date, as at 5.30 p.m. (Singapore time) on the Closing Date (provided always that the Date of Receipt is on or before the Closing Date); or,

  (ii) if no such number of Offer Shares is indicated in Section C of this FAA (or the relevant section in the electronic copy of the FAA),

then you are deemed to have accepted the Offer in respect of all the Offer Shares already standing to the credit of the "Free Balance" of your Securities Account as at the Date of Receipt or 5.30 p.m. (Singapore time) on the Closing Date (if the FAA is received by CDP on the Closing Date); and if, at the time of verification by CDP of the FAA on the Date of Receipt and/or at any subsequent time before 5.30 p.m. (Singapore time) on the Closing Date, paragraph 2(a)(i) above applies, and there are outstanding settlement instructions with CDP to receive further Offer Shares into the "Free Balance" of your Securities Account ("Unsettled Buy Position"), and the Unsettled Buy Position settles such that the Offer Shares in the Unsettled Buy Position are transferred to the "Free Balance" of your Securities Account at any time during the period the Offer is open, up to 5.30 p.m. (Singapore time) on the Closing Date ("Settled Shares"), you shall be deemed to have accepted the Offer in respect of the balance number of Offer Shares indicated in Section C of this FAA which have not yet been accepted pursuant to paragraph 2(a)(i) above, or all Settled Shares, whichever is less.

# In respect of the FAA:

- spect of the FAA: if a number of Offer Shares is inserted in the box provided in Section C of this FAA or in the electronic form of the FAA, you will be deemed to have accepted the Offer in respect of such number of Offer Shares inserted in the box provided in Section C of this FAA or the electronic form of the FAA, subject to paragraphs 2(a)(i) and 2(b) above; if you have ticked both options in Section C of this FAA or in the electronic form of the FAA, but have not inserted a number in the box provided in Section C of this FAA or in the electronic form of the FAA, you will be deemed to have accepted the Offer in respect of all the Offer Shares already standing to the credit of the "Free Balance" of your Securities Account as at the Date of Receipt or 5.30 p.m. (Singapore time) on the Closing Date (if the FAA is received by CDP on the Closing Date); or
- (Singapore time) on the Closing Date (if the FAA is received by CDP on the Closing Date); or

  (cc) if there is no number of Offer Shares indicated in Section A of this FAA or in the electronic form of the FAA, but you have chosen the option in Section C of this FAA or the electronic form of the FAA to accept the Offer for all the Offer Shares indicated in Section A, you will be deemed to have accepted the Offer in respect of all the Offer Shares already standing to the credit of the "Free Balance" of your Securities Account as at the Date of Receipt or 5.30 p.m. (Singapore time) on the Closing Date (if the FAA is received by CDP on the Closing Date).

  \*\*Acceptance by Depositors whose Securities Accounts will be credited with Offer Shares bearing your name and Securities Account number will be sent to you by CDP, and if you wish to accept the Offer Shares bearing your name and Securities Account number will be sent to you by CDP, and if you wish to accept the Offer in respect of such Offer Shares, you should, after the "Free Balance" of your securities account has been credited with such number of Offer Shares, submit the FAA in accordance with the instructions contained herein. If you do not receive the FAA, you may obtain a copy, upon production of satisfactory evidence that you have purchased the Offer Shares on the SGX-ST, from CDP by submitting a request to CDP via phone (+65 6535 7511) during their operating hours or email services (asksgx@sgx.com). Electronic copies of the FAA may also be obtained from the website of the SGX-ST at www.sgx.com.

  \*Rejection.\* If upon receipt by CDP, on behalf of the Offeror, of the FAA, it is established that such Offer Shares have not been or will not be, credited to the "Free Balance" of your Securities Account (as, for example, where you sell or have sold such Offer Shares), your acceptance is liable to be rejected. None of the Offeror, CDP, SAC Capital and the Registrar/Receiving Agent accepts any responsibility or liability in relation to such a rejection, including th

in relation to such a rejection, including the consequences thereof. If you purchase Offer Shares on the SGX-ST on a date close to the Closing Date, your acceptance in respect of such Offer Shares is liable to be rejected if the "Free Balance" of your Securities Account is not credited with such Offer Shares by 5.30 p.m. (Singapore time) on the Closing Date (if this FAA is received by CDP on the Closing Date), save where you had indicated the number of Offer Shares you wish to tender in acceptance of the Offer in Section C of this FAA and there is an Unsettled Buy Position on or subsequent to the time of verification by CDP of the FAA on the Date of Receipt which settles on or before 5.30 p.m. (Singapore time) on the Closing Date, your acceptance in respect of such Offer Shares will be rejected. None of the Offer in Section of the Start o

## Deceased Securities Account Holders

- If the sole securities account holder is deceased and if:
  - the Grant of Probate or Letters of Administration have been registered and lodged with CDP, this FAA must be signed by all the personal representative(s) of the deceased and lodged with NHPEA Ace Realty Company Limited, c/o The Central Depository (Pte) Limited by post at your own risk using the enclosed pre-addressed envelope at Robinson Road Post Office P.O. Box 1984 Singapore 903934. Alternatively, please contact CDP's Customer Service Hotline at +65 6535 7511 during their operating hours or email CDP at <a href="mailto:assacratical-assacratic documents; or
  - the Grant of Probate or Letters of Administration have not been registered and lodged with CDP, all the personal representative(s) of the deceased must contact CDP's Customer Service Hotline at +65 6535 7511 during their operating hours or email CDP at asksgx@sgx.com to arrange for the registration and lodgement of the original Grant of Probate or Letters of Administration with CDP first before submitting this FAM.
- If one of the joint securities account holders is deceased and if the account is a:

  - Joint alternate-signatory account, this FAA must be signed by ANY surviving joint holder(s).

    Joint signatories account, this FAA must be signed by ALL surviving joint holder(s) and lodged with NHPEA Ace Realty Company Limited, c/o The Central Depository (Pte) Limited, and accompanied by the death certificate and all other relevant documentations, in respect of the deceased holder. Please contact CDP's Customer Service Hotline at +65 6535 7511 during their operating hours or email CDP at <a href="mailto:asksgx@sgx.com">asksgx@sgx.com</a> for further details.
- FAAs made by personal representative(s) of deceased depositor(s) cannot be submitted in electronic form.
- Offer Shares purchased with Central Provident Fund ("CPF") or Supplementary Retirement Scheme ("SRS"). If your purchase of the above Offer Shares was settled through your CPF approved agent bank, SRS approved agent bank, finance company or depository agent and you wish to accept the Offer, your acceptance would have to be made through your CPF approved agent bank included under the CPF Investment Scheme, SRS approved agent bank included under the SRS, finance company or depository agent. In such instances, you need not submit this FAA to CDP.
- Corporations. For corporations, please sign this FAA per your signing mandate and where appropriate, the common seal to be affixed in accordance with your constitution or relevant constitutive documents. Depositors who are corporations cannot submit the FAA in electronic form. 7.
- Acceptance via SGX-SFG service (This section is applicable to Depository Agents only). If you are a Depository Agent, you may accept the Offer via Electronic Acceptance. CDP has I by the Offeror to receive Electronic Acceptances on its behalf and such Electronic Acceptances must be submitted to later than 5.30 p.m. (Singapore time) on the Closing Date. Such Electronic Acceptances must be submitted will be deemed irrevocable and subject to each of the terms and conditions contained in this FAA and the Offer Document as if the FAA had been completed and delivered to CDP.

  No existing account. If you do not have any existing Securities Account in your own name at the time of acceptance of the Offer, your acceptance as contained in this FAA will be rejected.
- General. No acknowledgement will be given for submissions made. All communications and notifications can be accessed via your portfolio (CDP Internet) on <u>investors syx.com</u> or via the SGX-ST's mobile app. Settlement of the consideration under the Offer will be subject to the receipt of confirmation satisfactory to the Offer or that the Offer Shares to which the FAA relates are credited to the "Free Balance" of your Securities Account and such settlement cannot be made until all relevant documents have been properly completed and lodged with NIPEA Ace Relaty Company Limited, co'n For Central Depository (Pte) Limited, by post at your own risk using the enclosed pre-addressed envelope at Robinson Road Post Office PO Box 1984 Singapore 903934. If you submit the FAA in electronic form, you accept the risk of defects or delays caused by failure or interruption of electronic systems, and you agree to hold the Offeror, SAC Capital and CDP harmless against any losses directly or indirectly caused by such failure or interruption of electronic systems.
- interruption of electronic systems.

  Conclusive Evidence. Lodgement of this FAA with NHPEA Ace Realty Company Limited c/o The Central Depository (Pte) Limited, in any manner permitted and as stated in this FAA, shall be conclusive evidence in favour of the Offeror, the Transferee (as defined below), SAC Capital and CDP of the right and title of the person(s) signing it to deal with the same and with the Offer Shares to which it relates. Upon receipt of this FAA which is complete and valid in all respects, CDP will transfer the Offer Shares in respect of which you have accepted the Offer from the "Free Balance" of your Securities Account to the "Blacked Balance" of your Securities Account to the CDP shall be entitled to assume the accuracy of any information and/or documents submitted together with any FAA, and shall not be required to verify or question the validity of the same.

  Liability, You agree that neither the Offeror, SAC Capital nor CDP shall be liable for any action or omission in respect of this FAA and/or any information and/or documents submitted therewith. You agree to indemnify, hold harmless and at their respective request defend, the Offeror, SAC Capital, and/or (b) all losses, damage, costs and expenses (including all legal costs and expenses) suffered or incurred by, any of the Indemnified Parties as a result of or in relation to this FAA and/or any information and/or documents submitted therewith.

- Parties as a result of or in relation to this FAA and/or any information and/or documents submitted therewith.

  Offer Unconditional. As the Offer is unconditional in all respects, if you have validly accepted the Offer in accordance with the provisions contained herein and in the Offer Document, CDP will send you a notification letter stating the number of Offer Shares debited from your Securities Account together with payment of the Offer Price which will be credited directly into your designated bank account for Singapore Dollars via CDP's Direct Crediting Service ("DCS") on the payment date as soon as practicable and in any event, within seven Business Days after the Date of Receipt.

  In the event you are not subscribed to CDP's DCS, any monies to be paid shall be credited to your Cash Ledger and subject to the same terms and conditions applicable to "Cash Distributions" under the CDP Operation of Securities Account Terms ("Cash Ledger" and "Cash Distribution" are as defined therein).

  Governing Law and Third Party Rights. By completing and submitting the FAA, you see that the agreement arising from the acceptance of the Offer by you shall be governed by, and construed in accordance with, the laws of Singapore and that you submit to the non-exclusive jurisdiction of the Singapore courts. Unless expressly provided otherwise in this FAA or the Offer Document, a person who is not a party to any contracts made pursuant to the Offer, the Offer Document and the FAA, has no right under the Contracts (Rights of Third Parties) Act 2001 to enforce any term of such contracts. Notwithstanding any term contained herein, the consent of any hird party is not required for any subsequent agreement by the parties hereto to amend or vary (including any release or compromise of any liability) or terminate such contracts. Where third parties are conferred rights under such contracts, those rights are not assignable or transferable.

  Fouriers on number of Offer Shares in your Securities Account. For reasons of confiderable, inter
- Enquiries on number of Offer Shares in your Securities Account. For reasons of confidentiality, CDP will not entertain telephone enquiries relating to the number of Offer Shares in your Securities Account. You can verify the number of Offer Shares in your Securities Account: (a) through CDP Online if you have registered for CDP Internet Access Service; or (b) through CDP Phone Service using SMS OTP, under the option "To check your securities balance".

- Assistance. I/We irrevocably undertake to execute such other documents and to do such acts and things as may be required to give effect to such acceptance and the transfer of the Offer Shares tendered in acceptance of the Offer to the Offeror or any person nominated in writing by the Offeror Chereinafter called "Transferee"), and to enable the Offeror or the Transferee to exercise all rights and receive all benefits accruing to or arising from the above mentioned Offer Shares as specified in the Offer Document.
- accruing to or arising from the above mentioned offer Shares as specified in the Offer Document.

  Warranty. I/We unconditionally and irrevocably warrant that the Offer Shares in respect of which the Offer is accepted by me/us are, and when transferred to the Offeror or the Transferee, will be (i) fully paid (ii) free from any lien, equity, mortgage, charge, claim, hypothecation, encumbrance, easement, right of pre-emption, first offer, first refusal, tag-along or drag-along, security, title retention, preferential right trust arrangement or other security interest or other third party right and interest of any nature whatsoever; and (iii) together with all rights, benefits and entitlements as at the Offer Announcement Date and thereafter attaching thereto, including the right to receive and retain all dividends, distributions or return of capital (if any) which may be announced, declared, paid or made by the Company on or after the Offer Announcement Date.
- CDP Authorisation Blocked Balance. I/We irrevocably authorise CDP to take such measures as it may consider necessary or expedient to prevent any trading of the Offer Shares in respect of which I/we have accepted the Offer during the period commencing on the Date of Receipt, for and on behalf of the Offeror, and ending on the date of settlement of the consideration for such Offer Shares (including, without limitation, transferring the relevant number of such Offer Shares to the "Blocked Balance" of my/our Securities Account).

- limitation, fransferring the relevant number of such Offer Shares to the "Blocked Balance" of my/our Securities Account).

  CDP Authorisation Transfer: (We irrevocably authorise CDP to debit my/our Securities Account and to credit the Securities Account of the Offeror, or the Securities Account of the Transferee, with the relevant number of Offer Shares in respect of which I/we have accepted the Offer on the date of settlement of the consideration for such Offer Shares.

  CDP Authorisation Disclosure. (We irrevocably authorise CDP to give, provide, divulge, disclose or reveal any information pertaining to my/our Securities Account maintained in CDP's record, including, without limitation, my/our name(s), my/our NRIC or passport number of Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account, the number of Offer Shares standing to the credit of my/our Securities Account of the Offer of Shares standing to the credit of my/our Securities Account maintained in CDP's record, including the Offer of Shares standing to the credit of my/our Securities Account maintained in CDP's record, including the Offer of Shares standing to the credit of my/our Securities Account maintained in CDP's record, including the Offer of Shares standing to my/our Securities Account maintained in CDP's record, including the Offer of Shares standing to the credit of my/our Securities Account of the Offer of Shares standing to the credit of the Offer of Shares standing to the credit of m