



COSMOSTEEL HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration Number: 200515540Z)
(the "Company")

**OBTAINING JTC WRITTEN CONSENT FOR PROPOSED SALE OF PROPERTY AT
90 SECOND LOK YANG ROAD**

Unless otherwise defined herein, all capitalised terms and references shall bear the same meanings as defined in the Circular and as defined below.

The Board of Directors of CosmoSteel Holdings Limited (the "Company"), and together with its subsidiaries, the "Group") refers to the proposed purchase of the property at 90 Second Lok Yang Road ("**Proposed Disposal**") pursuant to the terms of an Option To Purchase ("OTP") granted by the Company's wholly-owned subsidiary, Kim Seng Huat Hardware Pte Ltd ("**KSH Singapore or the Vendor**") on 3 September 2024 to Tenda Equipment & Services Pte Ltd (the "Buyer").

Further to the Company's announcement on 20 March 2025, the Company is pleased to announce that the Vendor has received JTC's Written Consent in respect of the Proposed Disposal, with JTC Final Approval to be obtained, *inter alia*, after completion of an environmental site assessment of the property.

For the avoidance of doubt, completion of the Proposed Disposal is still subject to the performance or fulfilment of further conditions precedent apart from the relevant JTC approvals, and the Company will provide Shareholders with further updates as and when significant developments unfold in relation to the foregoing.

Cautionary Statement

Shareholders and potential investors are advised to exercise caution when dealing in the Shares. The Proposed Disposal is subject to the fulfilment of conditions precedent under the OTP. There is no certainty or assurance that the Proposed Disposal will be completed or that no changes will be made to the terms thereof. Shareholders and potential investors are advised to read this announcement and any further announcements by the Company carefully. Shareholders and potential investors should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

BY ORDER OF THE BOARD

Ong Tong Hai
Chief Executive Officer and Executive Director
15 May 2025