

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

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE COMPANY HELD ON MONDAY, 23 OCTOBER 2023 AT 9:30 A.M. AT RAFFLES MARINA, 10 TUAS WEST DRIVE, SINGAPORE 638404**

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**1. Chairperson**

Ms Tan Siok Chin, the Chairperson presided and gave her opening address.

**2. Quorum**

The Company Secretary informed the Chairperson that there was A QUORUM PRESENT and the Chairperson proceeded to convene the Meeting at 9:30 a.m..

**3. Notice**

The Chairperson noted that the Notice of convening the Extraordinary General Meeting of the Company (“**Meeting**”) had been published on SGXNET and made available on the Company’s corporate website for the requisite period and proposed that it be taken as read, for which there was no objection from the Meeting.

**4. Voting by Poll**

The Chairperson noted that a Shareholder had prior to the Meeting submitted some questions in respect of the resolution to be tabled at this Meeting and the Company had published the responses to such questions onto SGXNET and on the Company’s corporate website on 18 October 2023.

The Chairperson informed Shareholders that she would be exercising her discretion as chairperson of the Meeting to direct that the resolution to be tabled at this Meeting be put to vote by poll, pursuant to Article 71(2) of the Constitution of the Company.

DrewCorp Services Pte. Ltd. was appointed as the scrutineers for the conduct of the voting by poll and Boardroom Corporate & Advisory Services Pte. Ltd. was appointed as polling agent.

**5. Ordinary Resolution 1: The proposed acquisition of a warehouse in Malaysia (the “Proposed Acquisition”)**

The Chairperson opened the floor to shareholders of the Company (“**Shareholders**”) to raise questions regarding the Proposed Acquisition, and a summary of the key salient questions raised and responses provided in the ensuing exchange between members of the Board and certain Shareholders are set out below:

**Shareholder Question 1:** A Shareholder enquired on the specific location of the Malaysian warehouse which the Group was proposing to purchase, in particular, whether it was strategically

located and had potential resale value, so the Group would not incur a loss if it had to sell the property in future.

The CEO informed Shareholders that the warehouse is located about 30-40 minutes' drive from Tuas checkpoint, with relatively new and well-maintained facilities, and there were also other Singaporean factories in the vicinity, hence the property value should be relatively stable.

The Chairperson also clarified and reminded Shareholders that the main reason of the Proposed Acquisition is for the Group's own use and to lower costs, and not for capital appreciation.

**Shareholder Question 2:** In response to a query from a Shareholder on why the Group did not consider such acquisition and relocation of warehouse facilities back in 2018 when it had undertaken construction of 90 Second Lok Yang Road, the CEO indicated that such an opportunity did not arise then for consideration, in part because the costs of operating in Singapore has become a lot more expensive, particularly considering the manpower and operation costs of operating in Singapore versus Malaysia and the fact that property in Malaysia is on freehold title, while the Singapore warehouse is only on a lease.

In relation to the possible disposal of 90 Second Lok Yang Road, a Shareholder queried whether the Group would be likely to sell the property at a good price and recover its investment cost in the property since it only has a remaining lease of 9 years. The CEO said that there is a possibility that the Group will be able to recover its investment cost in the property and the Financial Controller indicated that the current value of the property recorded in the Group's financial statements, which is a revalued amount based on market value, is of a similar amount.

**Shareholder Question 3:** In response to a query from a Shareholder on possible increased transportation costs arising from the relocation of part of the Group's warehouse facilities to Malaysia, the CEO explained that inventory can be shipped in by the manufacturers directly to Singapore or Malaysia, as the case may be, and there may not be any substantial increase in transportation costs.

**Shareholder Question 4:** In response to a query from a Shareholder on whether the Group intends to build up more facilities on the additional space on the property or rent it out, the CEO indicated that there are no immediate plans for now to build up on the additional space, and there is also no intention to rent it out, as there will have to be additional measures or safeguards put in place to protect the safety of the Group's inventory if part of the premises were to be rented out to third parties.

Summing on the Company's rationale of wanting to take advantage of the lower cost structure in Malaysia as the rationale for the Proposed Acquisition, the Chairperson reminded Shareholders that given that both of the Singapore properties currently owned by the Group are on leases which will expire in about 9 years' time in 2032 and the Group is unable to predict how much a warehouse in Singapore would cost in 9 years' time, it is necessary for the Group to think ahead of time to plan for its space requirements, and not wait till the lease is up or the cost may be too expensive by then. The nature of the Group's business requires it to store big bulky products which require a lot of space, and the property which the Group is proposing to acquire has ample space with offices and warehouse already built up, allowing the Company to move in and operate quickly, and at the same time, with room for future growth.

The resolution was proposed by Goh Guan Siong and seconded by Ng Kwong Chong, and it was resolved by poll with 152,678,374 votes casted "FOR" and with no votes casted "AGAINST" the resolution:

"THAT the proposed acquisition of a warehouse in Malaysia be and is hereby approved."

There being no other business, the Chairperson declared the Meeting closed at 10.41 a.m.

CONFIRMED

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MS TAN SIOK CHIN,  
CHAIRPERSON