



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

**EXERCISE OF OPTION TO PURCHASE IN RELATION TO THE PROPOSED SALE OF
PROPERTY AT 90 SECOND LOK YANG ROAD**

1. Introduction

- 1.1. The Board of Directors of CosmoSteel Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) refers to the announcement dated (a) 11 June 2024 (“**LO Announcement**”) in relation to the acceptance of an offer by the Company’s wholly-owned subsidiary, Kim Seng Huat Hardware Pte Ltd (“**KSH Singapore**”), in respect of the proposed purchase by Tenda Equipment & Services Pte Ltd (“**Buyer**”) of KSH Singapore’s warehouse located at 90 Second Lok Yang Road (“**Property**”); and (b) 3 September 2024 (“**Grant of OTP Announcement**”) in relation to the grant of an option (“**OTP**”) by KSH Singapore to the Buyer to purchase the Property, on the terms and subject to the conditions of the OTP.

Unless otherwise defined, all capitalised terms used herein shall bear the same meanings as ascribed to them in the LO Announcement and Grant of OTP Announcement.

2. Exercise of Option

- 2.1. The Board is pleased to announce that the Buyer has on 17 September 2024 (the “**Option Exercise Date**”), exercised the option to purchase the Property in accordance with the terms of the OTP and has paid a Deposit of S\$360,000, which will be held by the Vendor’s solicitors as stakeholder pending completion of the Proposed Disposal.
- 2.2. The Deposit is in addition to the Option Fee which has been paid to KSH Singapore on the grant of the OTP. The Deposit and the Option Fee collectively represent 5% of the Consideration amount. The remaining sum of S\$8,550,000, representing 95% of the Consideration amount, will be payable on the Completion Date.
- 2.3. Completion is expected to take place approximately one (1) year from the Option Exercise Date.

3. Interest of Directors and Controlling Shareholders

- 3.1. None of the Directors and the controlling shareholders of the Company have any interest or are deemed to be interested in the Proposed Disposal.

4. Further Announcements

- 4.1. The Company will make further announcements to keep Shareholders informed, as and when there are material updates and/or developments in respect of the Proposed Disposal.

5. Cautionary Statement

- 5.1. 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
17 September 2024