

OFFER TO PURCHASE

Re: Property known as 10 ANSON ROAD #34-04, #34-05 AND #34-06, SINGAPORE 079903

I/We the undersigned (hereinafter called the "Offeror"), hereby make an offer to purchase the abovementioned property subject to the following terms and conditions:

1. Main terms of purchase:

Purchase price : S\$7,785,500/- plus GST \$700,695/- total \$8,486,195/- (if GST is applicable, GST will change according to the prevailing tax rate).
Option Money : S\$233,565 / 3%
Exercise fee : S\$155,710 / 2%
Option period : 10 weeks
Completion Period : 12 weeks

2. Property is sold with (tick one): [] vacant possession

[x] subject to existing tenancy (copy of tenancy agreement to be provided to Offeror by HAND/EMAIL)

3. The sale of the above property is subject to the attached Option to Purchase ("OTP"), copy of which is signed by us OR subject to the OTP being approved by both the Vendor and us.

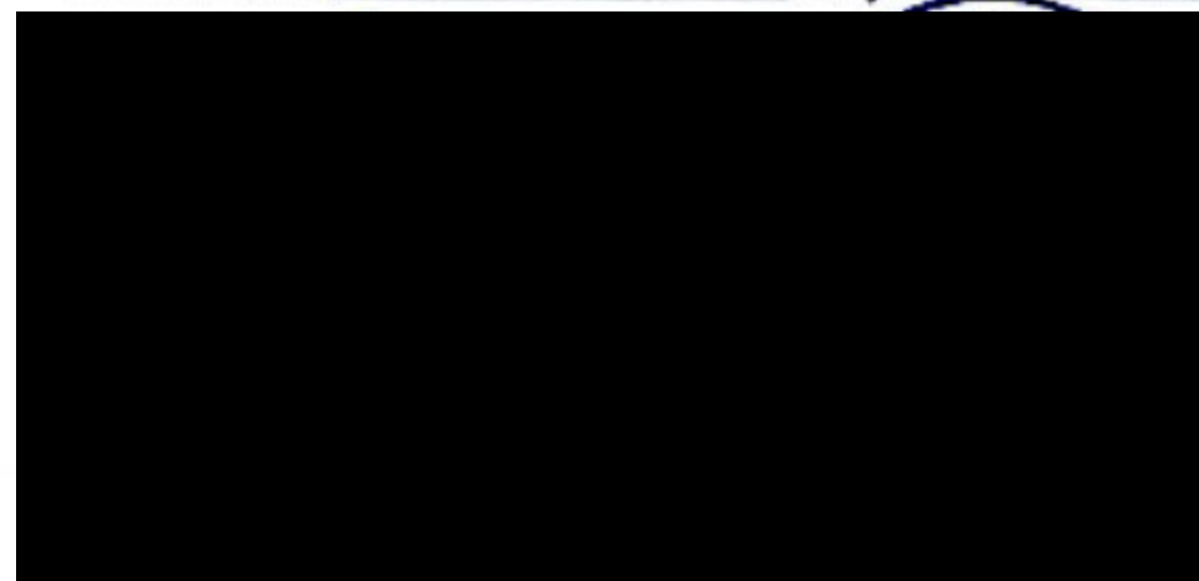
4. This acquisition is subject to our shareholder's approval

5. This Offer must be accepted by the Vendor by 4.00 p.m. on the 15TH day of NOVEMBER 2024 (the "Expiry"), failing which this Offer shall expire. If this Offer is accepted, the Vendor must (i) deliver a duly executed OTP AND (ii) the signed Acceptance portion below to the Offeror(s)/representing agent. The time period for acceptance can ONLY be extended by mutual agreement in writing by the Vendor and Offeror, and "delivery" under this clause can be effected through electronic means.

6. If this Offer is not accepted before the Expiry, the Option Money tendered herewith shall be refunded by the Vendor(s) to the Offeror(s) immediately without any interest and thereafter neither party shall have any claims against each other.

Enclosed herewith cheque no. 000054 dated 11/11/2024 for the amount of S\$233,565/- made in favour of the Vendor AGROCORP INTERNATIONAL PTE LTD.

Dated this 11th day NOV month 2024 year.



Signature of Offeror (2)
Name:
NRIC:

Witnessed By
Name:
NRIC:
Designation

Acknowledged receipt of the abovementioned Option Money:

ACCEPTANCE

I/We the undersigned Vendor(s) of the Property hereby accept the above Offer in the manner prescribed in clause 4 of the Offer AND acknowledge receipt of the Option Money. A copy of the duly executed OTP is attached together with this Acceptance.

Dated this 12th day NOV month 2024 year.



Signature of Vendor (2)
Name:
NRIC:

Witnessed By
Name:
NRIC:

Empty rectangular box for additional notes or stamps.