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VOLUNTARY CONDITIONAL CASH OFFER

by

UNITED OVERSEAS BANK LIMITED
(Company Registration No.: 193500026Z)
(Incorporated in Singapore)

for and on behalf of

DOMINUS CAPITAL PTE. LTD.
(Company Registration No.: 202134951W)
(Incorporated in Singapore)

to acquire all the issued and paid-up ordinary shares in the capital of

KOUFU GROUP LIMITED
(Company Registration No.: 201732833D)
(Incorporated in Singapore)

NOTICE IS HEREBY GIVEN in accordance with Section 215AB(1)(c)(ii) of the Companies Act 1967 of Singapore, that:

(a) United Overseas Bank Limited ("**UOB**"), as the financial adviser to Dominus Capital Pte. Ltd. (the "**Offeror**"), has made, for and on behalf of the Offeror, a voluntary conditional cash offer (the "**Offer**") for all the issued and paid-up ordinary shares (the "**Shares**") in the capital of Koufu Group Limited (the "**Company**") other than those already held by the Offeror as at the date of the Offer;

(b) the full terms and conditions of the Offer are contained in the formal offer document dated 12 January 2022 (the "**Offer Document**") which was electronically disseminated to shareholders of the Company ("**Shareholders**") on 12 January 2022, and the acceptance forms for the Offer (the "**Acceptance Forms**") which were despatched to the Shareholders on 12 January 2022;

(c) in connection with the electronic despatch of the Offer Document, a hardcopy notification (the "**Notification**") containing addresses and instructions for the electronic retrieval of the Offer Document and its related documents has been posted to Shareholders together with the Acceptance Forms on 12 January 2022;

(d) Shareholders who do not receive the Notification and the Acceptance Forms should contact The Central Depository (Pte) Limited ("**CDP**") (for Depositors) or In.Corp Corporate Services Pte. Ltd. (the "**Registrar**") (for Shareholders holding Shares which are not deposited with CDP ("**in scrip form**")) during normal business hours at the email address, address and/or telephone number set out below:

The Central Depository (Pte) Limited	**In.Corp Corporate Services Pte. Ltd.**
Tel: +65 6535 7511	30 Cecil Street
Email: asksgx@sgx.com	#19-08 Prudential Tower
	Singapore 049712

(e) Shareholders whose addresses are outside Singapore as shown in the register of holders of Shares as maintained by the Registrar or in the records of CDP (each, an "**Overseas Shareholder**") may (subject to compliance with applicable laws) obtain copies of the Notification and the Acceptance Forms during normal business hours from CDP (for Depositors) or the Registrar (for Shareholders holding Shares in scrip form) at the email address, address and/or telephone number set out in paragraph (d) above.

Alternatively, Overseas Shareholders may (subject to compliance with applicable laws) obtain electronic copies of the Offer Document, the Acceptance Forms and/or any related documents from the website of the SGX-ST at https://www.sgx.com. To obtain an electronic copy of the Offer Document, please select the section "Securities", select "Company Information" and then "Company Announcements" from the dropdown menu list and type the name of the Company: "Koufu Group Limited" in the box titled "Filter by Company/ Security Name". "Koufu Group Limited" will appear as a drop-down item below the filter box. Thereafter, please select the announcement dated 12 January 2022 titled "Voluntary Conditional Cash Offer – Electronic Dissemination of Offer Document". The Offer Document, the Acceptance Forms and its related documents can be accessed by clicking on the link under the section titled "Attachments" at the bottom of the announcement; and

(f) electronic copies of the Offer Document, the Notification, the Acceptance Forms, all announcements in relation to the Offer and other related documents are available on the website of the Singapore Exchange Securities Trading Limited at https://www.sgx.com.

All capitalised terms used and not defined herein shall have the same meanings given to them in the Offer Document.

The availability of the Offer to Overseas Shareholders may be affected by the laws of the relevant overseas jurisdictions in which they are located. Accordingly, Overseas Shareholders should inform themselves about, and observe, any applicable legal requirements in the relevant overseas jurisdictions. Overseas Shareholders should read Section 14 of the Offer Document entitled "**Overseas Shareholders**".

This Notice is for information purposes only. The Offer Document, the Notification, the Acceptance Forms and/or any related documents (including this Notice) do not constitute an offer to sell or the solicitation of an offer to subscribe for or buy any security, nor is it a solicitation of any vote or approval in any jurisdiction, nor shall there be any sale, issuance or transfer of the securities referred to in the Offer Document, the Notification, the Acceptance Forms and/or any related documents (including this Notice) in any jurisdiction in contravention of applicable law.

Where there are potential restrictions on sending the Offer Document, the Notification and/or the Acceptance Forms to any overseas jurisdiction, the Offeror and UOB each reserves the right not to send these documents to Overseas Shareholders in such overseas jurisdictions. For the avoidance of doubt, the Offer is open to all Shareholders, including those to whom the Notification (containing the address and instructions for the electronic retrieval of the Offer Document and its related documents) and the relevant Acceptance Forms may not be sent.

The directors of the Offeror (including those who may have delegated detailed supervision of this Notice) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Notice are fair and accurate and that no material facts have been omitted from this Notice, and they jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources (including, without limitation, information relating to the Group), the sole responsibility of the directors of the Offeror has been to ensure, through reasonable enquiries, that such information is accurately and correctly extracted from such sources or, as the case may be, accurately reflected or reproduced in this Notice.

Issued by

United Overseas Bank Limited

For and on behalf of
Dominus Capital Pte. Ltd.
24 January 2022

Any inquiries relating to this Notice or the Offer should be directed during office hours to the UOB helpline at (65) 6539 7066.