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MANDATORY CONDITIONAL CASH OFFER

by

UNITED OVERSEAS BANK LIMITED
(Company Registration Number: 193500026Z)
(Incorporated in Singapore)

for and on behalf of

PATEC PTE. LTD.
(Company Registration Number: 200612917K)
(Incorporated in Singapore)

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

BROADWAY INDUSTRIAL LIMITED
(Company Registration Number: 199405266K)
(Incorporated in Singapore)

other than those already owned, controlled or agreed to be acquired by the Offeror

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 Patec Pte. Ltd. (the "**Offeror**"), has made, for and on behalf of the Offeror, a mandatory conditional cash offer (the "**Offer**"), in accordance with Rule 14 of the Singapore Code on Take-overs and Mergers, for all the issued and paid-up ordinary shares (the "**Shares**") in the capital of Broadway Industrial Group Limited (the "**Company**"), other than Shares held in treasury and those Shares already owned, controlled or agreed to be acquired by the Offeror as at the date of the Offer (collectively, the "**Offer Shares**" and each, an "**Offer Share**");

(b) the full terms and conditions of the Offer are contained in the formal offer document dated 11 November 2024 (the "**Offer Document**"), the Form of Acceptance and Authorisation for Offer Shares (the "**FAA**") and the Form of Acceptance and Transfer for Offer Shares (the "**FAT**", and together with the FAA, the "**Acceptance Forms**") despatched to the shareholders of the Company (the "**Shareholders**") on 11 November 2024 and any other document(s) which may be issued by or on behalf of the Offeror, to amend, revise, supplement or update the document(s) from time to time;

(c) copies of the hardcopy notification letter posted to Shareholders on 11 November 2024 containing, *inter alia*, instructions on how to access the electronic copy of the Offer Document and related documents (the "**Notification Letter**") on the website of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") at http://www.sgx.com, the relevant Acceptance Forms and/or any related documents may be obtained, upon production of satisfactory evidence that you are a Shareholder or have purchased Offer Shares, (i) for depositors whose Shares are deposited with The Central Depository (Pte) Limited ("**CDP**"), by submitting a request to CDP via phone (+65 6535 7511) during their operating hours or email services (asksgx@sgx.com); or (ii) for Shareholders whose Shares are not deposited with CDP (collectively, the "**scripholders**" and each, a "**scripholder**"), from **Boardroom Corporate & Advisory Services Pte. Ltd.** in person at its office located at **1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632** (the "**Share Registrar**");

(d) Shareholders whose mailing addresses are outside of Singapore (as shown on the register of members of the Company or, as the case may be, in the records of CDP) (each, an "**Overseas Person**") may obtain copies of the Notification Letter, the relevant Acceptance Forms and/or any related documents, during normal business hours and up to the Closing Date, from the Offeror through: (i) if he is a depositor, its receiving agent, CDP by submitting a request to CDP via phone (+65 6535 7511) during their operating hours or email services (asksgx@sgx.com) to request for the Notification Letter, the Acceptance Forms and/or any related documents to be sent to an address in Singapore by ordinary post at the Overseas Person's own risk; or (ii) if he is a scripholder, the Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. in person at its office located at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632. Alternatively, an Overseas Person may write to the Offeror through CDP (if he is a depositor) at Robinson Road Post Office, P.O. Box 1984, Singapore 903934, or the Share Registrar (if he is a scripholder) at the address listed above, to request for the Notification Letter, the Acceptance Forms and/or any related documents to be sent to an address in Singapore by ordinary post at such Overseas Person's own risk; and

(e) electronic copies of the Offer Document, the Notification Letter, the Acceptance Forms, all announcements in relation to the Offer and other related documents are available on the website of the SGX-ST at www.sgx.com.

Unless otherwise defined herein, 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 Persons may be affected by the laws of the relevant overseas jurisdictions. Accordingly, any Overseas Person should inform himself about and observe any applicable legal requirements, and exercise caution in relation to the Offer, as the Offer Document, the Notification Letter, the Acceptance Forms and/or any other related documents have not been reviewed by any regulatory authority in any overseas jurisdiction. Overseas Persons should read paragraph 10 of the Offer Document entitled "Overseas Persons".

This Notice is for information purposes only. The Offer Document, the Notification Letter, 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 Letter, the relevant Acceptance Forms and/or any related documents in any jurisdiction in contravention of applicable law.

Where there are potential restrictions on sending the Offer Document, the Notification Letter, the relevant Acceptance Forms and/or any related documents to any overseas jurisdictions, the Offeror, UOB, CDP and the Share Registrar each reserves the right not to send these documents to Shareholders in such overseas jurisdictions. For the avoidance of doubt, the Offer is open to all Shareholders, including those to whom the Offer Document, the Notification Letter, the relevant Acceptance Forms and/or any related documents have not been, or may not be, sent.

The Offeror Directors (including those who may have delegated detailed supervision of this Notice) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Notice (other than those relating to the Company) are fair and accurate and that there are no other material facts not contained in this Notice, the omission of which would make any statement in this Notice misleading.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from the Company, the sole responsibility of the Offeror Directors has been to ensure, through reasonable enquiries, that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Notice.

The Offeror Directors jointly and severally accept responsibility accordingly.

Issued by
UNITED OVERSEAS BANK LIMITED

For and on behalf of
PATEC PTE. LTD.

11 November 2024

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