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VOLUNTARY UNCONDITIONAL CASH OFFER

by

PRICEWATERHOUSECOOPERS CORPORATE FINANCE PTE LTD
(Company Registration No.: 197501605H)
(Incorporated in Singapore)

for and on behalf of

LYON INVESTMENTS LIMITED
(Company Registration No.: 2055294)
(Incorporated in Hong Kong)

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

SINARMAS LAND LIMITED
(Company Registration No.: 199400619R)
(Incorporated in Singapore)

other than the Shares held in treasury and the Shares held, directly or indirectly, by the Offeror as at the date of the Offer.

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

(a) PricewaterhouseCoopers Corporate Finance Pte Ltd ("**PwC CF**"), as the financial adviser to Lyon Investments Limited ("**Offeror**"), has made, for and on behalf of the Offeror, a voluntary unconditional cash offer (the "**Offer**") for all the issued and paid-up ordinary shares (collectively, the "**Shares**") in the capital of Sinarmas Land Limited (the "**Company**"), other than those held by the Company as treasury shares and those held, directly or indirectly, by the Offeror as at the date of the Offer (collectively, the "**Offer Shares**" and each, an "**Offer Share**") in accordance with Rule 15 of The Singapore Code on Take-overs and Mergers;

(b) the full terms and conditions of the Offer are contained in the formal offer document dated 14 April 2025 ("**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 shareholders of the Company ("**Shareholders**") on 14 April 2025 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 containing, *inter alia*, instructions on how to access the electronic copy of the Offer Document and related documents (the "**Notification Letter**"), 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 on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"), (i) for depositors whose Shares are deposited with The Central Depository (Pte) Limited ("**CDP**"), by submitting a request to CDP via telephone (+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 B.A.C.S. Private Limited at its office located at 77 Robinson Road, #06-03 Robinson 77, Singapore 068896 (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) (collectively, the "**Overseas Persons**" and 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 its receiving agent, (i) CDP (if he is a depositor), by submitting a request to CDP via telephone (+65 6535 7511) during their operating hours or email services (asksgx@sgx.com); or (ii) the Share Registrar (if he is a scripholder), B.A.C.S. Private Limited at its office located at 77 Robinson Road, #06-03 Robinson 77, Singapore 068896. 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 relevant 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 9 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 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, PwC CF, 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 sole director of the Offeror ("**Offeror Director**") has 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 no material facts have been omitted from this Notice, the omission of which would make any statement in this Notice misleading.

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

The Offeror Director accepts responsibility accordingly.

Issued by

PRICEWATERHOUSECOOPERS CORPORATE FINANCE PTE LTD

For and on behalf of

LYON INVESTMENTS LIMITED

22 April 2025

Any inquiries relating to this Notice or the Offer should be directed to PricewaterhouseCoopers Corporate Finance Pte Ltd at sg_questionstopwc@pwc.com.