

MANDATORY CONDITIONAL CASH OFFER

by



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

for and on behalf of

TANG DYNASTY TREASURE PTE. LTD.
(Company Registration No.: 202235991H)
(Incorporated in Singapore)

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

CHIP ENG SENG CORPORATION LTD.
(Company Registration No.: 199805196H)
(Incorporated in Singapore)

DEALINGS DISCLOSURE

1. INTRODUCTION

United Overseas Bank Limited ("**UOB**") refers to the offer document dated 8 December 2022 (the "**Offer Document**") issued by UOB, for and on behalf of Tang Dynasty Treasure Pte. Ltd. (the "**Offeror**"), in connection with the mandatory conditional cash offer (the "**Offer**") in accordance with Rule 14 of the Singapore Code on Take-overs and Mergers (the "**Code**") for all the issued and paid-up ordinary shares (the "**Shares**") in the share capital of Chip Eng Seng Corporation Ltd. (the "**Company**"), other than those Shares held by the Company as treasury shares.

All capitalised terms used but not defined in this announcement (this "**Announcement**") shall have the same meanings given to them in the Offer Document.

2. DEALINGS IN SHARES

Pursuant to Rule 12.1 of the Code, UOB wishes to announce, for and on behalf of the Offeror, the following dealings in Shares by the Offeror on 9 December 2022:

(a)	Total number of Shares acquired	682,000
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| (b) | Approximate percentage of issued share capital of the Company constituted by the total number of Shares acquired | 0.09% ¹ |
| (c) | Price paid per Share (excluding brokerage commission, clearing fees, stamp duties and Goods and Services Tax) | S\$0.75 |
| (d) | Resultant total number of Shares owned or controlled by the Offeror after the dealings ² | 682,000 |
| (e) | Approximate percentage of issued share capital of the Company owned or controlled by the Offeror after the dealings ² | 0.09% |
| (f) | Resultant total number of Shares owned or controlled by the Offeror and persons acting or deemed to be acting in concert with the Offeror (the " Offeror's Concert Parties ") after the dealings ² | 387,102,503 |
| (g) | Approximate percentage of issued share capital of the Company owned or controlled by the Offeror and the Offeror's Concert Parties after the dealings ² | 49.36% |
| (h) | Approximate percentage of the maximum potential issued share capital of the Company owned or controlled by the Offeror and the Offeror's Concert Parties after the dealings ^{2 3} | 47.54% |

3. **DIRECTORS' RESPONSIBILITY STATEMENT**

The directors of the Offeror (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement (other than those relating to the Company) are fair and accurate and that there are no other material facts in relation thereto not contained in this Announcement, the omission of which would make any statement in this Announcement 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 directors of the Offeror has been to ensure, through reasonable enquiries, that such information is accurately

¹ Unless otherwise provided, the percentage shareholding interest referred to in this Announcement is rounded to two (2) decimal places and is based on 784,224,776 Shares (excluding Shares held in treasury) which was obtained from publicly available information.

² Excluding valid acceptances of the Offer received by the Offeror.

³ The phrase "**maximum potential issued share capital of the Company**" means 814,224,776 Shares, being the total number of Shares (excluding treasury Shares) which would be in issue had all outstanding Company Options been validly exercised and all outstanding Awards granted under the Share Plan been validly vested.

extracted from such sources or, as the case may be, reflected or reproduced in this Announcement.

The directors of the Offeror jointly and severally accept responsibility accordingly.

Issued by
UNITED OVERSEAS BANK LIMITED

For and on behalf of
TANG DYNASTY TREASURE PTE. LTD.

9 December 2022

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

Forward-Looking Statements

All statements other than statements of historical facts included in this Announcement are or may be forward-looking statements. Forward-looking statements include but are not limited to those using words such as "seek", "expect", "anticipate", "estimate", "believe", "intend", "project", "plan", "strategy", "forecast" and similar expressions or future or conditional verbs such as "will", "would", "shall", "should", "could", "may" and "might". These statements reflect the Offeror's current expectations, beliefs, hopes, intentions or strategies regarding the future and assumptions in light of currently available information. Such forward-looking statements are not guarantees of future performance or events and involve known and unknown risks and uncertainties. Accordingly, actual results may differ materially from those described in such forward-looking statements. Shareholders and investors should not place undue reliance on such forward-looking statements, and neither the Offeror nor UOB undertakes any obligation to update publicly or revise any forward-looking statements.