LS 2 HOLDINGS LIMITED

(Company Registration No. 202016972G)
(Incorporated in Singapore)

ANNOUNCEMENT OF ACQUISITION OF PROPERTIES

1. INTRODUCTION

The Board of Directors (the "**Board**" or the "**Directors**") of LS 2 Holdings Limited (the "**Company**" or "**LS 2**" together with its subsidiaries, collectively the "**Group**"), wishes to announce that LS 2 Services Pte Ltd, a wholly-owned subsidiary of the Company, has on 11 August 2026 exercised the Option to Purchase ("**OTP**") granted by KK Property Investment Pte Ltd (the "**Vendor**"), to purchase the properties located at:

(a) 1 Bukit Batok Crescent #09-48 WCEGA Plaza Singapore 658064; and
(b) 1 Bukit Batok Crescent #09-49 WCEGA Plaza Singapore 658064

(collectively, the "**Properties**"), for a total purchase consideration of S$1,688,888.00 (the "**Consideration**") (the "**Proposed Acquisition**").

2. INFORMATION ON THE PROPERTIES AND VENDOR

The Properties comprise two strata-titled ramp-up factory units situated on the 9th storey of a 9-storey industrial development. The Properties are held under a 60-year leasehold tenure commencing from 13 March 1997. Details of the Properties are set out in the table below.

Property Address	:	a) 1 Bukit Batok Crescent #09-48 WCEGA Plaza Singapore 658064 b) 1 Bukit Batok Crescent #09-49 WCEGA Plaza Singapore 658064
Property Type	:	A ramp up factory unit located on the 9th storey of 9-storey ramp up block within an industrial development.
Tenure	:	Leasehold 60 years commencing from 13 March 1997
Approximately Floor Area	:	a) #09-48, 2,411 square feet b) #09-49, 2,368 square feet
Purchase consideration	:	a) #09-48, S$848,888.00 b) #09-49, S$840,000.00
Vendor Name	:	KK Property Investment Pte Ltd

The Vendor is an investment holding company incorporated in Singapore. As at the date of this announcement, the Vendor (and its directors and shareholders) does not have any shareholding interest, direct or indirect in the Company, nor is the Vendor (and its directors and shareholders) related to the Group, any of the Company's Directors and substantial shareholders, and their respective associates.

3. RATIONALE FOR THE PROPOSED ACQUISITION

The Properties will be acquired for the Group's own operational use. The Proposed Acquisition is expected to strengthen the Group's operational capabilities by providing additional warehousing and operational space, while enhancing the Group's long-term asset base.

The Board believes that the Proposed Acquisition is in line with the Group's business strategy and is in the best interests of the Company and its shareholders.

4. CONSIDERATION

The Consideration of S$1,688,888.00 was arrived at on a willing-buyer willing-seller basis after arm's length negotiations, taking into consideration, among others, the prevailing market prices of comparable properties at the same location of the Properties based on an independent source. Based on the independent source, the latest available open market value of a similar property at the same location was S$880,000 per unit as at July 2026.

The salient terms and conditions of the OTP are as follows:

- The sale and purchase of the Properties shall be completed at the Vendor's solicitor's office on 5 November 2026 or on such date as may be agreed by the Vendor and the Company.
- The Properties are sold with vacant possession.
- The Properties are sold on an "as is where is" basis.

5. SOURCE OF FUNDING

The Consideration will be funded entirely by the Group's internal financial resources. Accordingly, the Proposed Acquisition is not expected to have any material impact on the Group's gearing.

6. RELATIVE FIGURES UNDER RULE 1006 OF THE CATALIST RULES

The relative figures computed of the Proposed Acquisition as computed on the relevant bases set out in Rule 1006 of the Catalist Rules are as follows:

Rule 1006	Bases of Computation	Relative Figure (%)
(a)	The net asset value of the assets to be disposed of, compared with the Group's net asset value. This basis is not applicable to an acquisition of assets.	Not applicable [1]
(b)	The net profits attributable to the assets acquired or disposed of, compared with the group's net profits.	Not applicable [2]
(c)	The aggregate value of the consideration given or received, compared with the issuer's market capitalised based on the total number of issued shares excluding treasury shares	12.17% [3]
(d)	The number of equity securities issued by the issuer as consideration for an acquisition, compared with the number of equity securities previously in issue.	Not applicable [4]
(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the group's proved and probable reserves. This basis is	Not applicable [5]

	applicable to a disposal of mineral, oil or gas assets by a mineral, oil and gas company, but not to an acquisition of such assets. If the reserves are not directly comparable, the Exchange may permit valuations to be used instead of volume or amount.	

Notes:

(1) Not applicable as the transaction pertains to an acquisition of assets.

(2) Not applicable as the Group intends to utilise the Properties for its own use and no profits will be generated from the Properties following completion of the Proposed Acquisition.

(3) The market capitalisation of the Company is approximately of S$13,875,000, determined by multiplying the number of issued shares (being 185,000,000 shares) by the weighted average price of S$0.075 per share as at 7 August 2026, being the market day immediately preceding the date of the OTP.

(4) Not applicable as the Consideration will be satisfied in cash.

(5) Not applicable as the Company is not a mineral, oil or gas company.

As the relative figures computed under Rule 1006(c) of the Catalist Rules exceeds 5% but does not exceed 75%, the Proposed Acquisition constitutes a "discloseable transaction" pursuant to Chapter 10 of the Catalist Rules and the Company is not required to seek shareholders' approval for the Proposed Acquisition.

7. FINANCIAL EFFECTS OF THE PROPOSED ACQUISITION

The financial effects of the Proposed Acquisition set out below are for illustrative purposes only and should not be taken as an indication of the actual financial performance or position of the Group following the Proposed Acquisition nor a projection of the future financial performance or position of the Group after the Completion. The financial effects set out below are based on the Company's audited consolidated financial statements for FY2025.

a. Net tangible assets ("**NTA**") per share

Assuming the Proposed Acquisition had been completed on 31 December 2025, the pro-forma financial effects on the consolidated NTA per share of the Group as at 31 December 2025 would be as follows:

	Before the Proposed Acquisition	**After the Proposed Acquisition**
NTA attributable to equity holders of the Company (S$)	23,818,045	22,129,157
Number of issued shares	185,000,000	185,000,000
NTA per share (S$)	0.1287	0.1196

b. Earnings Per Share ("**EPS**")

Assuming that the Proposed Acquisition had been completed on 1 January 2025, the effects of the Proposed Acquisition on the EPS of the Group for FY2025 would be as follows:

	Before the Proposed Acquisition	**After the Proposed Acquisition**
Net Profit attributable to equity holders of the Company (S$)	3,115,662	3,059,366
Weighted average number of issued shares	185,000,000	185,000,000
EPS (S$)	0.0168	0.0165

8. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or controlling shareholders of the Company and their respective associates has any interest, directly or indirectly, in the Proposal Acquisition, save through their respective shareholdings in the Company (if any).

No person is proposed to be appointed as a director of the Company in connection with the Proposed Acquisition. Accordingly, no service contract is proposed to be entered into between the Company and any such person.

9. FURTHER ANNOUNCEMENTS

The Company will make the appropriate announcements as and when there are material developments on the Proposed Acquisition.

Shareholders should note that the completion of the Proposed Acquisition is subject to, amongst others, the fulfilment of the terms of the OTP. There is no certainty or assurance that the terms of the OTP will be fulfilled or that the Proposed Acquisition will be undertaken or completed. Pursuant to the terms of the OTP, the Purchaser may, in certain circumstances, elect not to proceed with the Proposed Acquisition. Accordingly, there is no certainty or assurance that the Proposed Acquisition will be completed or that no further changes will be made to the terms thereof.

10. DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the OTP in relation to the Proposed Acquisition will be available for inspection at the Company's registered office during normal business hours for a period of three (3) months from the date of this announcement.

LS 2 HOLDINGS LIMITED
(Company Registration No. 202016972G)
(Incorporated in Singapore)

BY ORDER OF THE BOARD

Tan Hoo Kiat
Executive Chairman and Executive Director
11 August 2026

This announcement has been reviewed by the Company's Sponsor, RHT Capital Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.

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