

Notice of Extraordinary General Meeting

BOUSTEAD SINGAPORE LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration Number: 197501036K)

Unless otherwise defined, all capitalised terms herein shall have the same meaning ascribed to them in the circular dated 10 February 2026 (the “**Circular**”) issued by Boustead Singapore Limited (the “**Company**”).

NOTICE IS HEREBY GIVEN that the Extraordinary General Meeting (“**EGM**” or “**Meeting**”) of the Company will be held in a wholly physical format at Room MR303-304 (Level 3), Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Singapore 039593 on 25 February 2026 at 10.30 am, for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution:

ORDINARY RESOLUTION:

THE PROPOSED BPL TRANSACTIONS IN CONNECTION WITH THE PROPOSED LISTING OF UI BOUSTEAD REIT

THAT:

- (i) approval be and is hereby given for the proposed transactions (including the Proposed Divestments as defined in the Circular) in connection with the initial public offering (“**IPO**”) of UI Boustead REIT (the “**Proposed BPL Transactions**”);
- (ii) the entry into the proposed agreements (the “**Proposed Agreements**”), in the manner as described in the Circular, be and is hereby approved, confirmed and ratified;
- (iii) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed BPL Transactions; and
- (iv) the directors of the Company and each of them be and are hereby authorised to complete and do (or cause to be done) all such acts and things (including executing all such documents as may be required) as they and/or he/she may consider expedient or necessary or in the interests of the Company to give effect to the Proposed BPL Transactions, Proposed Agreements and all transactions contemplated and/or authorised by this Ordinary Resolution.

(Note: For the avoidance of doubt, Shareholders should note that the completion of the Proposed BPL Transactions is conditional on the IPO of UI Boustead REIT and the listing and quotation of the Units taking place. In the event that such listing and quotation of Units does not take place, the completion of the Proposed BPL Transactions will not occur.)

By Order of the Board

Tay Chee Wah
Company Secretary
10 February 2026

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Notes:

1. The EGM is being convened, and will be held, in a wholly physical format, at Room MR303-304 (Level 3), Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Singapore 039593 on 25 February 2026 at 10.30 am. **There will be no option for shareholders to participate virtually.**
2. **Despatch of documents and access to documents or information relating to the EGM**
 - (a) The Circular, this Notice of EGM and the Proxy Form may be accessed on the SGX website at www.sgx.com/securities/company-announcements and the Company's website at www.boustead.sg.
 - (b) Printed copies of this Notice of EGM together with the Proxy Form and a Request Form will be sent to Shareholders.
 - (c) No printed copies of this Circular will be posted to Shareholders. Any Shareholder who wishes to receive a printed copy of this Circular should complete and return a Request Form or submit a request via email to the Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.requestform@boardroomlimited.com, no later than 5.00 pm on 18 February 2026.

3. **Submitting of questions in advance of the EGM**

Shareholders who have any questions relating to the resolution to be tabled for approval at the EGM can submit questions in advance **by 10.30 am on 19 February 2026** (the "Cut-Off Time") in the following manner:

- (a) by email to bousteadsingapore.egm2026@boustead.sg; or
- (b) by post to the Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632.

When submitting the questions, please provide the Company with the following details for verification purpose:

- (a) full name (for individuals) / company name (for corporates);
- (b) NRIC / passport / company registration number;
- (c) mailing address;
- (d) contact number; and
- (e) shareholding type (e.g. via CDP, CPF or SRS) and number of Shares held.

The Company will endeavour to address the substantial and relevant questions from members prior to the EGM and in any case, no later than 48 hours before the closing date and time for the lodgement of the Proxy Form. The responses to questions from members will be posted on SGXNET and the Company's website at www.boustead.sg. Any subsequent questions received or clarifications sought by the members after the Cut-Off Time will be addressed at the EGM. The minutes of the EGM will be published on SGXNET within one (1) month after the date of the EGM.

4. **Submission of Proxy Form**

- (a) A member (other than a Relevant Intermediary) entitled to attend and vote at the EGM is entitled to appoint not more than two (2) proxies to attend and vote in his/her stead. A member, which is a corporation, is entitled to appoint its authorised representative or proxy to vote on its behalf. A proxy need not be a member of the Company.
- (b) Where a member (other than a Relevant Intermediary) appoints more than one (1) proxy, the appointments shall be invalid unless he specifies the number of Shares or the proportion of his/her/its holdings (expressed as a percentage of the whole) to be represented by each proxy.
- (c) A Relevant Intermediary may appoint more than two (2) proxies, but each proxy must be appointed to exercise the rights attached to a different Share or Shares held by him/her/it (which number and class of Shares shall be specified).

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- (d) A CPF/SRS Investor who wishes to vote should approach his/her CPF Agent Bank or SRS Operator at least seven (7) working days before the date of the EGM, **being 10.30 am on 12 February 2026**, to submit his/her voting instructions. CPF/SRS Investors should contact their respective CPF Agent Banks/SRS Operators for any queries they may have with regards to the appointment of proxies for the EGM.
- (e) If a proxy is to be appointed, the instrument appointing a proxy must be submitted to the Company in the following manner:
 - (i) if submitted by post, be lodged with the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (ii) if submitted electronically, be submitted via email to srs.proxy@boardroomlimited.com,
in either case, **by 10.30 am on 23 February 2026**, being 48 hours before the time appointed for holding the EGM.
- (f) A member who wishes to submit the Proxy Form must complete and sign the Proxy Form attached with the Circular or download it from SGXNET, before submitting it by post to the address provided above, or scanning and sending it by email to the email address provided above.
- (g) A member can appoint the Chairman of the EGM as his/her/its proxy, but this is not mandatory.
- (h) The instrument appointing a proxy must be signed by the appointer or his/her/its attorney duly authorised in writing. Where the instrument appointing a proxy is executed by a corporation, it must be executed either under its common seal or under the hand of any officer or attorney duly authorised. Where an instrument appointing a proxy is signed on behalf of the appointer by an attorney, the letter or power of attorney or a duly certified copy thereof must (failing previous registration with the Company), if the instrument appointing a proxy is submitted electronically via email, be emailed with the instrument of proxy, failing which, the instrument may be treated as invalid.
- (i) The Company shall be entitled to reject the instrument appointing a proxy if it is incomplete, improperly completed, illegible or where the true intentions of the appointer are not ascertainable from the instructions of the appointer specified in the instrument appointing a proxy (including any related attachment).
- (j) In the case of members whose Shares are entered against his/her/its names in the Depository Register, the Company may reject any Proxy Form submitted if such members are not shown to have Shares entered against his / her / its names in the Depository Register (as defined in Section 81SF of the Securities and Futures Act 2001 of Singapore), as at 72 hours before the time appointed for holding this EGM as certified by CDP to the Company.
- (k) The proxy must bring along his/her NRIC/passport so as to enable the Company to verify his/her identity.
- (l) **"Relevant Intermediary"** has the meaning ascribed to it in Section 181 of the Companies Act 1967 of Singapore.

PERSONAL DATA PRIVACY:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the **"Purposes"**); (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes; and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

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