UG Healthcare Corporation Limited
(Incorporated in Singapore with Unique Entity No.: 201424579Z)
SGX Stock Code: 8K7
website: www.ughealthcarecorporation.com

ACQUISITION OF A SUBSIDIARY WHICH OWNS A PROPERTY IN MALAYSIA

1. INTRODUCTION

The board of directors (the "**Directors**") of UG Healthcare Corporation Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce that the Company has acquired a 100% interest in UG Healthcare Sdn Bhd, a private limited company duly incorporated in Malaysia ("**UGHCSB**") (the "**Subsidiary**") for a nominal cash consideration of RM100 (approximately S$32 based on an exchange rate of RM1 : S$0.322092 (the "**UGHCSB**") (the "**UGHCSB Acquisition**").

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Prior to the completion of the acquisition of the Subsidiary, UGHCSB had 5 May 2021 acquired a property located in Seremban, Malaysia (the **"Property"**) for a consideration of RM4,000,000 (approximately S$1,288,368) (the "**Property Consideration**") (the "**Property Acquisition**" and together with the UGHCSB Acquisition, the "**Acquisitions**"). In this regard, the total amount of cash consideration paid by the Company for both UGHCSB and the Property amounted to RM4,000,100 (approximately S$1,288,400) (the "**Total Consideration**").

2. INFORMATION ON UGHCSB

UGHCSB is a private limited company incorporated in Malaysia in March 2021, with an issued and paid-up share capital of RM100 (approximately S$32) comprising 100 shares. UGHCSB was incorporated for the purposes of acquiring the Property and has been dormant prior to being acquired by the Company.

3. INFORMATION ON THE PROPERTY AND RATIONALE FOR THE ACQUISITIONS

The Property is a vacant leasehold land measuring approximately 7,807 m^2 held under PT No. 6088, Pekan Senawang in Seremban, Negeri Sembilan, Malaysia. The Property is strategically located within close vicinity of the Group's two manufacturing plants in Seremban, Negeri Sembilan, Malaysia.

The Property will be used for the construction of a centralised workers accommodation for the foreign workers of the Group's manufacturing plants in Seremban, Negeri Sembilan, Malaysia.

4. TOTAL CONSIDERATION

The Total Consideration was arrived at after arm's length negotiations on a willing buyer willing seller basis, taking into account various factors including, *inter alia*, the market value of the Property derived from the comparison method of valuation. The Total Consideration was satisfied by way of cash and fully funded by the Company's internal resources.

5. RELATIVE FIGURES FOR THE ACQUISITIONS

None of the relative figures for the Acquisitions computed on the applicable bases under Rule 1006 of the Catalist Rules exceeds 5%.

6. INTEREST OF THE DIRECTORS AND CONTROLLING SHAREHOLDERS

Save as disclosed above, none of the Directors or Controlling Shareholders of the Company has any interest, direct or indirect, in the Acquisitions.

By Order of the Board
UG Healthcare Corporation Limited

Lee Keck Keong
Executive Director and CEO

23 February 2022

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*This announcement has been reviewed by the Company's Sponsor, SAC Capital Private Limited (the **"Sponsor"**).*

*This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

The contact person for the Sponsor is Ms Charmian Lim (Telephone no.: (65) 6232 3210) at 1, Robinson Road, #21-00 AIA Tower, Singapore 048542.