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republic healthcare

The Future Of Healthcare, Now

Republic Healthcare Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 8357)

SUPPLEMENTAL ANNOUNCEMENT
DISCLOSEABLE TRANSACTION
ACQUISITION OF PROPERTY

Reference is made to the announcement of Republic Healthcare Limited (the "**Company**") dated 21 April 2026 (the "**Announcement**") in relation to the Acquisition in the Singapore. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Company wishes to provide the following supplemental information in relation to the Acquisition:

PAYMENT TERMS OF THE CONSIDERATION

The Consideration of SGD$1,030,000 shall be payable by the Purchaser in the following manner:

- an option fee of 1% (being approximately SGD$10,300) was paid on 21 April 2026;
- a further deposit of 4% + 15% (being approximately SGD$41,200 and SGD154,500) will be payable upon the execution of the option to purchase; and
- the balance of 80% of the Consideration will be funded by bank financing from United Overseas Bank Limited.

RENTAL YIELD AND INVESTMENT RETURN

The property is expected to generate a rental income of approximately S$4,796 per month (inclusive of GST), translating to an estimated gross rental yield of approximately 5.2%.

In determining the Consideration, the Directors have taken into account the expected rental yield and investment return of the Property with reference to prevailing market rental rates of comparable industrial properties in the vicinity of the Property.

DIRECTORS' ASSESSMENT

The Directors are of the view that the terms of the Acquisition, including the consideration and payment terms, are fair and reasonable and in the interests of the Company and its shareholders as a whole, based on the following considerations:

Comparison with market rental yield

Based on the Directors' understanding of recent market data, industrial properties in the Ubi Tech Park vicinity typically generate rental yields in the range of approximately 3.5% to 4.5%. As such, the expected yield from the Acquisition is above prevailing market benchmarks, indicating that the property was acquired at a favourable valuation.

Positive Cash Flow Generation

Taking into account the Group's financing structure and estimated debt servicing obligations, the Acquisition is expected to generate positive net cash flow on a monthly basis. This supports the Group's objective of building a stable, income-generating asset base.

Capital Appreciation Potential

The property is situated in an established industrial estate with continued demand for industrial space and ongoing redevelopment activities in the surrounding area. The Directors believe this provides reasonable upside potential for capital appreciation over the medium to long term

VALUE AND PROFIT ATTRIBUTABLE TO THE PROPERTY

(i) The consideration for the Property was agreed on a willing-buyer willing-seller basis. The Property has not been independently valued for the purpose of the Acquisition. Information on the book value of the Property is not available to the Company as the Acquisition is from an independent third party.

(ii) The net profits (both before and after taxation) attributable to the Property for the two financial years immediately preceding the Acquisition are not available to the Company as the vendor is an independent third party and such information is not publicly disclosed.

CONDITIONS PRECEDENT

The Company wishes to provide further details on the customary conditions and conditions precedent to the Proposed Acquisition as follows:

The completion of the Proposed Acquisition is subject to, among others, the following conditions:

(i) the execution of a formal and legally binding sale and purchase agreement between the Purchaser and the Vendor;

(ii) the Purchaser being satisfied with the results of legal, financial and technical due diligence conducted on the Property;

(iii) the Vendor being able to demonstrate good and marketable title to the Property, free from any material encumbrances, liens, charges, disputes or adverse claims, other than those disclosed to and accepted by the Purchaser;

(iv) the Property being sold and delivered subject to the existing tenancy arrangement, with no material adverse change to such tenancy terms, including rental amount and lease tenure, prior to completion;

(v) the representations, warranties and undertakings to be provided by the Vendor in the formal sale and purchase agreement remaining true, accurate and not misleading in all material respects as at completion;

(vi) there being no material adverse change in relation to the Property, including but not limited to its physical condition, permitted use, tenancy status or any matter that may materially affect its value;

(vii) the obtaining of all necessary approvals, consents and authorisations (if any) from relevant governmental or regulatory authorities and/or third parties required for the Proposed Acquisition;

(viii) the Purchaser having obtained financing arrangements on terms satisfactory to it for the purpose of completing the Proposed Acquisition; and

(ix) the Proposed Acquisition and its completion being in compliance with all applicable laws, regulations and the GEM Listing Rules.

GENERAL

Save as disclosed in this announcement, all other information as set out in the Announcement remains unchanged.

By order of the Board
Republic Healthcare Limited
Tan Cher Sen Alan
Chairman and Executive Director

Singapore, 27 April 2026

*As at the date of this announcement, the executive Director is Dr. Tan Cher Sen Alan (Chairman); non-executive Director is Mr. Wang Liang and the independent non-executive Directors are Mr. Yeo Teck Chuan, Mr. Wong Yee Leong and Ms. Florence Kang Lee Ngo. This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the "**GEM**"), for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquires, confirm that to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.*

This announcement will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange at http://www.hkexnews.hk for at least 7 days from the date of publication. This announcement will also be published on the website of the Company at republichealthcare.asia.