
**(1) MASTER SUPPLEMENTAL AGREEMENT BETWEEN
BUKIT PELALI PROPERTIES SDN. BHD., JBB BUILDERS (M) SDN. BHD. AND ASTAKA
PADU SDN. BHD.**

**(2) FINANCIAL SUPPORT AGREEMENT BETWEEN ASTAKA PADU SDN. BHD.,
SALING SYABAS SDN. BHD. AND BUKIT PELALI PROPERTIES SDN. BHD.**

– OBLIGATIONS OF THE PARTIES BECOMING UNCONDITIONAL

1. INTRODUCTION

The board of directors (the “**Board**” or “**Directors**”) of Astaka Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to:

- (a) the circular to the shareholders of the Company (“**Shareholders**”) dated 20 September 2022 in relation to the proposed settlement, including the property transfer, in relation to the master supplemental agreement as an interested person transaction and a major transaction (the “**Circular**”); and
- (b) the announcement issued by the Company dated 5 October 2022 in relation to the results of the extraordinary general meeting held on the same day, during which Shareholders had approved the ordinary resolutions tabled for Shareholders’ approval in respect of the Circular (“**Shareholders’ Approval**”).

Unless otherwise defined, capitalised terms used herein shall have the same meanings as ascribed to them in the Circular.

**2. THE MASTER SUPPLEMENTAL AGREEMENT AND FINANCIAL SUPPORT AGREEMENT
BECOMING UNCONDITIONAL**

The Board wishes to inform Shareholders that:

- (a) JBB Builders has confirmed to the Company that its holding company, being JBB Builders International, has obtained the consent and/or approval from its shareholders and, where applicable, the Stock Exchange of Hong Kong Limited for, amongst others, the settlement arrangement of the Outstanding Contract Sum in accordance with the terms and conditions of the Master Supplemental Agreement (including the execution of the sale and purchase agreement(s) in respect of the Properties and/or the Additional Escrow Properties, and in accordance with the terms and conditions stipulated therein);
- (b) in view of the above, all Conditions Precedent under the Master Supplement Agreement have been obtained and fulfilled;
- (c) accordingly, the obligations of BPP, JBB Builders and APSB under the Master Supplemental Agreement have become unconditional on 5 October 2022; and

- (d) the obligations of APSB, SSSB and BPP under the Financial Support Agreement have accordingly become unconditional, given that such obligations were conditional upon the Master Supplemental Agreement having become unconditional in accordance with the terms and conditions contained therein.

By Order of the Board

Khong Chung Lun

Executive Director and Chief Executive Officer

6 October 2022

This announcement has been prepared by the Company and reviewed by the Company's sponsor, Novus Corporate Finance Pte. Ltd. (the "**Sponsor**"), in compliance with Rule 226(2)(b) of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual Section B: Rules of Catalist.

This announcement has not been examined or approved by the 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 Mr Andrew Leo, Chief Executive Officer, at 7 Temasek Boulevard, #18-03B Suntec Tower 1, Singapore 038987, telephone (65) 6950 2188.
