

OFFER DOCUMENT DATED 6 JUNE 2017

(Registered by Singapore Exchange Securities Trading Limited (the "SGX-ST"), acting as agent on behalf of the Monetary Authority of Singapore (the "Authority"), on 6 June 2017)

This document is important. If you are in any doubt as to the action you should take, you should consult your legal, financial, tax or other professional adviser(s).

ZICO Capital Pte. Ltd. (the "Sponsor") has made an application to the SGX-ST for permission to deal in, and for quotation of all the ordinary shares (the "Shares") in the capital of our Company already issued, including the Shares offered by Mr. Koh Wee Seng and Mr. Ng Sheng Tiong (the "Vendors", and such shares offered by the Vendors, the "Vendor Shares"), the new ordinary Shares (the "New Shares", and together with the Vendor Shares, the "Invitation Shares"), the ZICO Capital Shares (as defined herein) and the additional new Shares which may be issued upon the exercise of the Over-allotment Option (as defined herein) (the "Over-allotment Shares") which are the subject of this Invitation (as defined herein) on Catalist (as defined herein). The dealing in and quotation of the Shares (including the Vendor Shares) and the New Shares will be in Singapore Dollars.

Companies listed on Catalist may carry higher investment risk when compared with larger or more established companies listed on the Main Board of the SGX-ST. In particular, companies may list on Catalist without a track record of profitability and there is no assurance that there will be a liquid market in the Shares traded on Catalist. You should be aware of the risks of investing in such companies and should make the decision to invest only after careful consideration and, if appropriate, consultation with your professional adviser(s).

This Invitation is made in or accompanied by this Offer Document that has been registered by the SGX-ST, acting as agent on behalf of the Authority. We have not lodged or registered this Offer Document in any other jurisdiction.

In connection with the Invitation, we have granted to the Underwriter and Placement Agent (as defined herein) an over-allotment option (the "Over-allotment Option") exercisable in full or in part, on one or more occasions, to subscribe for up to an aggregate of 10,800,000 Over-allotment Shares, representing not more than 8.0% of the total number of the Invitation Shares at the Invitation Price, solely to cover the over-allotment of Shares (if any) made in connection with the Invitation. The Over-allotment Option is exercisable from the Listing Date (as defined herein) until the earlier of (i) the date falling 30 days from the Listing Date; or (ii) the date when the Underwriter and Placement Agent (or any of its affiliates or other persons acting on behalf of the Underwriter and Placement Agent) has bought, on the SGX-ST, an aggregate of 10,800,000 Shares, representing not more than 8.0% of the total number of Invitation Shares, to undertake stabilising actions. In connection with the Invitation, the Underwriter and Placement Agent (or any of its affiliates or other persons acting on behalf of the Underwriter and Placement Agent) may, at its discretion, over-allot Shares or effect transactions which may stabilise or maintain the market price of the Shares at levels that might not otherwise prevail in the open market. However, there is no assurance that the Underwriter and Placement Agent (or any of its affiliates or other persons acting on behalf of the Underwriter and Placement Agent) will undertake any stabilising action. Such transactions may be effected on the SGX-ST and in other jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulations.

Neither the Authority nor the SGX-ST has examined or approved the contents of this Offer Document. Neither the Authority nor the SGX-ST assumes any responsibility for the contents of this Offer Document, including the correctness of any of the statements or opinions made or reports contained in this Offer Document. The SGX-ST does not normally review the application for admission but relies on the Sponsor and Issue Manager confirming that our Company is suitable to be listed and complies with the Rules of Catalist (as defined herein). Neither the Authority nor the SGX-ST has in any way considered the merits of our Shares (including the Vendor Shares), the New Shares, the ZICO Capital Shares and the Over-allotment Shares (if the Over-allotment Option is exercised) being offered for investment.

The registration of this Offer Document by the SGX-ST does not imply that the SFA, or any other legal or regulatory requirements, or requirements under the SGX-ST's listing rules, have been complied with. Acceptance of applications will be conditional upon, *inter alia*, the issue of the New Shares, the ZICO Capital Shares and the Over-allotment Shares (if the Over-allotment Option is exercised) and the listing and quotation of all our existing issued Shares (including the Vendor Shares), the New Shares, the ZICO Capital Shares and the Over-allotment Shares (if the Over-allotment Option is exercised). Monies paid in respect of any application accepted will be returned to you at your own risk, without interest or any share of revenue or other benefit arising therefrom, if the admission and listing does not proceed, and you will not have any claims against us, the Sponsor and Issue Manager, and the Underwriter and Placement Agent.

Investing in our Shares involves risks which are described in the section entitled "Risk Factors" of this Offer Document.

After the expiration of six months from the date of registration of this Offer Document, no person shall make an offer of our Shares, or allot, issue or sell any of our Shares, on the basis of this Offer Document; and no officer or equivalent person or promoter of our Company will authorise or permit the offer of any of our Shares or the allotment, issue or sale of any of our Shares, on the basis of this Offer Document.

Invitation in respect of 136,000,000 Invitation Shares (comprising 100,000,000 New Shares and 36,000,000 Vendor Shares) as follows:

- (a) 3,980,000 Offer Shares (as defined herein) at S\$0.26 each by way of public offer; and
- (b) 132,020,000 Placement Shares (as defined herein) by way of placement at S\$0.26 each for applications by way of Placement Shares Application Forms (or such other forms of applications as the Underwriter and Placement Agent deems appropriate),

payable in full on application (subject to the Over-allotment Option).



WORLD CLASS GLOBAL

WORLD CLASS GLOBAL LIMITED

(Incorporated in the Republic of Singapore on 29 October 2013)
(Company Registration Number: 201329185H)

A WORLD CLASS DEVELOPER



AUSTRALIA 108, MELBOURNE
Artist's Impression

SPONSOR AND ISSUE MANAGER



ZICO CAPITAL PTE. LTD.
(Incorporated in the Republic of Singapore)
(Company Registration Number: 201613589E)

UNDERWRITER AND PLACEMENT AGENT



UOB KAY HIAN PRIVATE LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration Number: 197000447W)

SUB-PLACEMENT AGENT



OVERSEA-CHINESE BANKING CORPORATION LIMITED
(Incorporated in Singapore)
(Company Registration Number: 193200032W)