

ANNOUNCEMENT

ON SUBSCRIPTION OF EQUITY SECURITIES THROUGH INITIAL PUBLIC OFFERING OF PICASSO CITY GARDEN DEVELOPMENT PLC.

Picasso City Garden Development Plc. (hereinafter refer to as "Company" or "PGC"), is one of the leading real estate developers in the Kingdom of Cambodia, is honored to publicly announce that the Company has received a final approval and registration from the Securities and Exchange Regulator of Cambodia ("SERC") on the Disclosure Documents for Equity Securities through the Initial Public Offering ("IPO") by a decision No.217/25 SERC/SSR dated 3 October 2025. The Company, with assistance of Cambodia Securities Plc., acting as the financial advisor and the sole underwriter, would like to invite investors who wish to subscribe, to apply for the IPO subscription.

1. IPO Summary

- Type of Issued Shares: share with voting right
- Total Number of Issued Shares: 10,000,000 shares
- Share Price: KHR4,800 (USD1.20)
- Total Amount of Issued Shares: KHR48, 000,000,000 (USD12,000,000)
- Minimum shares to be subscribed: 100 shares

2. Subscription

A. Subscription Period: From 13 October 2025 to 24 October 2025 (Business Day in Cambodia)

- Morning Session: from 08:00 to 12:00
- Afternoon Session: from 13:00 to 17:00

B. Shares Allotment Date: 3 November 2025



C. Disclosure Documents and Subscription Form can be found at as the following:

| Disclosure Documents and Subscription Application Forms | |
|---|---|
| <p>Soft Copy by: https://shorturl.at/DEvQu Or scan QR Code here:</p>  | <p>Hard copy by: Cambodia Securities Plc. At 29th Floor, Room 2902 of Building No. 41, Street 360, Phum 7, Sangkat Toul Svay Prey 1, Khan Boeung Keng Kang, Phnom Penh, Cambodia Contact Number: + (855) 23 997 888</p>  |

D. Subscription Venue (For obtaining the Disclosure Documents and Subscription Form)

| No. | Company Name | Website | Contact Number |
|-----|-------------------------------|--|--------------------|
| 1. | CAMBODIA SECURITIES PLC. | www.cambodiasecurities.com.kh | + (855) 23 997 888 |
| 2. | PP Link Securities Co., Ltd., | www.pplinksecurities.com.kh | + (855) 23 866 622 |

E. Terms and Conditions of IPO Subscription

1. Investor shall have valid Investor Identification issued by SERC.
2. Investor shall have securities trading account at securities firm licensed by SERC.
3. Investor shall submit the completed Subscription Form to the above-designated location and make a cash deposit of 100% of the total subscription value.



F. Fund Transfer

1. Investor shall deposit money into the subscription account of Picasso City Garden Development Plc., as indicated hereinafter:

| | |
|-----------------------------|---|
| Account Name | PICASSO CITY GARDEN DEVELOPMENT PLC. Subscription Account |
| Account Number (KHR) | 00010583966617 |
| Account Number (USD) | 00010583966616 |
| SWIFT Code | ACLBKHPP |
| Remark for IPO Subscription | "Investor Name" and "Trading Account Number" Example: LI XING 001001 |
| Purpose of Deposit/Transfer | "Subscription of PCG IPO" |

2. Investor shall submit the completed subscription form along with the deposit/transfer receipt to Cambodia Securities Plc. or any appointed Selling Agents (during the business days and hours of the subscription period).
3. All deposits, including transfers from oversea, shall be deposited into the subscription account before 5:00 PM (Cambodia time) on the last day of the subscription period.
4. Investor who has applied for subscription and paid for subscription, shall not be able to cancel the subscription or request a refund of the subscription fee.
5. Investor is not entitled to receive any interest or compensation during the subscription period of the equity securities.

3. Announcement of Subscription Result

The Company, together with Cambodia Securities Plc. will announce the results of the subscription to investors after the subscription is completed.

1. The results of the subscription will be announced publicly through media recognized by the SERC, the underwriter and issuer's official website and another official social media.
2. Allotment of equity securities to investors is subject to the decision of Picasso City Garden Development Plc. & the underwriter, Cambodia Securities Plc.
3. The underwriter has the right to void or cancel the subscription of equity securities by any investor who fails to comply with the procedures.



For more information about subscriptions, please contact:

| No. | Company | Contact Person | Position | E-mail | Contact Number |
|-----|--------------------------|----------------------|--------------------------------|--|-------------------|
| 1. | Cambodia Securities Plc. | Mrs. Teng, Ying-Shan | Head Securities Representative | chloe.teng@cambodiasecurities.com.kh | (855) 23 997 888 |
| 2. | Cambodia Securities Plc. | Ms. Long Soknin | Securities Representative | soknin.long@cambodiasecurities.com.kh | (855) 89 545 698 |
| 3. | Cambodia Securities Plc. | Ms. Chrin Tiththida | Securities Representative | tiththida.chrin@cambodiasecurities.com.kh | (855) 96 969 1911 |
| 4. | Cambodia Securities Plc. | Ms. Men Chansopal | Securities Representative | chansopal.men@cambodiasecurities.com.kh | (855) 96 725 5258 |

Disclaimer:

This Subscription Guidelines have been prepared and provided for informational purposes only and should not be reproduced in whole or in part and provided to others or made public, and should not be construed as an invitation, advice or guarantee to subscribe for any equity securities. Investors are encouraged and advised to read carefully and to fully understand the information document on the initial public offering of equity securities of Picasso City Garden Development Plc., in particular the information on the risks and financial information of the Company. The recipient of this Guidelines should base his or her own independent decision regarding the subscription of these securities. We will not be liable for any damages arising from the use of this Guidelines in any form.

