

## FORM 9

### **NOTICE OF PROPOSED ISSUANCE OF LISTED SECURITIES** **(or securities convertible or exchangeable into listed securities<sup>1</sup>)**

Please complete the following:

Name of Listed Issuer: Raffles Financial Group Limited (the "Issuer").

Trading Symbol: RICH .

Date: September 16, 2021 .

Is this an updating or amending Notice: Yes No

If yes provide date(s) of prior Notices: \_\_\_\_\_.

Issued and Outstanding Securities of Issuer Prior to Issuance: 50,105,000

Date of News Release Announcing Acquisition. September 16, 2021.

Closing Market Price on Day Preceding the Issuance of the News Release: \$7.50

**1. Private Placement (if shares are being issued in connection with an acquisition (either as consideration or to raise funds for a cash acquisition), proceed to Part 2 of this form)**

Full Name & Residential Address of Placee	Number of Securities Purchased or to be Purchased	Purchase price per Security (CDN\$)	Conversion Price (if Applicable)	Prospectus Exemption	No. of Securities, directly or indirectly, Owned, Controlled or Directed	Payment Date(1)	Describe relationship to Issuer (2)
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- (1) Indicate date each placee advanced or is expected to advance payment for securities. Provide details of expected payment date, conditions to release of funds etc. Indicate if the placement funds been placed in trust pending receipt of all necessary approvals.
- (2) Indicate if Related Person.

<sup>1</sup>An issuance of non-convertible debt does not have to be reported unless it is a significant transaction as defined in Policy 7, in which case it is to be reported on Form 10.

- 1. Total amount of funds to be raised: \_\_\_\_\_ .
- 2. Provide full details of the use of the proceeds. The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the transaction without reference to any other material. \_\_\_\_\_ .
- 3. Provide particulars of any proceeds which are to be paid to Related Persons of the Issuer: \_\_\_\_\_  
\_\_\_\_\_ .
- 4. If securities are issued in forgiveness of indebtedness, provide details and attach the debt agreement(s) or other documentation evidencing the debt and the agreement to exchange the debt for securities.
- 5. Description of securities to be issued:

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- (a) Class \_\_\_\_\_ .
- (b) Number \_\_\_\_\_ .
- (c) Price per security \_\_\_\_\_ .
- (d) Voting rights \_\_\_\_\_ .
6. Provide the following information if Warrants, (options) or other convertible securities are to be issued:
- (a) Number \_\_\_\_\_ .
- (b) Number of securities eligible to be purchased on exercise of Warrants (or options) \_\_\_\_\_ .  
\_\_\_\_\_ .
- (c) Exercise price \_\_\_\_\_ .
- (d) Expiry date \_\_\_\_\_ .
7. Provide the following information if debt securities are to be issued:
- (a) Aggregate principal amount \_\_\_\_\_ .
- (b) Maturity date \_\_\_\_\_ .
- (c) Interest rate \_\_\_\_\_ .
- (d) Conversion terms \_\_\_\_\_ .
- (e) Default provisions \_\_\_\_\_ .
8. Provide the following information for any agent's fee, commission, bonus or finder's fee, or other compensation paid or to be paid in connection with the placement (including warrants, options, etc.):
- (a) Details of any dealer, agent, broker or other person receiving compensation in connection with the placement (name, address. If a corporation, identify persons owning or exercising voting control over 20% or more of the voting shares if known to the Issuer): \_\_\_\_\_ .

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- (b) Cash \_\_\_\_\_ .
- (c) Securities \_\_\_\_\_ .
- (d) Other \_\_\_\_\_ .
- (e) Expiry date of any options, warrants etc. \_\_\_\_\_ .
- (f) Exercise price of any options, warrants etc. \_\_\_\_\_ .

9. State whether the sales agent, broker, dealer or other person receiving compensation in connection with the placement is Related Person or has any other relationship with the Issuer and provide details of the relationship \_\_\_\_\_

\_\_\_\_\_ .

10. Describe any unusual particulars of the transaction (i.e. tax “flow through” shares, etc.).

\_\_\_\_\_ .

11. State whether the private placement will result in a change of control.

\_\_\_\_\_ .

12. Where there is a change in the control of the Issuer resulting from the issuance of the private placement shares, indicate the names of the new controlling shareholders. \_\_\_\_\_

\_\_\_\_\_

13. Each purchaser has been advised of the applicable securities legislation restricted or seasoning period. All certificates for securities issued which are subject to a hold period bear the appropriate legend restricting their transfer

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until the expiry of the applicable hold period required by National Instrument 45-102.

## 2. Acquisition

1. Provide details of the assets to be acquired by the Issuer (including the location of the assets, if applicable). The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the transaction without reference to any other material: 100%\_\_\_\_\_

2. Provide details of the acquisition including the date, parties to and type of agreement (eg: sale, option, license etc.) and relationship to the Issuer. The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the acquisition without reference to any other material:

**Pursuant to a Share Purchase Agreement dated September 15, 2021 (the "Agreement") among Fan Chee Keong Albert (the "Seller") and Raffles Financial Pte Ltd. (the "Purchaser" and subsidiary of the Issuer) the Purchaser agreed to purchase 100% of all of the shares of Alto Vencap Pte Ltd. ("AV") for the consideration described below.**

3. Provide the following information in relation to the total consideration for the acquisition (including details of all cash, securities or other consideration) and any required work commitments:

- (a) **Total aggregate consideration in Canadian dollars:** The aggregate purchase price payable for the purchase of all of the shares of AV is SGD \$2.00, which in Candian Dollars is equivalent to \$1.88 calculated by the exchange rate on September 15, 2021.
- (b) **Cash:** Purchase price of Singapore dollars two (SGD \$2.00 ) equivqlent of CAD 1.88.
- (c) **Securities (including options, warrants etc.) and dollar value:**(i) Subsequent to the closing of the purchase of AV, the Seller shall be entitled to a performance based payment equal to ten (10) times of

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AV's audited net profit after tax for the financial year ending June 30, 2022 payable in Raffles Financial Group Limited's shares valued at CDN\$10.00 per share. There is a 10,000,000 share payout maximum

(d) Expiry date of options, warrants, etc. if any: \_\_\_\_\_ .

(e) Exercise price of options, warrants, etc. if any: \_\_\_\_\_ .

(f) Work commitments: \_\_\_\_\_ .

4. State how the purchase or sale price was determined (e.g. arm's-length negotiation, independent committee of the Board, third party valuation etc).

**Arm's length** \_\_\_\_\_

5. Provide details of any appraisal or valuation of the subject of the acquisition known to management of the Issuer: \_\_\_\_\_

\_\_\_\_\_ .

6. The names of parties receiving securities of the Issuer pursuant to the acquisition and the number of securities to be issued are described as follows:

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Name of Party (If not an individual, name all insiders of the Party)	Number and Type of Securities to be Issued	Dollar value per Security (CDN\$)	Conversion price (if applicable)	Prospectus Exemption	No. of Securities, directly or indirectly, Owned, Controlled or Directed by Party	Describe relationship to Issuer <sup>(1)</sup>
Fan Chee Keong Albert (vendor of the shares of AV)	10,000,000 share payout maximum.	CDN\$10.00 per share	SGD 1 to CAD \$1.88	S. 2.14	100%	Arms Length

(1) Indicate if Related Person

7. Details of the steps taken by the Issuer to ensure that the vendor has good title to the assets being acquired: \_\_\_
8. Provide the following information for any agent's fee, commission, bonus or finder's fee, or other compensation paid or to be paid in connection with the acquisition (including warrants, options, etc.): There are no finder's fees or brokerage fees associated with the transactions

**Cash and Shares Payments: Subsequent to the closing of the purchase of AV, the Seller shall be entitled to a performance based payment equal to ten (10) times of AV's audited net profit after tax for the financial year ending June 30, 2022 payable in Raffles Financial Group Limited's shares valued at CDN\$10.00 per share. There is a 10,000,000 share payout maximum.**

(d) Other \_\_\_\_\_ .

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(e) Expiry date of any options, warrants etc. \_\_\_\_\_

(f) Exercise price of any options, warrants etc. \_\_\_\_\_ .

9. State whether the sales agent, broker or other person receiving compensation in connection with the acquisition is a Related Person or has any other relationship with the Issuer and provide details of the relationship. \_\_\_\_\_  
\_\_\_\_\_

10. If applicable, indicate whether the acquisition is the acquisition of an interest in property contiguous to or otherwise related to any other asset acquired in the last 12 months. \_\_\_\_\_ .

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## Certificate Of Compliance

The undersigned hereby certifies that:

1. The undersigned is a director and/or senior officer of the Issuer and has been duly authorized by a resolution of the board of directors of the Issuer to sign this Certificate of Compliance on behalf of the Issuer.
2. As of the date hereof there is not material information concerning the Issuer which has not been publicly disclosed.
3. The undersigned hereby certifies to the Exchange that the Issuer is in compliance with the requirements of applicable securities legislation (as such term is defined in National Instrument 14-101) and all Exchange Requirements (as defined in CSE Policy 1).
4. All of the information in this Form 9 Notice of Issuance of Securities is true.

Dated September 16, 2021.

Charlie In  
Name of Director

***“Charlie In”***  
Signature

Chief Executive Officer  
Official Capacity

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