

OKP HOLDINGS LIMITED

(Incorporated in Singapore with Registration No. 200201165G)

PURCHASE OF PROPERTY AT 455 JALAN AHMAD IBRAHIM SINGAPORE 639936

Introduction

The Board of Directors of OKP Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that the Group’s wholly-owned subsidiary, Or Kim Peow Contractors (Private) Limited (the “**Purchaser**”) has on 8 October 2026 completed the purchase of the property at 455 Jalan Ahmad Ibrahim Singapore 639936 (the “**Property**”) from Crown Beverage Cans Singapore Pte. Ltd. (the “**Vendor**”) for an aggregate price of S\$21,000,000 (excluding goods and services tax) (the “**Purchase**”). The Vendor is unrelated to the Group.

The Property

The Property is held under a 30 year lease from Jurong Town Corporation (“**JTC**”) which commenced on 1 May 2024 (the “**Lease**”). Upon the completion of the Purchase, the Lease will have a remaining term of approximately 27.5 years. The Purchase was effected by way of an assignment of the Lease from the Vendor to the Purchaser with the consent of JTC. The Property occupies a land area of approximately 17,160 square metres and has a gross floor area of approximately 11,965 square metres. The Property comprises a part single-storey and part 2-storey factory development.

The authorised use of the Property under the terms of the Lease is storage of construction materials, machinery and equipment, maintenance and repair of plant and equipment, and fabrication works in support of civil engineering and infrastructure operations. The Group has also obtained the in-principle approvals from JTC and the relevant authorities for the conversion of part of the Property to a workers’ dormitory for up to 800 workers.

The Group intends to use the Property for its own operations and to house its workers. The Purchase is in the ordinary course of business of the Group.

Purchase Price

The aggregate purchase price of the Property of S\$21,000,000 (the “**Purchase Price**”) was arrived at on a willing-buyer willing-seller basis following negotiations between the Purchaser and the Vendor, taking into account the prevailing market conditions and the market value of the Property. An independent valuation of the Property commissioned by the Company was carried out by Savills Valuation and Professional Services (S) Pte Ltd, which valued the Property at S\$21,000,000 as at 1 July 2026 on the basis of the direct comparison method. The Purchase Price is equal to the valuation.

The Purchase Price, together with the goods and services tax, stamp duty and other costs of the Purchase, has been fully paid upon completion of the Purchase and was funded by internal cash resources.

Financial Impact

The Purchase is not expected to have any material impact on the net tangible assets per share or earnings per share of the Company for the financial year ending 31 December 2026.

Interests of Directors and Controlling Shareholders

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Purchase, save through their shareholdings in the Company (if any).

By Order of the Board

Or Toh Wat
Group Managing Director
8 October 2026