AWARD OF TENDER FOR RESIDENTIAL SITE AT DORSET ROAD, SINGAPORE BY THE URBAN REDEVELOPMENT AUTHORITY

The Board of Directors of Singapore Land Group Limited (the "**Company**" or "**SingLand**" and, together with its subsidiaries, the "**Group**") wishes to announce that Urban Redevelopment Authority has awarded the tender for the residential site at Dorset Road ("**Site**") to the Company's indirect joint venture company, United Venture Development (2022) Pte. Ltd. ("**UVD (2022)**"), at a tender price of S$524,300,800 ("**Tender Price**"), subject to the conditions of tender as set out in the tender documents.

UVD (2022) is a 20:60:20 joint venture between the Company's wholly-owned subsidiary, Singland Residential Development Pte. Ltd. ("**SRD**"), a wholly-owned subsidiary of UOL Group Limited ("**UOL**"), UOL Venture Investments Pte. Ltd. ("**UVI**"), and Kheng Leong Company (Private) Limited ("**KLC**"). UVD (2022) has a current issued and paid-up capital of S$50 comprising 30 shares of S$1 each held by UVI, 10 shares of S$1 each held by SRD and 10 shares of S$1 each held by KLC.

Brief details of the Site are as follows:

(a)	Tenure	Leasehold of 99 years
(b)	Land Area	10,399 square metres
(c)	Gross Plot Ratio	3.5
(d)	Allowable Development	Residential

UVD (2022) has paid or caused to be paid a tender deposit of approximately 5% of the Tender Price to URA. A sum equivalent to 25% of the Tender Price (in which the tender deposit is included) will be paid within 28 days of the award of the tender. The balance of the Tender Price is payable to URA within 90 days of the award of the tender.

The acquisition of the Site is in the ordinary course of the Company's business and would enable the Company to replenish its land bank for residential developments in Singapore. The joint venture with UOL and KLC will enable SingLand to mitigate risks and take on more projects to diversify its property portfolio and tap on the expertise and network of its joint venture partners. The acquisition of the Site shall be financed principally from bank borrowings and proportionate shareholders' loans.

As UOL holds 50.36% shares in SingLand, it is considered an 'interested person' of SingLand under Rule 904(4) of the SGX-ST Listing Manual ("**Listing Manual**"). Hence, from the Company's perspective vis-à-vis UOL, the joint venture is deemed under Rule 908(1) of the Listing Manual as an interested person transaction ("**IPT**").

KLC is considered an associate of Mr Wee Ee Lim (within the meaning set out in the Listing Manual), who is the Chairman of SingLand, Chairman and a controlling shareholder of UOL, and a director and a shareholder of KLC. Hence the joint venture with KLC is also an IPT.

Mr Liam Wee Sin is a director of SingLand and UOL, and the Group Chief Executive of UOL.

Saved as disclosed above, no other director(s) or controlling shareholders of SingLand has, as at the date of this announcement, any interest, direct or indirect, in the acquisition of the Site, based on the information available to the Company.

SingLand's Audit & Risk Committee has reviewed the terms of the interested person transaction and is of the view that (a) the transaction is on arm's length basis and on normal commercial terms, and (b) the transaction is not prejudicial to the interests of the Company and its minority shareholders and (c) its risks and rewards are in proportion to the equity of each joint venture partner.

The acquisition is a "non-discloseable" transaction under Chapter 10 of the SGX-ST Listing Manual and is not expected to have any material impact on the net tangible assets per share and earnings per share of SingLand for the financial year ending 31 December 2025.

Submitted by Yeong Sien Seu, Company Secretary on 16 October 2025 to the SGX.