

SOON HOCK ENTERPRISE HOLDING LIMITED

(Incorporated in the Republic of Singapore)

(Company Registration No. 202519957D)

LOAN FACILITIES OFFERED TO AND ACCEPTED BY SOON HOCK (1) PTE. LTD.

1. INTRODUCTION

The board of directors (the "**Board**") of Soon Hock Enterprise Holding Limited (the "**Company**", and together with its subsidiaries, the "**Group**") refers to its Prospectus dated 8 October 2025. As disclosed in the Prospectus, the Group intends to finance the remaining acquisition cost of S\$101.9 million for the acquisition of the property located at 20 Shaw Road, Singapore 367956 (the "**Property**") through bank borrowings and to explore the redevelopment of the Property into a ramp-up strata food factory with a workers' dormitory. As at the date of the Prospectus, the Group was in the process of securing the relevant loan facilities and had submitted an application to the Urban Redevelopment Authority in relation to its proposed redevelopment of the Property.

The Board is pleased to announce that on 27 November 2025, the Company's wholly-owned subsidiary, Soon Hock (1) Pte. Ltd. (the "**Borrower**"), entered into a facility agreement with HL Bank for two (2) term loan facilities in the aggregate principal amount of up to S\$130,680,000 (collectively referred to as the "**Facilities**").

2. SALIENT TERMS AND CONDITIONS OF THE FACILITIES

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**Listing Manual**"), the Board wishes to inform that the facility agreement contains, the following terms (the "**Specified Conditions**"). Breach of any of the Specified Conditions will be considered an event of default and may cause acceleration of repayment of the principal amount of the Facilities:

- (a) the Borrower ceases to be a subsidiary of the Company; or
- (b) the present management of the Borrower is wholly or substantially displaced or has its authority curtailed.

Under the facility agreement, on and at any time after the occurrence of an event of default, HL Bank may by notice to the Borrower cancel all or any part of the Facilities and/or declare that all or part of any amounts outstanding under the finance documents (which comprises, *inter alia*, this facility agreement, all of HL Bank's facility letters and any other document designated as such HL Bank and the Borrower) are immediately due and payable and/or payable on demand by the Bank.

In such an event, the aggregate level of the Facility which would be affected by a breach of any of the Specified Conditions would be the amount then outstanding which may be up to the facility limit of S\$130,680,000 (excluding interest).

As at the date of this Announcement, there has been no breach of any of the Specified Conditions.

3. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or controlling shareholders of the Company and their respective associates has any interest, direct or indirect, in the Facilities, other than through their respective directorships and shareholdings in the Company, if any.

4. CAUTION IN TRADING

Shareholders are advised to exercise caution in trading their shares. The Company will make the necessary announcements in relation to the Facilities as and when appropriate. Shareholders are advised to read this Announcement and any further announcements by the Company carefully. Shareholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

BY ORDER OF THE BOARD

TAN MIN LOON

Executive Director and Chief Executive Officer
27 November 2025

Maybank Securities Pte. Ltd. and United Overseas Bank Limited are the Joint Issue Managers, Joint Global Coordinators and Joint Bookrunners for the initial public offering of the ordinary shares in Soon Hock Enterprise Holding Limited. Maybank Securities Pte. Ltd. and United Overseas Bank Limited assume no responsibility for the contents of this announcement.
