

**SOON HOCK ENTERPRISE HOLDING LIMITED**

(Incorporated in the Republic of Singapore)

(Company Registration No. 202519957D)

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**PARTIAL TEMPORARY OCCUPATION PERMIT OBTAINED FOR STELLAR@TAMPINES**

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*Capitalised terms not defined in this announcement shall have the same meaning set out in the Company's Prospectus dated 8 October 2025 and announcements released on 15 October 2025 and 3 November 2025.*

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 and the Company's announcements on 15 October 2025 and 3 November 2025 ("**Previous Announcements**") in relation to the multi-strata industrial building development project, Stellar@Tampines. As disclosed in the Prospectus and Previous Announcements, based on the progress of development, the partial Temporary Occupation Permit ("**TOP**") is expected by end 2025 and full TOP expected by March 2026.

The Board is pleased to announce that the Company's wholly-owned subsidiary, Soon Hock Property Development Pte. Ltd. has now successfully obtained a partial TOP from the Building and Construction Authority for Stellar@Tampines, for phase 1 comprising entire development excluding 9<sup>th</sup> storey and covered linkway extension at 1<sup>st</sup> storey only.

Stellar@Tampines consists of a 9-storey multi-user ramp-up B2 industrial factory (total 307 units) and industrial canteen (4 units) with a basement carpark on Lot 03319T (Plot 7) MK29 at Tampines North Drive 4 (Tampines planning area).

With the issuance of the TOP, the Company expects to commence handover of units to purchasers and to recognise the associated revenue and profit in accordance with relevant accounting standards within the current financial period. This is subject to the completion of all requisite legal documentation and fulfilment of conditions precedent for unit delivery and payment. The Company is currently assessing the amount of revenue and profit to be recognised and will provide further details in its result announcement for financial year ending 31 December 2025.

Shareholders and investors are advised that the actual timing and amount of revenue and profit recognition may vary, depending on purchasers' acceptance, payment schedules, handover progress and any other operational contingencies. Accordingly, there is no assurance as to the precise financial impact at this stage.

The Company will make further announcements to keep shareholders informed as and when there are material updates or developments.

**BY ORDER OF THE BOARD**

**TAN MIN LOON**

Executive Director and Chief Executive Officer

11 December 2025

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| 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. |
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