GuocoLand Limited

(Reg. No. 197600660W)

ANNOUNCEMENT OF INTERESTED PERSON TRANSACTIONS PURSUANT TO RULE 905(2) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED
- SIGNING OF JOINT VENTURE AGREEMENT AND PROJECT MANAGEMENT AND SERVICES AGREEMENT WITH INTERESTED PERSON FOR THE LAND PARCEL AT BERLAYAR DRIVE, SINGAPORE

Introduction

GuocoLand Limited ("**GuocoLand**") wishes to announce that upon entry into a joint venture agreement ("**JVA**") and a project management and services agreement ("**PMSA**") in respect of the land parcel at Berlayar Drive, Singapore (the "**Land Parcel**"), the aggregate value of all interested person transactions ("**IPTs**") entered into by GuocoLand and its subsidiary(ies)/associated company(ies) (the "**Group**") with entities under the Singapore Hong Leong group ("**SHLG**") during the financial year ending 30 June 2027 ("**FY2027**") has exceeded 3% of the Group's latest audited net tangible assets as at 30 June 2026 ("**Latest Audited NTA**").

Under Rule 905(2) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST Listing Manual**"), if the aggregate value of all transactions entered into with the same interested person ("**IP**") during the same financial year amounts to 3% or more of the Group's Latest Audited NTA, GuocoLand must make an immediate announcement of the latest transaction and all future transactions entered into with that same IP during that financial year.

Details of the Interested Person

The SHLG, being an associate of Hong Leong Investment Holdings Pte. Ltd. ("**HLIH**"), a controlling shareholder of GuocoLand, is regarded as an IP of GuocoLand within the meaning of Rule 904(4) of the SGX-ST Listing Manual. Entities within the SHLG including Intrepid Investments Pte. Ltd. ("**Intrepid**"), a wholly-owned subsidiary of Hong Leong Holdings Limited ("**HLHL**") which is a subsidiary of HLIH, are regarded as the same IP of GuocoLand as aforesaid.

Joint Venture Agreement

GuocoLand refers to its announcement dated 7 August 2026. GuocoLand (Singapore) Pte. Ltd. ("**GLS**"), a wholly-owned subsidiary of GuocoLand, has today entered into a JVA with Intrepid and B'Layar Development Pte. Ltd. (the "**Project Company**") which is the joint venture company established to acquire, develop and deal with the Land Parcel. Pursuant to the terms of the JVA, the rights and obligations of GLS and Intrepid (the "**JV Partners**") are borne by the JV Partners in their shareholdings of 40% and 60%, respectively. To date, the aggregate value attributable to the aforesaid joint venture is S$83 million for FY2027.

The Audit and Risk Committee ("**ARC**") of GuocoLand, having reviewed the terms of the JVA, is of the view that the risks and rewards of the joint venture (including any loan(s) extended/to be extended by the JV Partners) are in proportion to the equity of each JV Partner; and the terms of the joint venture (including the provision of any loan(s) by the JV Partners) are not prejudicial to the interests of GuocoLand and its minority shareholders.

Project Management and Services Agreement

Under the terms of the JVA, the Project Company has today entered into the PMSA with HLHL, pursuant to which the Project Company has engaged HLHL to provide project management services, financial coordination services, residential marketing services, management (e.g. corporate secretarial and accounting) services and other related ancillary services. The specific scope of services may be varied by agreement of the parties from time to time. The contract value of the PMSA is currently estimated to not exceed S$14 million.

HLHL has been providing property management services to property development projects under its ordinary and usual course of business. The PMSA enables the Project Company to leverage the manager's expertise in management of property projects.

The terms of the PMSA were determined after arm's length negotiation by the parties based on normal commercial terms, taking into consideration the scale and complexity of the development as well as the service scope of the project and the required resources for the provision of such services to the project.

The ARC of GuocoLand, having reviewed the terms of the PMSA, is of the view that the PMSA is on normal commercial terms and is not prejudicial to the interests of GuocoLand and its minority shareholders.

Aggregation of Interested Person Transactions

3% of the Group's Latest Audited NTA is S$132.2 million. Taking into account the values of the JVA and the PMSA as disclosed above, the current total for all IPTs with the entities under SHLG amounts to S$168.8 million, which includes a sum of S$69.8 million being the aggregate value of joint ventures with the entities under SHLG that were previously announced and which fall within the exemption under Rule 916 of the SGX-ST Listing Manual. The current total of all IPTs entered into by the Group for FY2027 is S$181.2 million.

Financial Effects

The entry into the JVA and PMSA is not expected to have any material effect on the net tangible assets per share and earnings per share of GuocoLand for FY2027.

Interest of Directors and Controlling Shareholders

Tan Sri Quek Leng Chan is a director and a controlling shareholder of GuocoLand. He is also a director and a shareholder of HLHL as well as a director of HLIH.

Mr Kwek Leng Hai is a director and a shareholder of GuocoLand as well as a shareholder of HLHL.

Save as disclosed above, none of the directors or controlling shareholders of GuocoLand has any interest, direct or indirect, in the above transactions.

By Order of the Board

Ng Chooi Peng
Group Company Secretary
4 November 2026