
ANNOUNCEMENT OF INTERESTED PERSON TRANSACTIONS PURSUANT TO RULE 905(2) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

1 Introduction

GuocoLand Limited (“**GuocoLand**”) refers to its announcement dated 3 June 2026 and wishes to announce pursuant to Rule 905(2) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST Listing Manual**”) the interested person transactions (“**IPTs**”) entered into by GuocoLand and its subsidiary(ies)/associated company(ies) (“**Group**”) with entities under the Singapore Hong Leong group (“**SHLG**”). The details of the IPTs are provided in paragraph 3 below.

2 Details of the IP

SHLG, as an associate of Hong Leong Investment Holdings Pte. Ltd. (“**HLIH**”) which is a controlling shareholder of GuocoLand, is regarded as an interested person (“**IP**”) of GuocoLand within the meaning of Rule 904(4) of the SGX-ST Listing Manual. Entities within the SHLG, as indicated below, are regarded as the same IP of GuocoLand.

Name of IP	Details of IP
TID Residential Pte. Ltd.	A wholly-owned subsidiary of TID Pte. Ltd. which is in turn a subsidiary of Hong Leong Holdings Limited (“ HLHL ”). HLHL is a subsidiary of HLIH.
Intrepid Investments Pte. Ltd.	A wholly-owned subsidiary of HLHL which is a subsidiary of HLIH.
Hong Leong Holdings (China) Pte. Ltd.	A wholly-owned subsidiary of HLHL which is a subsidiary of HLIH.
HLHL	A subsidiary of HLIH.
Hong Realty (Private) Limited	A subsidiary of HLIH.

3 Details of the IPTs with SHLG

The IPTs between the Group and the entities under SHLG since GuocoLand’s announcement dated 3 June 2026 up to 30 June 2026, excluding transactions less than S\$100,000, are as follows:

Description of the IPTs	Value (S\$’m)
(A) Fees (“ PMSA Fees ”) under project management and services agreements (collectively, the “ PMSAs ” and each, a “ PMSA ”) entered into with either GuocoLand Property Management Pte. Ltd. (“ GLPM ”), a wholly-owned subsidiary of GuocoLand or HLHL,	15

<p>as manager, for joint ventures previously announced and which fall within the exemption stipulated under Rule 916 of the SGX-ST Listing Manual (“Joint Ventures”).</p> <p>The PMSA Fees are of a recurring nature and are payable throughout the duration of the projects undertaken in the relevant Joint Ventures. Such fees continue to be incurred periodically until the respective projects are completed.</p>	
<p>(B) Shareholder’s loans for the relevant Joint Ventures.</p>	<p>0.2</p>

4 **Rationale and Benefit of the PMSAs**

Pursuant to each PMSA, either of GLPM or HLHL provides project management services, financial coordination services, residential marketing services, management (e.g. corporate secretarial and accounting) services and other related ancillary services to the relevant joint venture companies (“**JVCos**”). The specific scope of services may be varied by agreement of the parties from time to time.

The terms of each 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.

Each of GLPM and HLHL has been providing property management services to property development projects under its ordinary and usual course of business. The PMSAs enable the relevant JVCos to leverage the respective managers’ expertise in management of property projects.

Where a PMSA is entered into between the relevant JVCo (as owner) and GLPM (as manager), the PMSA is an IPT as the relevant JVCo is an IP and GLPM is an entity at risk (“**EAR**”) within the respective meanings in Rules 904(4) and 904(2) of the SGX-ST Listing Manual.

Where a PMSA is entered into between the relevant JVCo (as owner) and HLHL (as manager), the PMSA is an IPT as the relevant JVCo is an EAR and HLHL is an IP within the respective meanings in Rules 904(2) and 904(4) of the SGX-ST Listing Manual.

5 **Aggregation of IPTs**

3% of the Group’s latest audited net tangible assets is S\$130.2 million. Taking into account the values of the above IPTs, the aggregate value of all transactions with the IPs under SHLG during the financial year ending 30 June 2026 (“**FY2026**”) is S\$288 million, of which S\$225 million relates to the aggregate value of the Joint Ventures. The total value of all IPTs entered into by the Group for FY2026 is S\$374 million.

6 **Financial Impact**

The above IPTs are not expected to have any material effect on the net tangible assets per share or earnings per share of GuocoLand for FY2026.

7 **Audit Committee Statement**

The Audit and Risk Committee (“**ARC**”) of GuocoLand, having reviewed the terms of the PMSAs is of the view that the PMSAs are on normal commercial terms and are not prejudicial to the interests of GuocoLand and its minority shareholders.

The ARC of GuocoLand has previously reviewed the terms of the respective joint venture agreements and formed the view that the risks and rewards of the Joint Ventures (including any loan(s) extended/to be extended by the joint venture partners (“**JV Partners**”)) are in proportion to the equity of each JV Partner; and the terms of the Joint Ventures (including the provision of any loan(s) by the JV Partners) are not prejudicial to the interests of GLL and its minority shareholders.

8 **Interests 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 IPTs.

By Order of the Board

Ng Chooi Peng
Group Company Secretary
30 June 2026