GuocoLand Limited (Reg. No. 197600660W)

JOINT VENTURE WITH INTERESTED PERSON
IN RELATION TO THE LAND PARCEL AT BERLAYAR DRIVE, SINGAPORE

GuocoLand Limited ("**GuocoLand**") wishes to announce that the tender submitted by its wholly-owned subsidiary, GuocoLand (Singapore) Pte. Ltd. ("**GLS**"), together with Intrepid Investments Pte. Ltd. ("**Intrepid**") (the "**Parties**") for a land parcel at Berlayar Drive, Singapore (the "**Land Parcel**") has been accepted by the Urban Redevelopment Authority of Singapore at a bid price of S$576,778,554.

Details of the Land Parcel are as follows:

(a)	Address	:	Berlayar Drive, now known as Land Parcel 1011
(b)	Tenure	:	99 years
(c)	Site Area	:	25,263.2 sqm
(d)	Land Use Zoning	:	Residential

The Land Parcel is located within District 4 in the Bukit Merah Planning Area and has the potential to yield up to 416 private residential units. It enjoys excellent connectivity, being situated close to Telok Blangah MRT station on the Circle Line, which is just one stop from HarbourFront Interchange station, providing access to both the Circle and North-East Lines.

The interest holdings of GLS and Intrepid in the Land Parcel are 40% and 60% respectively (the "**Agreed Proportion**").

For the purpose of the aforesaid tender, the Parties had entered into a memorandum of general agreement ("**MOGA**"). Pursuant to the terms of the MOGA, the rights and obligations of the Parties in the joint venture ("**JV**") for the acquisition, development and dealing of the Land Parcel will be participated by the Parties in the Agreed Proportion.

Intrepid is a wholly-owned subsidiary of Hong Leong Holdings Limited ("**HLHL**") which is in turn a subsidiary of Hong Leong Investment Holdings Pte. Ltd. ("**HLIH**"). As HLIH is a controlling shareholder of GuocoLand, Intrepid would be regarded as an interested person of GuocoLand within the meaning of Rule 904(4) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The Audit and Risk Committee of GuocoLand, having reviewed the interested person transaction, is of the view based on the terms of the MOGA, that:

- the risks and rewards of GLS and Intrepid in the JV are in proportion to their respective equity participation; and the terms of the JV are not prejudicial to the interests of GuocoLand and its minority shareholders; and

- the provision of any loan(s) by GLS and Intrepid is in proportion to their respective equity participation in the JV and on the same terms; and the provision of the loan(s) is not prejudicial to the interests of GuocoLand and its minority shareholders.

The entering into the MOGA and JV is not expected to have any material effect on the net tangible assets per share or earnings per share of GuocoLand for the current financial year ending 30 June 2027.

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 shareholder(s) of GuocoLand has any interest, direct or indirect, in the aforesaid transaction.

By Order of the Board

NG CHOOI PENG
Group Company Secretary
7 August 2026