偉合控股有限公司
WEE HUR HOLDINGS LTD.
(UEN: 200619510K)
(Incorporated in the Republic of Singapore)

ESTABLISHMENT OF WEE HUR PBSA FUND III B

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1. INTRODUCTION

1.1. The board of directors (the "**Board**" or the "**Directors**") of Wee Hur Holdings Ltd. (the "**Company**", and together with its subsidiaries, the "**Group**") refers to the announcements released by the Company on 22 October 2025 (the "**22 October Announcement**") and 3 November 2025 (the "**3 November Announcement**") (collectively, the "**Previous Announcements**") in relation to the establishment of WHF3A and proposed disposal of the Grenfell Property ("**Proposed Disposal**") respectively.

1.2. Unless otherwise defined, all terms and references used herein shall bear the same meanings ascribed to them in the Previous Announcements.

1.3. The Board wishes to announce that Wee Hur Capital Pte. Ltd., a wholly owned subsidiary of the Company ("**WH Capital**") had, on 7 November 2025, entered into, amongst other things:

(a) a trust deed (the "**Trust Deed**") with Perpetual (Asia) Limited ("**PAL**") (in its capacity as trustee of WHF3B) in relation to the establishment of Wee Hur PBSA Fund III B ("**WHF3B**"); and

(b) an investment management agreement (the "**IMA**") with PAL (in its capacity as trustee of WHF3B) in relation to the provision of fund management services to WHF3B, by WH Capital (the "**Provision of Fund Management Services**"),

1.4. WHF3B is established as a parallel fund alongside WHF3A to invest in the Head Trust.

1.5. While it was previously announced in the 22 October Announcement that WHF3B was intended to be wholly owned by an independent and unrelated party, WHF3B will now instead be owned as to 98.33% by independent and unrelated parties who have agreed to pay an amount of no less than A$5,900,000 to the Head Trust as their committed contribution to the capital of the Head Trust. The remaining 1.67% in WHF3B will be held by the Company (through the Sponsor).

1.6. Save for the above, all other information contained in the Previous Announcements remain unchanged.

2. INFORMATION ON WHF3B

2.1. Pursuant to the terms of Trust Deed, WHF3B was established with WH Capital as its manager (the "**Fund Manager**") and PAL as trustee. Wee Hur (Australia) Pte Ltd is the sponsor of WHF3B ("**Sponsor**").

2.2. The directors of the Fund Manager are Mr Goh Yeow Lian, Mr Goh Yew Tee and Mr Goh Yeo Hwa, who are also directors of the Company. Mr Goh Wee Ping, the Chief Executive Officer of WH Capital, is the son of Mr Goh Yeow Lian.

2.3. The directors of the Sponsor are Mr Goh Yeow Lian, Mr Goh Yew Tee, Mr Goh Yeo Hwa and Mr Goh Yew Gee.

Sub-trusts of WHF3A and WHF3B

2.4. As set out in the 22 October Announcement, WHF3A and WHF3B will each subscribe for, and hold, 90.48% and 9.52% of the unitholding in WH PBSA Trust III ("**Head Trust**") respectively.

2.5. The Head Trust will similarly subscribe for and hold 100% unitholding in WH Mid Trust III ("**Mid Trust**"), which will in turn hold 100% unitholding in WH Grenfell Trust 1 ("**Grenfell Trust**").

2.6. WHF3A and WHF3B, through the abovementioned sub trusts, will acquire the property located at 188 Grenfell Street, Adelaide SA 5000 (the "**Grenfell Property**") from Anchor Urban Development Pty Limited ("**ACUD**"), an 80% owned Australian subsidiary of the Company (with the remaining 20% owned by WM (PBSA 3) Pte. Ltd.[1] (the "**Proposed Disposal**"). Please refer to paragraphs 4, 5 and 6 of the 22 October Announcement and the 3 November Announcement for more information regarding the Proposed Disposal.

Placement Exercise

2.7. Similar to WHF3A, WHF3B will undertake a private placement exercise for the purpose of raising funds for its PBSA development in Australia (the "**Placement Exercise**"). The Placement Exercise will also be undertaken by WHF3B in reliance of exemption of offers for units under the Securities and Futures Act 2001, details of which are set out in paragraph 3 of this announcement. As such, WHF3B is not authorised or recognised by the Monetary Authority of Singapore ("**MAS**") and no prospectus has been or will be registered by WHF3B with the MAS. The Placement Exercise is not accompanied by an advertisement making an offer of the Units or calling attention to the offer of the Units or intended offer of the Units and no commission, fee or other selling or promotion expenses is payable by WHF3B to any party in connection with the Units, other than for those incurred for administrative or professional services.

2.8. It is intended that the units in WHF3B (the "**Units**") will be offered to the Company (through the Sponsor) as well as independent and unrelated third party investors.

3. THE COMMITTED CAPITAL PURSUANT TO THE TRUST DEED

3.1 Pursuant to the terms of the Trust Deed,

3.1.1. the total amount agreed to be paid by the holders (the "**Holders**") to WHF3B (whether or not yet paid) as its committed contribution to the capital of WHF3B (the "**Committed Capital**") is an aggregate amount of not less than A$6,000,000, consisting of:

(a) in respect of the Sponsor, an amount not less than A$100,000; and

(b) in respect of the rest of the independent and unrelated holders (the "**Other Holders**"), an aggregate amount of up to A$5,900,000.

3.1.2. the resultant interest of the Holders upon completion of such subscription (the "**Resultant Interest**"), are as follows:

(a) 100 Units, each denominated at A$1,000 (the "**Sponsor Units**") for an aggregate amount of A$100,000, which will result in the Company (through the Sponsor) holding 1.67% unitholding in WHF3B (the "**Subscription of the Sponsor Units**"); and

(b) 5,900 Units, each denominated at A$1,000 for an aggregate amount of A$5,900,000, which will result in the Other Holders holding 98.33% unitholding in WHF3B (the "**Subscription of Units by Other Holders**").

[1] WM (PBSA 3) Pte. Ltd. is an entity held as to 90% equity interests by Mr. Goh Yeow Lian, Mr Goh Yew Tee, Mr Goh Yeo Hwa and Mr Goh Yew Gee, who are also directors of the Company (the "**Goh Directors**") and their Associates[1]. The remaining 10% is held by Sua Investment Pte. Ltd., an entity wholly owned by an Associate of the Goh Directors and her immediate family.

(collectively, the "**Subscription of Units in WHF3B**")

3.2. Varying amounts of the Committed Capital are to be drawn down in accordance with the projected schedule set out in the Trust Deed between 28 November 2025 and 31 July 2027 which may be amended by the Fund Manager in writing in its sole and absolute discretion from time to time.

3.3. The Units will be issued progressively in accordance with the said projected schedule, and may include fractional units.

3.4. Following the Subscription of Units in WHF3B, the Company will retain an indirect 20.16%[2] stake in the Grenfell Property, with the remaining 46.34%[3] to be held by Other Holders and 33.50%[4] to be held by the Goh Directors and their Associates[5].

4. CAUTION IN TRADING

Shareholders are advised to exercise caution before making any decision in respect of their dealings in the shares of the Company. Shareholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

5. RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this Announcement constitutes full and true disclosure of all material facts about the establishment of WHF3B, the Subscription of Units in WHF3B, and the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Announcement misleading. Where information in this Announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Announcement in its proper form and context.

By Order of the Board

Dr. Foo Say Mui Bill
Lead Independent Director
7 November 2025

[2] The Company will hold: (a) a 22.11% stake in WHF3A, which will in turn hold a 90.48% stake in the Head Trust; and (b) a 1.67% stake in WHF3B, which will in turn hold a 9.52% stake in the Head Trust.
[3] Other Holders will hold: (a) a 40.87% stake in WHF3A, which will in turn hold a 90.48% stake in the Head Trust; and (b) a 98.33% stake in WHF3B, which will in turn hold a 9.52% stake in the Head Trust.
[4] The Goh Directors and their Associates will hold a 37.03% stake in WHF3A, which will in turn hold a 90.48% stake in the Head Trust.
[5] Given that the 22 October Announcement stated WHF3B was intended to be wholly owned by an independent and unrelated party, it also indicated that following the Proposed Disposal and the Resultant Interest in WHF3A, the Company would retain an indirect 20% stake in the Grenfell Property, with 38.98% to be held by Other Holders and 33.50% by the Goh Directors and their Associates.