

RESPONSES TO QUERIES FROM SHAREHOLDERS ON THE ANNUAL GENERAL MEETING (“AGM”) TO BE HELD ON 23 APRIL 2026

The Board of Directors of Hock Lian Seng Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to the queries raised by shareholders of the Company in relation to the Company’s AGM for the financial year ended 31 December 2025 (“**FY2025**”) and appends the replies as follows:

Question 1:

From the 2025 sustainability report, the accident severity rate has increased to 38.9, compared to 2024's 2.83. Would the company be able to elaborate more on this substantial increase?

The Company acknowledges the increase in the Accident Severity Rate (“**ASR**”) to 38.9 in FY2025. This metric reflects the number of man-days lost to workplace accidents per million man-hours worked.

While both FY2024 and FY2025 recorded only one recordable injury each (as noted on pages 25 and 26 of the respective Sustainability Reports), the increase in ASR is due to the higher number of man-days lost from that single incident.

The Company remains committed to enhance our safety protocols and prevent recurrence.

Question 2:

In 2021, the company had given a response to SIAS (dated 21st April 2021) and I quote the company's response to question 2(iv): "Land acquisition for the short to mid term will not focus on industrial assets unless these are business parks or are on freehold land". With the 88mil acquisition of a piece of Pioneer Road land, it seems like the company's industrial property development strategy and viewpoint has changed since then, especially on the south-west part of the island?

The Company appreciates the shareholder's close attention to our strategic disclosures. Our 2021 response to SIAS reflected a priority at that time to focus on business parks and freehold assets, as the Group was holding S\$99.7 million in completed leasehold development property as at 31 December 2020, compared to a Group's shareholders' fund of \$203.6 million. Business parks were also doing well at that point.

Since then, our holdings of completed leasehold development property have reduced substantially, through gradual disposal, to S\$51.0 million as at 31 December 2025. Over the last few years, based on our observation, the occupancy rates of business parks have decrease whilst multi-user properties continue to attract interest.

The review of business strategies against operating environment must be continuous and the Group must remain nimble especially in the current uncertain and volatile environment. Projects undertaken (civil engineering, property development and investments) are carefully evaluated based on their risks and return, without overly elevating the Group's risk profile.

Question 3:

Civil engineering ("CE")

- i) The order book for the CE segment as at 31/12/2025 is S\$390 million. What is the estimated amount to be completed and recognized as revenue in FY2026?
- ii) How does management mitigate the elevated cost pressures aggravated by the impact of the conflict in the Middle East, and to what extent the increased costs can be passed through to the customers?
 - i) The estimated revenue for FY2026 will depend on the construction progress (revenue is recognized on a percentage completion basis) of the Aviation Park and Serangoon North Station projects. The Group expects revenue for civil engineering for FY2026 to be comparable to FY2025, barring unforeseen circumstances.
 - ii) Across the construction industry, cost pressures are primarily driven (besides manpower cost) in recent times fuel costs (such as diesel and bitumen), other costs like steels, aluminum and concrete have been volatile in recent years.

Both Aviation Park and Serangoon North Station are awarded by the Land Transport Authority, these contracts include material price fluctuation clauses for rebars and concrete, which help to mitigate some of the cost increases. In addition, the Group is looking to tap on the recent ex-gratia cost-sharing measures for diesel and bitumen announced by the Building and Construction Authority on 7 April.

Question 4:

Development Properties

- (i) Property at Pioneer Road (28,058 sq m, ~ 270 units). The sale of these units is expected to be in early 2027. Can the management share some insights on the impact of the Middle East conflict on the construction costs and completion timeline, as well as on the demand side for this project?
- (ii) How many units remain unsold for the Shine@TuasSouth and the Gambas Avenue projects respectively as at 31 December 2025?
 - i) At this stage, the Group has not experienced any material impact arising from the Middle East conflict on our project timeline. As this project is still in the design and submission stage, the construction cost pressure is not obvious now. Some cost pressure for the short term is expected and the Group stands ready to manage this.

On the demand side, we remain cautiously optimistic. The project is well-situated and we believe demand for quality industrial properties in Singapore will attract investment interest, supported by underlying economic activity.

We will continue to monitor developments closely and take appropriate measures to mitigate any potential impact.
 - ii) As of 31 December 2025, the number of unsold units stood at 61 for Shine@TuasSouth and 6 for Ark@Gambas.

Question 5:

Dividend Policy

Does the company adopt a formal dividend policy, and if no, would the company consider to implementing one?

Please refer to “Dividend policy” in the Corporate Governance report.

By Order of the Board

Cheok Hui Yee
Company Secretary
17 April 2026