

NOTICE OF VALUATION OF REAL ASSETS

Date of Valuation	Name of Valuer	Description of Property	Tenure of Land	Valuation
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	Novena Square 238/A/B Thomson Road (excluding #01-38) Singapore 307683/4/5	99-Year Lease from 1997	S\$1,488,400,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	United Square 101 Thomson Road Singapore 307591	Freehold	S\$1,153,300,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	Odeon 331 and 333 North Bridge Road Singapore 188720/1	999-Year Lease from 1827	S\$687,300,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	One Upper Pickering 1 Upper Pickering Street Singapore 058288	99-Year Lease from 2008	S\$237,700,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	Retained interest in The Plaza 7500A/E Beach Road Singapore 199591/5	99-Year Lease from 1968	S\$184,276,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	Retained interest in Lots 627C and 1105N Town Subdivision 27 (Formerly known as Faber House) 230 Orchard Road Singapore 238854	Freehold	S\$263,500,000 (‘As is’ market value in its condition as a development site)
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	Chinatown Point #24-09/10 133 New Bridge Road Singapore 059413	99-Year Lease from 1980	S\$4,500,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	Eunos Warehouse Complex #01-09, #01-10 & #04-10 1 Kaki Bukit Road 2 Singapore 417835	60-Year Lease from 1982	S\$2,785,000
TOTAL				S\$4,021,761,000

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31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	PARKROYAL COLLECTION Pickering 3 Upper Pickering Street Singapore 058289	99-Year Lease from 2008	S\$521,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Pan Pacific Orchard 10 Claymore Road Singapore 229540	Freehold	S\$457,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	PARKROYAL on Beach Road 7500C Beach Road Singapore 199593	99-Year Lease from 1968	S\$222,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Pan Pacific Serviced Suites Orchard 96 Somerset Road Singapore 238163	Freehold	S\$163,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Pan Pacific Serviced Suites Beach Road 7500B Beach Road Singapore 199592	99-Year Lease from 1968	S\$128,000,000
TOTAL				S\$1,491,000,000

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31/12/2025	CBRE Limited	One Bishopsgate Plaza (including Pan Pacific London) 150 Bishopsgate London, EC2M 4JY United Kingdom	Freehold	£281,070,000
31/12/2025	CBRE Limited	120 Holborn Midtown London, EC1N 2TD United Kingdom	Freehold	£145,600,000
31/12/2025	CBRE Limited	110 High Holborn Midtown London, WC1V 6JS United Kingdom	Part Freehold / Part 999-Year Lease from 1999	£68,600,000
TOTAL				£495,270,000

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31/12/2025	Jones Lang LaSalle Advisory Services Pty Limited	Pan Pacific Melbourne 2 Convention Centre Place, South Wharf Melbourne, Victoria Australia	99-Year Lease from 2009	A\$204,000,000
31/12/2025	Jones Lang LaSalle Advisory Services Pty Limited	PARKROYAL Darling Harbour 150 Day Street, Sydney New South Wales Australia	Freehold	A\$160,250,000
31/12/2025	Jones Lang LaSalle Advisory Services Pty Limited	PARKROYAL Melbourne Airport 42 Arrival Drive Melbourne Airport Tullamarine, Victoria Australia	Leasehold till 2047, with a further option available until 2096	A\$125,000,000
31/12/2025	Jones Lang LaSalle Advisory Services Pty Limited	Pan Pacific Perth 207 Adelaide Terrace Perth, Australia	Freehold	A\$129,500,000
31/12/2025	Jones Lang LaSalle Advisory Services Pty Limited	PARKROYAL Parramatta 30 Phillip Street, Parramatta New South Wales, Australia	Freehold	A\$86,500,000
TOTAL				A\$705,250,000

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31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	PARKROYAL COLLECTION Kuala Lumpur Jalan Sultan Ismail 50250 Kuala Lumpur Malaysia	Freehold	RM348,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	PARKROYAL Serviced Suites Kuala Lumpur No. 1 Jalan Nagasari Off Jalan Raja Chulan 50200 Kuala Lumpur Malaysia	Freehold	RM184,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	PARKROYAL Penang Resort No. 80 Jalan Batu Ferringhi 11100 Batu Ferringhi Penang Malaysia	Freehold	RM206,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Pan Pacific Serviced Suites Kuala Lumpur Jalan Sultan Ismail 50250 Kuala Lumpur Malaysia	99-Year Leasehold expiring in 2080	RM215,000,000
TOTAL				RM953,000,000

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31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Pan Pacific Jakarta Jalan M.H. Thamrin No 10 Jakarta Indonesia 10230	Leasehold, expiring in 2038 (extendable)	IDR858,400,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	PARKROYAL Serviced Suites Jakarta Jalan M.H. Thamrin No 10 Jakarta Indonesia 10230	Leasehold, expiring in 2038 (extendable)	IDR832,800,000,000
TOTAL				IDR1,691,200,000,000