SUNTAR ECO-CITY LIMITED
(Company Registration No. 200613997H)
(Incorporated in the Republic of Singapore)

ENTRY INTO JOINT VENTURE AGREEMENT

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1. INTRODUCTION

The Board of Directors (the "**Board**") of Suntar Eco-City Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that the Company's wholly-owned subsidiary, Wuping Suntar Eco-City Development Co., Ltd. ("**Wuping Suntar**"), has on 7 September 2026 entered into a shareholders' agreement (the "**Agreement**") with Hainan Suiji Technology Co., Ltd. ("**Hainan Suiji**") and Boyida (Shanghai) Health Technology Co., Ltd. ("**Boyida**") in relation to the establishment of a joint venture company in Hainan Province, the People's Republic of China ("PRC"), namely Zhuzhilan (Hainan) Technology Co., Ltd. ("**Zhuzhilan**") (the "**Joint Venture**").

Zhuzhilan has a registered capital of RMB112.5 million and will be held as to 40% by Wuping Suntar, 30% by Hainan Suiji and 30% by Boyida.

2. INFORMATION ON THE JOINT VENTURE PARTNERS

The information relating to Hainan Suiji and Boyida in this section was provided by the respective joint venture partners and has not been independently verified by the Company.

Hainan Suiji is a limited liability company incorporated in the PRC and is principally engaged in digital technology and related technology services.

Boyida is a limited liability company incorporated in the PRC and is principally engaged in health and wellness and related technology services.

To the best of the Company's knowledge, Hainan Suiji and Boyida are independent third parties and are not related to the Company, its Directors or controlling shareholders or their respective associates.

3. SALIENT TERMS OF THE AGREEMENT

3.1 Registered Capital and Shareholding

Shareholder	Capital Contribution (RMB million)	Equity Interest
Wuping Suntar	45.00	40%
Hainan Suiji	33.75	30%
Boyida	33.75	30%
Total	**112.50**	**100%**

The parties shall initially contribute 50% of their respective subscribed capital. Accordingly, Wuping Suntar's initial capital contribution will be RMB22.5 million. The remaining capital contribution shall be made pro rata pursuant to a shareholders' resolution of Zhuzhilan.

3.2 Board Composition and Management

The board of directors of Zhuzhilan shall comprise three directors, with each shareholder entitled to nominate one director. The director nominated by Wuping Suntar shall serve as the chairman of the board and legal representative of Zhuzhilan. The general manager shall be nominated by Hainan Suiji, while the finance officer shall be nominated by Boyida.

3.3 Funding of the Joint Venture

The Group's investment in the JV Company will be funded through the Group's internal resources.

4. RATIONALE FOR THE JOINT VENTURE

The Joint Venture provides the Group with an opportunity to participate in property development activities in Hainan Province, PRC, together with the joint venture partners. The Board believes that the Joint Venture is in line with the Group's existing property development business and provides an opportunity to further develop its property development activities in the PRC.

5. FINANCIAL EFFECTS

The Joint Venture is not expected to have any material impact on the net tangible assets per share or earnings per share of the Group for the financial year ending 31 December 2026.

6. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

None of the Directors or substantial shareholders of the Company has any interest, direct or indirect, in the Joint Venture, save through their respective interests in the Company (if any).

7. DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the Agreement will be available for inspection during normal business hours at the registered office of the Company for a period of three months from the date of this announcement.

BY ORDER OF THE BOARD

Dr Lan Weiguang
Non-Independent Non-Executive Director

8 September 2026