

HOTEL GRAND CENTRAL LIMITED
(Company Registration No. 196800243H)
(Incorporated in the Republic of Singapore)

NOTICE OF VALUATION OF PROPERTIES

Pursuant to Rule 703 of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Board of Directors of Hotel Grand Central Limited (the “**Company**”, together with the subsidiaries as the “**Group**”) wishes to announce that the Group has obtained new independent valuations as of 31 December 2025, for all hotels owned by the Group.

The valuations summarized below are reflected in the financial statements of the Company for the year ended 31 December 2025.

Singapore

Date of valuation	Description of Property	Valuation	Name of Valuer
31 Dec 2025	Hotel Grand Central Singapore Freehold Land at Orchard Road, with 10 level hotel building, 264 guestrooms.	S\$236,000,000	Cushman & Wakefield
31 Dec 2025	Hotel Chancellor @ Orchard Singapore Leasehold Land at Orchard Road, with 10 level hotel building, 488 guestrooms.	S\$347,300,000	Cushman & Wakefield

Australia

Date of valuation	Description of Property	Valuation	Name of Valuer
31 Dec 2025	Hotel Grand Chancellor Brisbane Land with 12 levels hotel building, 230 guestrooms.	A\$55,500,000	JLL
31 Dec 2025	Hotel Grand Chancellor Melbourne Land with 17 levels hotel building, 160 guestrooms.	A\$37,600,000	JLL
31 Dec 2025	Hotel Grand Chancellor Launceston Land with 7 levels hotel building, 165 guestrooms.	A\$23,750,000	JLL
31 Dec 2025	Hotel Grand Chancellor on Hindley, Adelaide Land with 14 levels hotel building, 220 guestrooms.	A\$37,100,000	JLL

Date of valuation	Description of Property	Valuation	Name of Valuer
31 Dec 2025	The Chancellor on Currie, Adelaide Land with 8 levels hotel building, 64 guestrooms.	A\$13,600,000	JLL
31 Dec 2025	Hotel Grand Chancellor, Hobart Land with 13 levels hotel building and a concert hall with a seating capacity for 1,086 people, 244 guestrooms.	A\$136,750,000	JLL
31 Dec 2025	Hotel Grand Chancellor Townsville Land with 20 levels hotel building, 200 guestrooms.	A\$19,500,000	JLL

New Zealand

Date of valuation	Description of Property	Valuation	Name of Valuer
31 Dec 2025	James Cook Hotel Grand Chancellor Wellington Hotel building comprising of two towers of 6 levels and 11 levels respectively with 269 guestrooms.	NZ\$62,000,000	CBRE Limited
31 Dec 2025	Hotel Grand Chancellor Auckland Hotel building comprising of 11 levels with 191 guestrooms.	NZ\$72,000,000	CBRE Limited
31 Dec 2025	Hotel Grand Chancellor Auckland City Reception area, 65 hotel units and 23 car parks.	NZ\$23,715,000	CBRE Limited

Malaysia

Date of valuation	Description of Property	Valuation	Name of Valuer
31 Dec 2025	Hotel Grand Crystal Kedah Land with 6 levels hotel building, 155 guestrooms.	RM15,000,000	PPC International Penang

China

Date of valuation	Description of Property	Valuation	Name of Valuer
31 Dec 2025	Hotel Grand Central Sihui Land with 16 levels hotel building, 216 guestrooms.	RMB61,104,000	Zhaoqing Zhonglian Assets Appraisal Co., Ltd

Copies of the valuation reports for the above properties are available for inspection at the Registered Office at 22 Cavenagh Singapore 229617 during normal office hours for a period of three months from the date hereof.

By Order of the Board

Yoo Loo Ping
Company Secretary

27 February 2026