

**GOVERNMENT ACQUISITION OF THE GROUP'S LAND IN THE PEOPLE'S REPUBLIC OF CHINA**

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The board of directors (the “**Board**” or the “**Directors**”) of Raffles Education Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that the Company’s subsidiary, Langfang Hezhong Education Consulting Co., Ltd. (formerly known as Langfang Hezhong Real Estate Development Co., Ltd.) (“**Hezhong**”) has received a notice (the “**Notice**”) from the Langfang Economic and Technological Development Zone Natural Resources and Planning Bureau (“**Langfang Planning Bureau**”) that in accordance with Article 58(1) of the Land Administration Law of the People’s Republic of China and in order to implement the urban planning needs of Langfang Development Zone and to promote urban development and construction, the government shall implement the re-possession of its land located on both sides of Li Siguang Road, Gu'an County, Langfang City, Hebei Province with an area of approximately 499 mu (the “**Land**”) (the “**Proposed Government Acquisition**”).

The Board has been informed by Hezhong that Hezhong had, on 27 January 2026, responded to the Notice stating that they would cooperate earnestly in accordance with Chinese laws and regulations and that they stand ready to engage with the Langfang Planning Bureau regarding the specific details of the Proposed Government Acquisition. The Notice does not set out the terms, conditions or other material details of the Proposed Government Acquisition, and Hezhong has indicated that it will engage with the Langfang Planning Bureau.

As at the date of this announcement, the Group has not received any further details from the Langfang Planning Bureau and is therefore unable at this time to assess and disclose the impact of the Proposed Government Acquisition on the Group. Based on the latest audited financial statements of the Group for the financial year ended 30 June 2025, the book value of the Land as at 30 June 2025 was RMB 639,225,229 (equivalent to S\$ 113,783,369).

Shareholders and potential investors are advised to exercise caution in trading their shares and are advised to read this announcement, and any further announcements by the Company carefully. Shareholders should consult their stockbrokers, solicitors or other professional advisors if they have any doubts about the action they should take.

The Company will continue to keep shareholders updated and make further announcement(s) as and when there are material developments in relation to the foregoing.

By Order of the Board  
**RAFFLES EDUCATION LIMITED**

29 January 2026