PRESS RELEASE

Wee Hur Breaks Ground at Lowood, Its First Land Subdivision Project in Queensland

- Civil works have begun at Woodline, a 358-lot land subdivision at Lowood, about 40 km west of Brisbane and the first of Wee Hur's Australian land projects to reach construction.
- The works will prepare the lots for titling and settlement, with the first batch of titles expected in 2H2027.
- The project is supported through a partnership with Metricon Homes, which will facilitate house-and land package sales and acquisition of remaining title lots.
- Lowood leads a South East Queensland land pipeline that includes Cryna, where the Group is seeking Development Approval for more than 2,000 residential lots.



Aerial view of the Lowood site, Queensland

Singapore, 12 November 2026 – SGX Mainboard-listed Wee Hur Holdings Limited ("Wee Hur" or the "Group") [伟合控股有限公司] is pleased to announce the start of civil works at Woodline, its first greenfield land subdivision project, in Lowood, Queensland. The Group holds a 36.07% interest in the project through Lowood One Pty Ltd, a joint venture with Woodline Properties and WM Australia. The project is being undertaken in collaboration with Bacena Property as development manager and Metricon Homes, one of Australia's leading home builders, as building partner. Under the project's sales arrangement, Metricon will facilitate the sale of residential lots through house-and-land packages and acquire any remaining titled lots not sold to end buyers.

A ground-breaking ceremony was held on site on 12 November 2026, attended by Mr Shayne Neumann MP, Federal Member for Blair, Mr Peter William Scott, Chief Executive Officer of

Wee Hur Australia, together with the Group's project partners, Bacena Property as development manager and Metricon Homes as building partner.

Lowood received Development Approval for 358 residential lots in 2025. The civil works will deliver the internal roads and essential infrastructure required for the lots to be titled and subsequently transferred to buyers. The first batch of titles are expected in 2H2027.

Under the project's sales arrangement, individual lots will be sold to home buyers or, where no end buyer has been secured, acquired by Metricon Homes.

Accordingly, revenue from Lowood's residential lot sales will be recognised upon settlement and transfer of title to the respective buyers.

A Growing Land Subdivision Platform in South East Queensland

Wee Hur has invested in Australian real estate since 2014, including the development of its Y Suites student accommodation portfolio. In 2023, the Group extended its Australian platform into greenfield land subdivision, focusing on growth corridors in South East Queensland where demand for housing land continues to run ahead of supply. The business builds on the Group's development experience and is delivered alongside established local partners, including development managers and home builders.

The Group acquires broadacre land, and creates value by securing Development Approval and completing civil works to deliver titled residential lots. Depending on the project and market conditions, the Group may monetise its investments through progressive lot sales, partial divestments or outright project sales, enabling capital to be recycled into new opportunities.

For Lowood, the Group is pursuing a progressive lot-sales model, supported by its arrangement with Metricon Homes.

Lowood is the first project to reach construction. It will be followed by Cryna, comprising three land parcels approximately 70 km south of Brisbane held through joint ventures, where the Group is seeking Development Approval for more than 2,000 residential lots, expected in the second half of 2027. Together, the two projects provide the Group with a multi-year pipeline of residential lot developments in South East Queensland.

Demand for Housing Land in South East Queensland

South East Queensland will need almost 900,000 new homes by 2046 to house an additional 2.2 million residents, according to the Queensland Government's regional plan[1]. Land supply has not kept pace. Greenfield lot sales across the region fell 7% to about 10,175 in 2025, a

[1]Source: Queensland Government, *ShapingSEQ 2023: South East Queensland Regional Plan*, December 2023. https://planning.qld.gov.au/planning-framework/plan-making/regional-planning/south-east-queensland-regional-plan

decline the Urban Development Institute of Australia attributes to limited supply rather than weaker demand[2]. The region's median lot price reached a record A$549,000 in the September 2026 quarter, up 13.2% year on year, with the neighbouring Ipswich corridor up 23.5% to A$542,000[3].

"South East Queensland is one of Australia's fastest-growing regions, with sustained demand for new housing and build-ready residential land. Breaking ground at Lowood marks an important milestone for Wee Hur as we move from securing development approvals towards delivering titled lots and realising value from our investment.

Working alongside experienced local partners such as Bacena Property and Metricon Homes, we are building a scalable land subdivision business that complements our established Australian real estate platform. With Lowood progressing and Cryna in the pipeline, we see significant opportunities to grow this business over the coming years." – **Mr Peter Scott, Chief Executive Officer, Wee Hur (Australia) Pte. Ltd.**

END

About Wee Hur Holdings Limited ("Wee Hur") [伟合控股有限公司]

Founded in 1980 and listed on the SGX Mainboard since 2008, Wee Hur Holdings Ltd is an integrated real estate and investment platform with deep capabilities across the real estate built environment and investment value chains.

Wee Hur's businesses span construction, property development, hospitality operations, real estate fund management and alternative investments, combining operating expertise with disciplined capital allocation to develop, own and grow enduring businesses. Its diversified portfolio includes large-scale workers' accommodation, purpose-built student accommodation, an international school and a hotel, providing exposure to real assets, operating platforms and emerging sectors.

With an established presence across Singapore, Australia and Hong Kong, Wee Hur draws on its track record, execution capabilities and long-term perspective to pursue opportunities that create sustainable value for shareholders and stakeholders.

For more information, please visit https://weehur.com.sg/.

Release issued on behalf of Wee Hur Holdings Limited by Financial PR

For more information, please contact:

Kamal SAMUEL: kamal@financialpr.com.sg

Rishika TIWARI: rishika@financialpr.com.sg

Naomi MOGRELIA: naomi@financialpr.com.sg

Tel: (65) 6438 2990

[2]Source: Urban Development Institute of Australia, *State of the Land 2026*, March 2026. https://udia.com.au/wp-content/uploads/2026/03/State-of-The-Land-2026-Final-Report.pdf

[3]Source: Oliver Hume Research, September quarter 2026 land sales data, as reported in *The Urban Developer*, 30 October 2026. https://www.theurbandeveloper.com/articles/seq-land-prices-hit-record-defying-rate-hikes-as-supply-crunch-bites