



偉合控股有限公司

WEE HUR HOLDINGS LTD.

(UEN: 200619510K)

(Incorporated in the Republic of Singapore)

NOTICE OF RECENT VALUATION OF PROPERTIES

The Board of Directors (the “**Board**”) of Wee Hur Holdings Ltd. (the “**Company**” and together with its subsidiaries, the “**Group**”) wish to update the shareholders of the Company that in accordance with the Group's accounting policies, a valuation exercise has been conducted on the following properties of the Group on an open market value for existing use basis:

A) Investment Property owned by Subsidiary

| Active System Engineering Pte. Ltd. | |
|--|---|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : Knight Frank Pte Ltd |
| Description of Property | : Tuas View Dormitory, 70 Tuas South Avenue 1, Singapore 637285 |
| Fair Value | : S\$47,000,000 |

B) Investment Properties owned by Joint Venture

| The Trust Company (Australia) Limited ATF WH Buranda Trust | |
|---|--|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : CBRE Valuations Pty Limited |
| Description of Property | : UniLodge Park Central, 8 Gillingham Street, Woolloongabba, Brisbane, Queensland 4102 |
| Market Value/ Fair Value | : A\$281,000,000 (equivalent to approximately S\$253,349,600) |
| The Trust Company (Australia) Limited ATF WH Gray Street Trust | |
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : CBRE Valuations Pty Limited |
| Description of Property | : UniLodge City Gardens, 105 Gray Street, Adelaide, South Australia 5000 |
| Market Value/ Fair Value | : A\$129,400,000 (equivalent to approximately S\$116,667,040) |

The Trust Company (Australia) Limited ATF WH Abeckett Trust

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|--------------------------|---|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : CBRE Valuations Pty Limited |
| Description of Property | : Y Suites on A'Beckett, 183-189 A'Beckett Street, Melbourne VIC 3000 |
| Market Value/ Fair Value | : A\$237,800,000 (equivalent to approximately S\$214,400,480) |

The Trust Company (Australia) Limited ATF WH Waymouth Trust

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|--------------------------|---|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : CBRE Valuations Pty Limited |
| Description of Property | : Y Suites on Waymouth, 128 Waymouth Street, Adelaide, South Australia 5000 |
| Market Value/ Fair Value | : A\$133,600,000 (equivalent to approximately S\$120,453,760) |

The Trust Company (Australia) Limited ATF WH Moore Trust

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|--------------------------|---|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : Savills Valuations Pty Ltd |
| Description of Property | : Y Suites on Moore, 7-9 Moore Street, Canberra ACT 2601 |
| Market Value/ Fair Value | : A\$199,950,000 (equivalent to approximately S\$180,274,920) |

The Trust Company (Australia) Limited ATF WH Regent Trust

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|---|--|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : Savills Valuations Pty Ltd |
| Description of Property | : Y Suites on Regent, 100 Regent Street, Redfern, NSW 2016 |
| Market Value as is subject to vacant possession | : A\$188,470,000 ⁽¹⁾ (equivalent to approximately S\$169,924,552) |

The Trust Company (Australia) Limited ATF WH Gibbons Trust

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|-------------------------|--|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | : Savills Valuations Pty Ltd |
| Description of Property | : Y Suites on Gibbons, 13, 15 Gibbons Street, Redfern NSW 2016 |

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|--------------------------|---|
| Market Value/ Fair Value | : A\$229,950,000 (equivalent to approximately S\$207,322,920) |
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C) Investment Property owned by Associate

| The Trust Company (Australia) Limited ATF WH Redfern Trust | |
|---|---|
| Date of Valuation | : 31 December 2023 |
| Name of Valuer | Savills Valuations Pty Ltd |
| Description of Property | : Y Suites on Margaret, 104-116 Regent Street, Redfern, NSW 2016 |
| Fair Value | : A\$100,590,000 ⁽¹⁾ (equivalent to approximately S\$90,691,944) |

(1) The fair values have been adjusted to reflect a more accurate assessment of their intrinsic value, taking into account the cost to complete as at 31 December 2023.

Shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address @ general@weehur.com.sg.

The valuation reports are available for inspection until 31 May 2024.

By Order of the Board
Wee Hur Holdings Ltd.

Tan Ching Chek
Company Secretary
28 February 2024