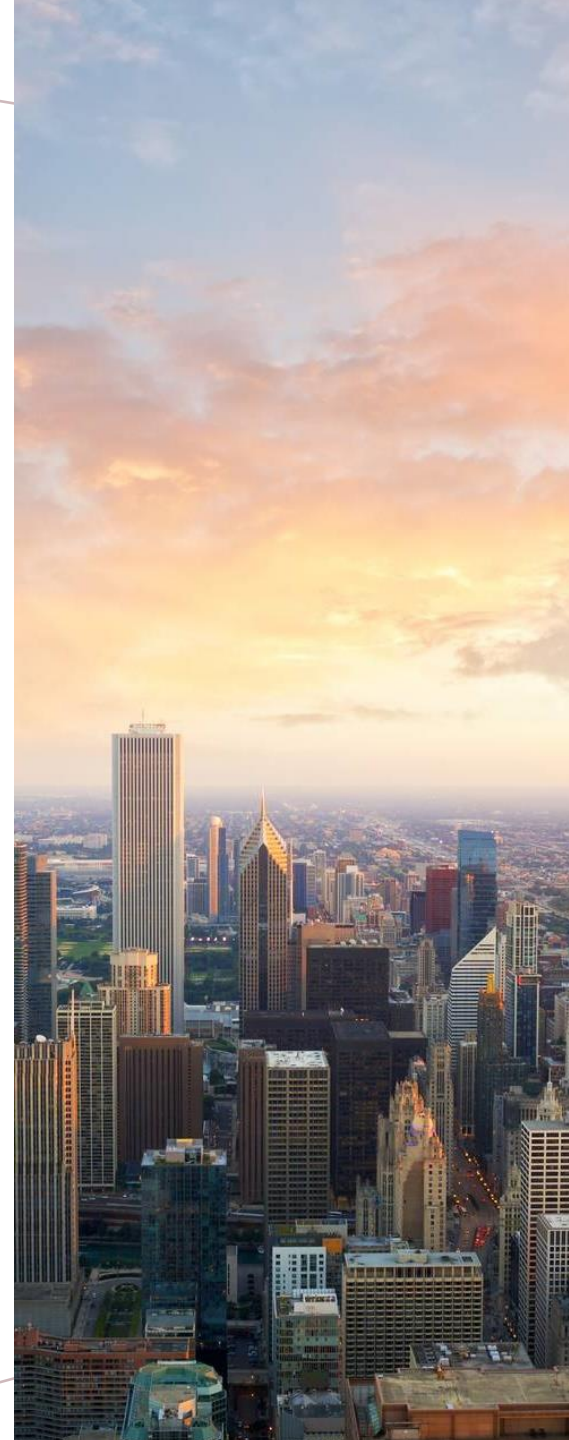


EXTRAORDINARY GENERAL MEETING

PRESENTATION SLIDES
26 APRIL 2024

CONTENTS

- General
- The Agenda of the EGM
- Resolution 1 – The Proposed Diversification
- Resolution 2 to 4 – Interested Person Transactions
- Directors' Recommendation



GENERAL

- The purpose of this PowerPoint presentation is to provide an overview of the Circular for shareholders to have a better understanding of the EGM before casting their votes.
- Shareholders are advised to run through the contents of the Circular before voting.
- Capitalised terms used in this PowerPoint presentation, unless otherwise defined, shall have the meanings ascribed to them in the Circular.

THE AGENDA OF THE EGM



THE AGENDA OF THE EGM

To seek shareholders' approval for the following resolutions:

Resolution 1: the Proposed Business Diversification

Resolution 2: the Proposed Disposal

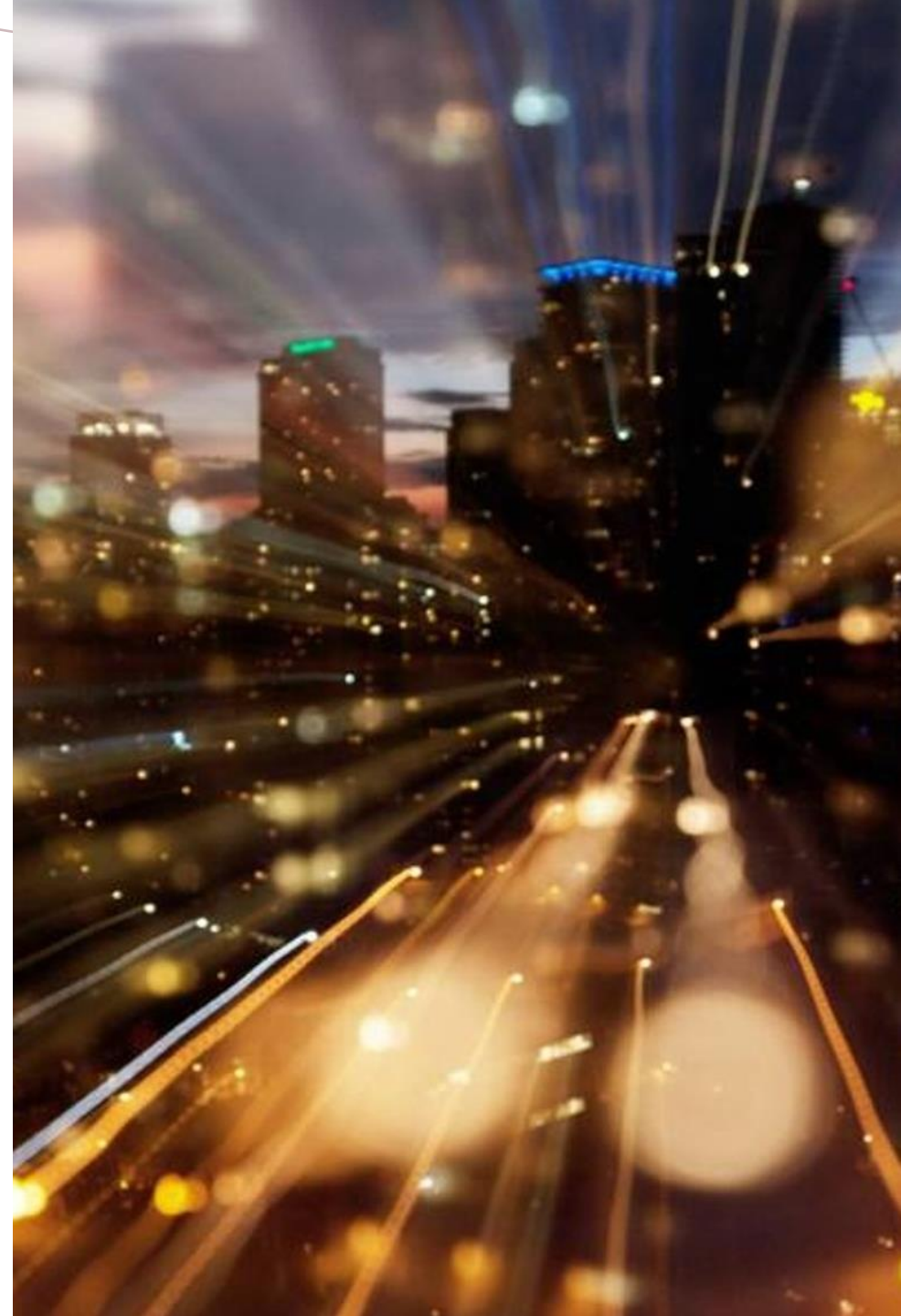
Resolution 3: the Proposed Joint Venture

Resolution 4: the Proposed Provision of Services

Ordinary Resolution 1 in relation to the Proposed Business Diversification is independent, while Resolutions 2,3 and 4 are inter-conditional.

Goh Directors and their respective Associates, will abstain from voting on Resolutions 2, 3 and 4.

RESOLUTION 1 –
THE PROPOSED DIVERSIFICATION



RESOLUTION 1 – THE PROPOSED DIVERSIFICATION

Existing 2 **Core Business** of the Group are:

- Construction Business
- Property Development Business

- The Group began with Construction Business in 1980, accumulating 44 years of experience. The Group made its initial public offering (IPO) on 30 January 2008.
- In 2009, shareholders approved diversification into Property Development Business.
- To seek shareholders' approval to include Fund Management Business and Alternative Investment Business as core businesses ("**New Core Businesses**") alongside our existing core business.

RESOLUTION 1 – THE PROPOSED DIVERSIFICATION

Fund Management Business

Background

On 15 March 2017, established wholly-owned subsidiary, WH Capital, for fund management activities in Australian real estate.

Its maiden fund, Wee Hur PBSA Master Trust (“**Fund I**”), an Australia-focused PBSA private trust, comprises seven properties with 5,662 beds across five major Australian cities.

In 2022, WH Capital successfully executed exit strategy by selling 49.9% stake in Fund I to Reco Weather Private Limited, a part of the GIC group. The partial disposal was completed on 20 April 2023.

Besides Fund I, WH Capital is managing Wee Hur PBSA Fund II which has a single asset in Sydney.

The Group intends to continue capitalising on PBSA opportunities in Australia and potentially expand into other jurisdictions.

RESOLUTION 1 – THE PROPOSED DIVERSIFICATION

Fund Management Business (continued)

Background (continued)

The total Assets Under Management (AUM) amount to approximately AUD1.5 billion.

Leveraging over 7 years of fund management expertise, network and proven track record, the Group intends to broaden this business segments. Therefore, we are seeking shareholders' approval to include Fund Management as our core business.

RESOLUTION 1 – THE PROPOSED DIVERSIFICATION

Alternative Investment Business

Background

Since 2018, The Group commenced its diversification into alternative investments spaces which includes venture capital, private credit and private equity, with focus on technology, sustainability, and education sectors.

On 14 April 2021 established wholly-owned subsidiary, KK39 to invest in venture capital funds and start-up companies.

As of 31 December 2023, invested S\$10,292,890 through KK39 in various equity funds and direct investments.

The Group gained experience and capabilities in full investment process, from sourcing to divestment, including due diligence, portfolio management, and support.

Leverage on the valuable experience gained over past years, the Group intends to expand this business. Therefore, we are seeking shareholders' approval to include Alternative Investment as our core business.

RESOLUTION 1 – THE PROPOSED DIVERSIFICATION

New Core Businesses

Rationale

Anticipate to increase revenue stream from New Core Businesses.

Revenue sources encompass recurring income from management fees and performance fees as well as capital gains from investments, profits from on-selling, and capital gains from land parcel investments.

Provide the Group with a more diversified business and stable revenue stream for future growth.

Place the Group in a better position to capitalise on the growth prospects of both the Singapore and overseas markets.

RESOLUTION 1 – THE PROPOSED DIVERSIFICATION

New Core Businesses (continued)

Others

Once Shareholders approve, transactions will consider as the ordinary course of the Group's business.

Please note even with shareholders' approval obtained, if the Company engages in its first major transaction with the New Businesses exceed 20% under Rule 1006 figures, shareholders' approval will be required for the transaction.



RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS

RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS



PIONEER LODGE

RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS

Background

On 1 April 2024, WH Dormitory, a wholly owned subsidiary, entered a Sale and Purchase Agreement with WM Soon Lee to dispose its 15% shareholding interest in ASD.

ASD is a private limited company incorporated in Singapore, with WH Dormitory holding 75% stake and TS Management owning the remaining 25%. It serves as a Special Purpose Vehicle for the Group's second Purpose-Built Dormitory, Pioneer Lodge, designed to accommodate up to 10,500 foreign workers.

WM Soon Lee is a private limited company incorporated in Singapore and its directors are Mr. Goh Yeow Lian, Mr. Goh Yew Tee and Mr. Goh Yeo Hwa.

The Goh Directors together with their Associates hold an aggregate of 74 ordinary shares, representing 74% of the issued and paid-up share capital of WM Soon Lee.

After completion, WH Dormitory will hold 60%, WM Soon Lee will hold 15%, and TS Management will hold the remaining 25%.

RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS

Background (continued)

JV Partners will provide shareholders' loans to ASD, in proportion to their shareholding interest, primarily to finance the construction and completion of Pioneer Lodge, as well as for land rental purposes.

Shareholders' Agreement ("**SHA**") will be entered, detailing financial and managerial arrangements for ASD.

Under the SHA, the Group will provide the following services to ASD:

- Construction Services of S\$138,500,000
- Project Management Services of S\$2,000,000
- Corporate Support Services of S\$144,000

The Proposed Disposal, Proposed Joint Venture as well as the Proposed Provision of Services fall under IPT under Chapter 9. Hence, we are seeking independent shareholders' approval for Resolution 2, 3, and 4, respectively.

RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS

The Value of IPTs

The value of the Proposed Disposal, Proposed Joint Venture and the Proposed Provision of Services will be S\$186,476,500, being the aggregate of

Resolution 2: S\$7,500 (value of the consideration under the Proposed Disposal);

Resolution 3: S\$33,180,000 (value of the Proposed Provision of Shareholders' Loans); and

Resolution 4: S\$153,289,000 (value of the Proposed Provision of Services).

RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS

Rationale

Construction costs have surged notably to adhere to new standards, alongside increases driven by the pandemic, high-interest rates, and geopolitical tensions. This resulted substantial increase of the equity required for completion of the ASD project.

The Group seeks to reduce its equity interest in ASD to alleviate funding pressures for ASD project.

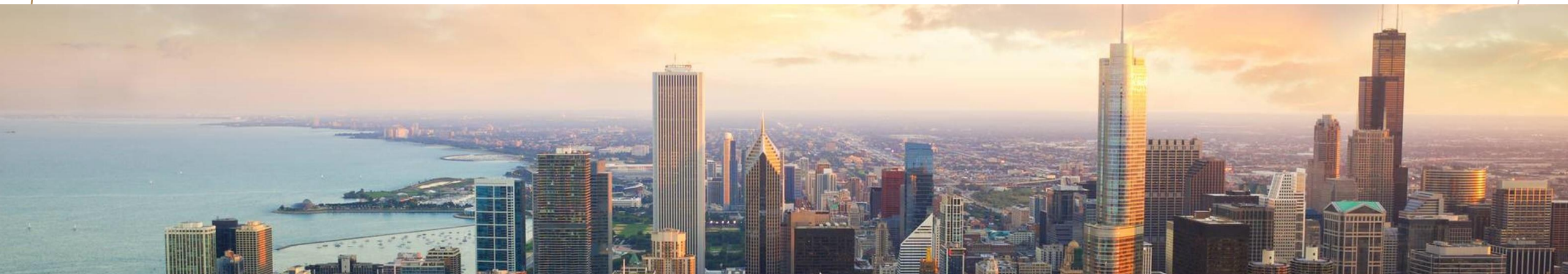
The Group is able to alleviate its financial burden for the costs incurred from the project's inception until the signing of the new tenancy agreement with BCA, as WM Soon Lee has agreed to reimburse these expenses in proportion to its shareholdings in ASD.

Reduction of the Company's stake in ASD would correspondingly reduce the Company's risk exposure.

RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS

OPINION OF THE IFA

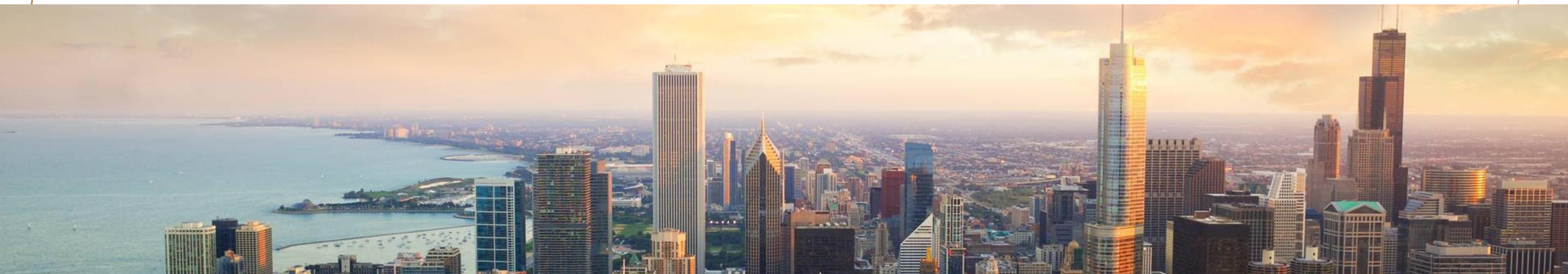
“We are of the opinion that the Proposed Disposal, the Proposed Joint Venture (including the provision of the shareholders’ loans) and the Proposed Provision of Services are on normal commercial terms and are not prejudicial to the interests of the Company and its minority shareholders.”



RESOLUTIONS 2 TO 4 – INTERESTED PERSON TRANSACTIONS

STATEMENT OF THE AUDIT COMMITTEE

The Audit Committee, having reviewed the terms of the Proposed Disposal and the Proposed Joint Venture, the rationale for the Proposed IPTs and all other relevant information set out in this circular, and having considered the advice of the IFA, concur with the IFA and are of the view that the Proposed Disposal, the Proposed Joint Venture and the Proposed Provision of Services are on normal commercial terms and are not prejudicial to the interests of the Company and its minority shareholders.



DIRECTORS' RECOMMENDATION

Goh Yeow Lian, Goh Yew Tee, Goh Yeo Hwa and Goh Yew Gee, being the interested persons who are members of the Board, have abstained from the Board's review and determination, and making recommendation to Shareholders, in relation to the Proposed Disposal, the Proposed Joint Venture and the Proposed Provision of Services.

Proposed Business Diversification: The Directors believe the Proposed Business Diversification is in the Company's best interests and recommend that Shareholders vote in favor.

Proposed Disposal: The Directors believe the Proposed Disposal is in the Company's best interests and recommend that Shareholders vote in favor.

Proposed Joint Venture: The Directors believe the Proposed Joint Venture is in the Company's best interests and recommend that Shareholders vote in favor.

Proposed Provision of Services: The Directors believe the Proposed Provision of Services is in the Company's best interests and recommend that Shareholders vote in favor.

CONTACT US

Wee Ping GOH

Chief Executive Officer

Wee Hur Capital Pte. Ltd.

Chief Investment Officer

Wee Hur Holdings Ltd.

Email: gohweeping@weehur.com.sg

Janet LIM

Chief Financial Officer

Wee Hur Holdings Ltd.

Email: janetlim@weehur.com.sg

HEAD OFFICE

39 Kim Keat Road

Wee Hur Building

Singapore 328814

Tel: (65) 6258 1002

Fax: (65) 6251 0039

www.weehur.com.sg

THANK YOU