GuocoLand Limited (Reg. No. 197600660W)
A Member of the Hong Leong Group

JOINT VENTURE WITH INTERESTED PERSONS
IN RELATION TO THE LAND PARCEL AT LENTOR CENTRAL, SINGAPORE

GuocoLand Limited ("**GuocoLand**") wishes to announce that the tender submitted by its wholly-owned subsidiary, GuocoLand (Singapore) Pte. Ltd. ("**GLS**"), together with Intrepid Investments Pte. Ltd. ("**Intrepid**") and TID Residential Pte. Ltd. ("**TIDR**") (collectively, the "**Parties**") for a land parcel at Lentor Central, Singapore (the "**Land Parcel**") has been accepted by the Urban Redevelopment Authority of Singapore at a bid price of S$657,100,000.

Details of the Land Parcel are as follows:

(a)	Address	:	Lentor Central, now known as Land Parcel 1002
(b)	Tenure	:	99 years
(c)	Site Area	:	15,925.8 sqm
(d)	Land Use Zoning	:	Residential

The Land Parcel is located within the Lentor Hills estate and is planned for a residential development of approximately 562 units. It enjoys excellent connectivity to Lentor Modern mall and Lentor Mass Rapid Transit (MRT) station, major expressways and the upcoming North-South Corridor. It is also close to various nature parks and reservoirs. Anderson Primary School, CHIJ St Nicholas Girls' School, various tertiary and international institutions are within proximity.

The interest holdings of GLS, Intrepid and TIDR in the Land Parcel are 50%, 40% and 10% respectively (the "**Agreed Proportion**").

For the purpose of the aforesaid tender, the Parties had entered into a memorandum of general agreement ("**MOGA**"). Pursuant to the terms of the MOGA, the rights and obligations of the Parties in the joint venture ("**JV**") for the acquisition, development and dealing of the Land Parcel will be participated by the Parties in the Agreed Proportion.

Intrepid is a wholly-owned subsidiary of Hong Leong Holdings Limited ("**HLHL**") whilst TIDR is a wholly-owned subsidiary of TID Pte. Ltd. which is in turn a subsidiary of HLHL. HLHL is a subsidiary of Hong Leong Investment Holdings Pte. Ltd. ("**HLIH**"). As HLIH is a deemed substantial shareholder of GuocoLand, Intrepid and TIDR would be regarded as interested persons of GuocoLand within the meaning of Rule 904(4) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The Audit and Risk Committee of GuocoLand, having reviewed the interested person transaction, is of the view based on the terms of the MOGA, that:

- the risks and rewards of GLS, Intrepid and TIDR in the JV are in proportion to their respective equity participation; and the terms of the JV are not prejudicial to the interests of GuocoLand and its minority shareholders; and

- the provision of any loan(s) by GLS, Intrepid and TIDR is in proportion to their respective equity participation in the JV and on the same terms; and the provision of the loan(s) is not prejudicial to the interests of GuocoLand and its minority shareholders.

The entering into the MOGA and JV is not expected to have any material effect on the net tangible assets per share or earnings per share of GuocoLand for the current financial year ending 30 June 2026.

Tan Sri Quek Leng Chan is a director and deemed substantial shareholder of GuocoLand. He is also a director and shareholder of HLHL as well as a director of HLIH. Mr Kwek Leng Hai is a director and shareholder of GuocoLand as well as a shareholder of HLHL.

Save as disclosed above, none of the directors or controlling shareholder(s) of GuocoLand has any interest, direct or indirect, in the aforesaid transaction.

By Order of the Board

Ng Chooi Peng
Group Company Secretary
6 March 2026