BAKER TECHNOLOGY LIMITED

(UEN No. 198100637D)
(Incorporated in the Republic of Singapore)

PREMISES AT 6 PIONEER SECTOR 1 SINGAPORE 628418 – ENHANCEMENT WORKS AND CONSOLIDATION OF OPERATIONS

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1. INTRODUCTION

1.1 The Board of Directors (the "**Board**" or "**Directors**") of Baker Technology Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to provide an update on its existing operating premises located at:

(a) 6 Pioneer Sector 1 Singapore 628418 (the "**6 Pioneer Sector Property**"), and

(b) 10 Jalan Samulun Singapore 629124 (the "**10 Jalan Samulun Property**").

1.2 As stated at page 83 of the Company's Annual Report 2025, the Company's leases for the 10 Jalan Samulun Property, and the premises at 12A Jalan Samulun Singapore 629131 (together with the 10 Jalan Samulun Property, the "**Jalan Samulun Properties**"), are due to expire in the course of 2026. The Company returned the latter to Jurong Town Council ("**JTC**") at the end of May 2026. For the 10 Jalan Samulun Property, which lease is due to expire at the end of 2026, the Company has already commenced discussions with JTC.

1.3 Shareholders are also aware that the Company has secured a long lease extension for the 6 Pioneer Sector Property until the end of 2043. With the return of the Jalan Samulun Properties to JTC, the Company's plan is to consolidate operations at the 6 Pioneer Sector Property (the "**Consolidation**"). In line with this, the Company has engaged a contractor to expand and enhance the existing facilities at the 6 Pioneer Sector Property (the "**Project**").

2. INFORMATION REGARDING THE 6 PIONEER PROPERTY AND THE PROJECT

2.1 With a land area of approximately 31,094 square metres and direct access to a waterfront, the 6 Pioneer Sector Property presently houses a purpose-built shipyard complex with workshops, stores, open fabrication space as well as an office facility.

2.2 The Project primarily involves the construction of a new office annex, which is expected to increase office floor space by around 70%, which will allow the Company's workforce to be consolidated at a single venue.

2.3 The Project is currently estimated to be completed between the second half of 2027 and the first half of 2028. To facilitate a seamless transition of operations to the 6 Pioneer Sector Property, the Company will explore with JTC the possibility of a short lease extension for the 10 Jalan Samulun Property, and the Company will provide an update if such extension is granted.

2.4 Based on current estimates and scope of work, the overall project cost is likely to be in the region of S$7 million, which the Company plans to fund with internal cash resources. The foregoing estimates and timeline remain subject to finalisation of project details, as well as all applicable regulatory and other clearances.

3. BENEFITS OF THE PROJECT AND THE CONSOLIDATION

3.1 The Company considers this the right time to undertake the Project as the Company will be able to continue reaping the benefits of the capital expenditure over the extended lease term of almost two decades. The Consolidation at these premises is expected to give rise to operational and other efficiencies in the longer term, such as lower lease expenses.

3.2 While production space will be proportionately reduced with the return of the Jalan Samulun Properties, the Company does not consider this to impede its overall strategy, as there are viable alternatives to help supplement production capacity. This could include tapping on offshore marine centres, which are purpose-built common-user fabrication facilities operated and managed by the Singapore ports, and the Company has experience in successfully leveraging such solutions previously.

By Order of the Board
Lim Mee Fun
Company Secretary
18 June 2026