

JOINT DEVELOPMENT DEED FOR INTEGRATED RESIDENTIAL AND COMMERCIAL SITE AT HOUGANG CENTRAL, SINGAPORE (“SITE”)

Further to the announcement dated 14 January 2026, the Board of Directors of UOL Group Limited (the “**Company**” or “**UOL**”) wishes to announce that Horizon Residential Pte. Ltd. (a joint venture company effectively held by UOL (30%), Singapore Land Group Limited (10%), Kheng Leong Company (Private) Limited (10%) and CapitaLand Group Pte. Ltd. (50%)) (the “**Residential SPV**”) and Horizon Commercial Trustee Pte. Ltd., in its capacity as trustee of Horizon Commercial Trust (a wholly owned sub-trust of CapitaLand Integrated Commercial Trust) (the “**Commercial SPV**”), have today entered into the joint development deed (“**JDD**”) in relation to the development of the Site (“**Project**”).

The JDD sets out the responsibilities of Residential SPV and Commercial SPV in relation to the Project, including (i) their respective interest in the development based on the market value of the residential units and commercial unit under the Project as at the tender submission date as determined by an agreed valuer, and (ii) agreements on development costs.

Residential SPV shall own and be responsible at its own cost for developing the residential component of the Site, as well as the observance, performance and discharge of all obligations, duties and liabilities which relate exclusively to residential component, while Commercial SPV shall own and be responsible at its own cost for developing the commercial component of the Site, as well as the observance, performance and discharge of all obligations, duties and liabilities which relate exclusively to commercial component.

In addition, Residential SPV and Commercial SPV shall jointly undertake the rest of the Project and share such costs in accordance with the JDD or as may be mutually agreed between them.

Submitted by Yeong Sien Seu, Company Secretary on 9 February 2026 to the SGX