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JOINT VENTURE WITH TIANJIN SHUNHUA TO DEVELOP LAND PLOTS IN TIANJIN, CHINA

Keppel Ltd. (the “**Company**”) wishes to announce that it has, through its wholly-owned subsidiaries, Keppel Hong Da (Tianjin Eco-City) Property Development Co., Ltd (吉宝鸿达(天津生态城)房地产开发有限公司) (“**KHD**”) and Changzhou Fushi Real Estate Development Co., Ltd. (常州富士房地产开发有限公司) (“**Changzhou Fushi**”), entered into an equity transfer and cooperation framework agreement (“**Framework Agreement**”) with Tianjin Shunhua Real Estate Construction Management Co., Ltd (天津顺华建设管理有限公司) (“**Tianjin Shunhua**”), to jointly develop 19 plots of land located in Tianjin Eco-City Northern District, China (“**Northern District Project**”).

Pursuant to the Framework Agreement, Tianjin Shunhua agreed to pay KHD a total consideration of approximately RMB 503.3 million (approximately S\$92.8 million¹) subject to completion adjustments (“**Consideration**”) for a 30% equity stake (“**Relevant Stake**”) in Tianjin Fulong Property Development Co., Ltd (天津市富龙房地产开发有限公司) (“**Fulong**”) (the “**Divestment**”), developer of the Northern District Project. The Consideration will be paid in cash over two tranches.

In connection with the Divestment, Fulong will extend a loan to Tianjin Shunhua amounting to approximately RMB 402.7 million (approximately S\$74.2 million¹) (“**Loan**”) with interest charged at prevailing five-year loan prime rate, subject to yearly review.

The Consideration was arrived at on a willing buyer, willing seller basis taking into account, among others the adjusted net asset value of the Relevant Stake, based on the agreed value of the Project attributable to the Relevant Stake, which was approximately RMB 503.3 million (approximately S\$ 92.8 million) as at 31 March 2025.

Completion of the Divestment is expected to be after various conditions have been satisfied, including receipt of the Consideration and the transfer of the Relevant Stake. Following completion of the Divestment, KHD’s equity stake in Fulong will be reduced from 51% to 21%, Changzhou Fushi will continue to hold a 49% equity stake in Fulong and Tianjin Shunhua will hold a 30% equity stake in Fulong.

The partial divestment of Fulong is part of Keppel’s asset monetisation programme and strategy to collaborate with an experienced real estate partner for the development of large scale projects such as the Northern District Project.

PROFORMA FINANCIAL EFFECTS

Based on the latest audited financial statements for the Company for the financial year ended 31 December 2024 (“**FY2024**”) and taking into account the estimated divestment gain and remeasurement gain of the 70% retained equity stake in Fulong:

- (a) had the Divestment been completed on 31 December 2024, the net tangible asset per share as at 31 December 2024 would have increased from S\$5.12 (before the Divestment) to S\$5.20 (after the Divestment); and
- (b) had the Divestment been completed on 1 January 2024, the earnings per share for FY2024 would have increased from 51.6 cents (before the Divestment) to 60.2 cents (after the Divestment).

INTEREST OF DIRECTORS AND NON-CONTROLLING SHAREHOLDERS

None of the directors and controlling shareholders of the Company has any interest, direct or indirect, in the Acquisition, other than through their shareholding interests, if any, in the Company.

23 April 2025

¹ For the purposes of this announcement, an exchange rate of RMB 1 to S\$0.1843 is used for reference only.