WEE HUR HOLDINGS LTD.

(Incorporated in Singapore. UEN: 200619510K)

INTERIM FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT (UNAUDITED)

For the six months ended 30 June 2026

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Contents

WEE HUR HOLDINGS LTD.

A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Note	Group **6 months ended 30 June 2026 $'000**	6 months ended 30 June 2025 $'000	Change %
Revenue	3	**163,557**	155,968	5
Cost of sales		**(92,593)**	(71,651)	29
Gross profit		**70,964**	84,317	(16)
Other income				
– Interest		**5,341**	4,548	17
– Others	4	**5,078**	6,233	(19)
Other gains and losses				
– Impairment loss on financial assets		**(94)**	–	N.M
– Others	5	**33,520**	(11,925)	N.M
Net loss from fair value adjustment on investment properties		**(39,771)**	(10,917)	264
Expenses				
– Administrative	6	**(17,024)**	(14,961)	14
– Distribution and marketing	7	**(381)**	(775)	(51)
– Finance	8	**(7,236)**	(4,515)	60
Share of profit/(loss) from investments in associates and joint ventures		**4,713**	(25)	N.M
Profit before income tax		**55,110**	51,980	6
Income tax expense	9	**(8,710)**	(8,866)	(2)
Total profit for the interim period		**46,400**	43,114	8

WEE HUR HOLDINGS LTD.

A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Note	Group **6 months ended 30 June 2026 $'000**	 6 months ended 30 June 2025 $'000	 Change %
Other comprehensive income/(loss):				
Items that may be reclassified subsequently to profit or loss				
Currency translation differences arising from consolidation – gain/(loss)		**2,469**	(105)	N.M
Items that will not be reclassified subsequently to profit or loss				
Currency translation differences arising from consolidation - loss		**(1)**	–	N.M
Financial assets, at FVOCI				
– Fair value gains – equity investments		**565**	–	N.M
Other comprehensive income/(loss), net of tax		**3,033**	(105)	N.M
Total comprehensive income		**49,433**	43,009	15
Profit attributable to:				
Equity holders of the Company		**45,286**	38,661	17
Non-controlling interests		**1,114**	4,453	(75)
		46,400	43,114	8
Total comprehensive income attributable to:				
Equity holders of the Company		**48,320**	38,556	25
Non-controlling interests		**1,113**	4,453	(75)
		49,433	43,009	15
Earnings per share for profit attributable to equity holders of the Company (cent per share)				
Basic and diluted earnings per share		**4.93**	4.21	17

N.M - Not meaningful

B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		30 June 2026	31 December 2025	**30 June 2026**	31 December 2025
		$'000	$'000	**$'000**	$'000
ASSETS					
Current assets					
Development properties	10	**39,840**	62,909	**–**	–
Trade and other receivables		**123,727**	127,494	**5,420**	8,062
Loan receivables		**65,358**	58,712	**53,305**	35,486
Derivative financial instruments	11	**–**	2,883	**–**	2,883
Cash and bank balances		**236,419**	250,820	**54,774**	97,980
		465,344	502,818	**113,499**	144,411
Non-current assets					
Property, plant and equipment	12	**27,670**	27,607	**1,279**	716
Investment properties	13	**175,268**	204,658	**–**	–
Investment in subsidiaries		**–**	–	**57,911**	57,911
Investment in associates		**37,338**	32,806	**15,334**	15,334
Investment in joint ventures		**38,997**	4,402	**1,309**	1,309
Financial assets, at FVPL	14	**204,872**	175,651	**13,925**	1,193
Financial assets, at FVOCI	15	**90,557**	73,040	**–**	–
Deferred income tax assets		**10,928**	13,583	**576**	523
Trade and other receivables		**8,027**	7,086	**1,940**	1,912
Loan receivables		**154,521**	174,126	**534,993**	516,765
		748,178	712,959	**627,267**	595,663
Total assets		**1,213,522**	1,215,777	**740,766**	740,074
LIABILITIES					
Current liabilities					
Current income tax liabilities		**10,420**	9,963	**–**	57
Trade and other payables		**128,507**	134,914	**42,937**	47,824
Derivative financial instruments	11	**2,405**	–	**2,405**	–
Borrowings and lease liabilities	16	**26,008**	62,665	**173**	134
		167,340	207,542	**45,515**	48,015
Non-current liabilities					
Deferred income tax liabilities		**2,149**	2,434	**–**	–
Other payables		**37,125**	42,215	**35,205**	33,103
Borrowings and lease liabilities	16	**332,729**	327,004	**203,591**	202,819
		372,003	371,653	**238,796**	235,922
Total liabilities		**539,343**	579,195	**284,311**	283,937
NET ASSETS		**674,179**	636,582	**456,455**	456,137
EQUITY					
Capital and reserves attributable to equity holders of the Company					
Share capital	17	**125,733**	125,733	**125,733**	125,733
Currency translation reserve		**34**	(2,435)	**–**	–
Fair value reserve		**2,071**	1,506	**–**	–
Retained profits		**559,650**	523,557	**330,722**	330,404
		687,488	648,361	**456,455**	456,137
Non-controlling interests		**(13,309)**	(11,779)	**–**	–
Total equity		**674,179**	636,582	**456,455**	456,137

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C. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY

	Note	← Attributable to equity holders of the Company → Share capital $'000	Currency translation reserve $'000	Fair value reserve $'000	Retained profits $'000	Total $'000	Non-controlling interests $'000	Total equity $'000
Group								
2026								
Balance as at 1 January 2026		**125,733**	**(2,435)**	**1,506**	**523,557**	**648,361**	**(11,779)**	**636,582**
Profit for the interim period		–	–	–	45,286	45,286	1,114	46,400
Other comprehensive income/(loss) for the interim period *		–	2,469	565	–	3,034	(1)	3,033
Total comprehensive income for the interim period		**–**	**2,469**	**565**	**45,286**	**48,320**	**1,113**	**49,433**
Disposal of interest in non-controlling interests		–	–	–	–	–	(43)	(43)
Dividends paid	19	–	–	–	(9,193)	(9,193)	(2,600)	(11,793)
Total transaction with owners, recognised directly in equity		**–**	**–**	**–**	**(9,193)**	**(9,193)**	**(2,643)**	**(11,836)**
Balance as at 30 June 2026		**125,733**	**34**	**2,071**	**559,650**	**687,488**	**(13,309)**	**674,179**
2025								
Balance as at 1 January 2025		**125,733**	**(3,671)**	**–**	**531,430**	**653,492**	**8,566**	**662,058**
Profit for the interim period		–	–	–	38,661	38,661	4,453	43,114
Other comprehensive loss for the interim period *		–	(105)	–	–	(105)	–	(105)
Total comprehensive (loss)/income for the interim period		**–**	**(105)**	**–**	**38,661**	**38,556**	**4,453**	**43,009**
Dividends paid	19	–	–	–	(71,701)	(71,701)	(2,000)	(73,701)
Total transaction with owners, recognised directly in equity		**–**	**–**	**–**	**(71,701)**	**(71,701)**	**(2,000)**	**(73,701)**
Balance as at 30 June 2025		**125,733**	**(3,776)**	**–**	**498,390**	**620,347**	**11,019**	**631,366**

* Details of other comprehensive income/(loss) have been included in the consolidated statement of comprehensive income.

D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	Group	
		6 months ended 30 June 2026	6 months ended 30 June 2025
		$'000	$'000
Cash flows from operating activities			
Total profit for the interim period		**46,400**	43,114
Adjustments for:			
– Income tax expense		**8,654**	8,866
– Interest income		**(5,341)**	(4,548)
– Distribution income from fund investments, classified as financial assets at FVPL		**(2,335)**	–
– Finance expenses		**7,236**	4,515
– Depreciation		**868**	1,194
– Fair value (gain)/loss on financial assets, at FVPL		**(10,108)**	5,774
– Fair value loss on derivative financial instruments		**5,287**	85
– Fair value loss on investment properties		**39,771**	10,917
– Gain on disposal of a subsidiary		**(9,354)**	–
– Gain on disposal of plant and equipment		**–**	(10)
– Gain on disposal of financial assets, at FVPL		**(1,010)**	(51)
– Reversal of impairment loss on development property		**(3)**	–
– Impairment loss on financial assets		**94**	–
– Unrealised currency translation (gain)/loss		**(1,293)**	1,074
– Share of (profit)/loss of associates and joint ventures		**(4,713)**	25
		74,153	70,955
Change in working capital:			
– Trade and other receivables		**6,154**	(61,477)
– Development properties		**17,839**	26,761
– Trade and other payables		**(3,560)**	25,280
Cash generated from operations		**94,586**	61,519
Income tax paid		**(5,908)**	(3,549)
Withholding tax paid		**(191)**	(257)
Net cash provided by operating activities		**88,487**	57,713

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D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	Group	
		6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Cash flows from investing activities			
Additions to property, plant and equipment		**(930)**	(223)
Additions to investment properties		**(14,713)**	(69,612)
Purchase of financial assets, at FVPL		**(19,176)**	(11,080)
Purchase of financial assets, at FVOCI		**(16,165)**	(19,109)
Disposal of plant and equipment		**–**	3
Disposal of financial assets, at FVPL		**1,656**	778
Disposal of a subsidiary		**5,562**	–
Investment in an associate		**(2,184)**	(9)
Investment in joint ventures		**(27,018)**	–
Redemption of units in joint venture		**–**	94,421
Repayment of loan from an associate		**–**	3
Repayment of loan from a joint venture		**29,237**	2,792
Repayment of loan from a related party		**18,000**	–
Loans to associates		**(501)**	–
Loans to joint ventures		**(15,422)**	(39,058)
Loans to a non-related party		**(15,958)**	–
Interest received		**3,406**	3,152
Distributions received from a joint venture		**2,104**	195,741
Distributions received from fund investments, classified as financial assets at FVPL		**2,324**	–
Net cash (used in)/provided by investing activities		**(49,778)**	157,799
Cash flows from financing activities			
Dividends paid to equity holders of the Company	19	**(9,193)**	(71,701)
Dividends paid to non-controlling interests		**(2,600)**	(2,000)
Interest paid		**(7,754)**	(4,532)
Bank deposit pledged		**–**	(34,011)
Proceeds from borrowings		**10,758**	73,293
Proceeds from related parties' loan		**–**	9,543
Repayment of borrowings		**(26,777)**	(29,596)
Repayment of joint venture's loan		**(1,295)**	–
Repayment of related parties' loan		**(3,082)**	–
Principal payment of lease liabilities		**(15,204)**	(14,487)
Net cash used in financing activities		**(55,147)**	(73,491)
Net (decrease)/increase in cash and cash equivalents		**(16,438)**	142,021
Cash and cash equivalents			
Beginning of interim period		**250,820**	101,849
Effects of currency translation on cash and cash equivalents		**2,037**	(764)
End of interim period		**236,419**	243,106
Cash and bank balances per consolidated statement of financial position		**236,419**	277,117
Less: cash restricted in use		**–**	(34,011)
Cash and cash equivalents per consolidated statement of cash flows		**236,419**	243,106

E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. General Information

Wee Hur Holdings Ltd. (the "**Company**") is listed on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and incorporated and domiciled in Singapore. The registered office is 39 Kim Keat Road, Wee Hur Building, Singapore 328814.

The principal activity of the Company is an investment holding company.

The principal activities of its subsidiaries, joint ventures and associates are building construction, workers' dormitory, property development, building and operating Purpose-Built Student Accommodation ("**PBSA**") and international school, fund management services, leasing of commercial properties, leasing of non-financial intangible assets (e.g., patents, trademarks, brand names etc) and venture capital activities.

The unaudited condensed interim consolidated financial statements are presented in thousands of Singapore Dollars ($'000) unless otherwise stated.

2. Basis of preparation

This unaudited condensed interim consolidated financial statements for the six months ended 30 June 2026 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore.

The unaudited condensed interim consolidated financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2025 ("**FY2025**"), which have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("**SFRS(I)s**").

The unaudited condensed interim consolidated financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for FY2025.

2.1 New and amended standards adopted by the Group

On 1 January 2026, the Group has adopted the new or amended SFRS(I) and Interpretations of SFRS(I) ("**INT SFRS(I)**") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I) and INT SFRS(I).

The adoption of these new or amended SFRS(I) and INT SFRS(I) did not result in substantial changes to the Group's accounting policies and had no material effect on the amounts reported for the current or prior financial years.

2.2 Use of judgements and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income, and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for FY2025.

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

3. Revenue

	Group	
	6 months ended 30 June 2026	6 months ended 30 June 2025
	$'000	$'000
Rental income	**63,307**	41,992
Revenue from contracts with customers		
– Building construction	**67,242**	25,623
– Property development	**29,904**	47,004
– Fund management	**2,697**	40,311
– PBSA operation	**407**	1,038
	100,250	113,976
Total revenue	**163,557**	155,968

(a) Disaggregation of revenue from contracts with customers

The Group derives revenue from the transfer of services at point in time and over time in Singapore and Australia.

	At a point in time	Over time	Total
	$'000	$'000	$'000
6 months ended 30 June 2026			
Revenue from contracts with customers			
Building construction			
– Singapore	–	67,242	67,242
Property development			
– Singapore	884	29,020	29,904
Fund management			
– Singapore	–	2,697	2,697
PBSA operation			
– Australia	–	407	407
	884	**99,366**	**100,250**

3. Revenue (continued)

(a) Disaggregation of revenue from contracts with customers (continued)

	At a point in time $'000	Over time $'000	Total $'000
6 months ended 30 June 2025			
Revenue from contracts with customers			
Building construction			
– Singapore	–	25,623	25,623
Property development			
– Singapore	3,427	43,577	47,004
Fund management			
– Singapore	38,391	1,841	40,232
– Australia	–	79	79
PBSA operation			
– Australia	–	1,038	1,038
	41,818	**72,158**	**113,976**

(b) Geographical information

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Singapore	**163,150**	154,851
Australia	**407**	1,117
Total revenue	**163,557**	155,968

4. Other income - others

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Ancillary income	**1,333**	988
Distribution income from fund investments, classified as financial assets at FVPL	**2,335**	–
Gain on disposal of discontinued operations	**–**	4,278
Government grant income	**166**	110
Rental income	**460**	634
Others	**784**	223
	5,078	6,233

In the prior year, the gain on disposal of discontinued operations arose from the final completion of Tranche 3 of the partial disposal of a 9.9% unitholding in Wee Hur PBSA Master Trust ("**Fund I**") to Reco Weather Private Limited. Tranche 3 was completed on 1 April 2025.

5. Other gains and losses - others

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Fair value gains/(losses)		
– Financial assets, at FVPL	**10,108**	(5,774)
– Derivative financial instruments	**(5,287)**	(85)
Gain on disposal		
– Financial assets, at FVPL	**1,010**	51
– Plant and equipment	**–**	10
– Subsidiary	**9,403**	–
Realised gain on derivative financial instruments	**12,002**	184
Reversal of impairment loss on development property	**3**	–
Currency exchange gains/(losses)	**6,281**	(6,311)
	33,520	(11,925)

The Group recognised a gain on disposal following the partial disposal of its subsidiary, Lowood One Pty Ltd ("**Lowood One**"), whereby 49.9% of the Group's existing 70.0% equity interest was sold, reducing its effective shareholding from 70.0% to 35.1%. Consequently, the Group ceased to control Lowood One which was deconsolidated and subsequently accounted for as an investment in a joint venture.

6. Administrative expenses

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Depreciation of property, plant and equipment	**692**	879
Employee compensation	**10,040**	10,246
Legal and other professional fee	**3,154**	1,159
Lease expenses	**2,311**	1,645
Office expenses	**827**	1,032
	17,024	14,961

7. Distribution and marketing expenses

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Advertisement and marketing	**–**	176
Automobile	**42**	47
Commission	**12**	63
Entertainment	**85**	66
Travelling	**242**	423
	381	775

8. Finance expenses

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Interest expense		
– Bank borrowings	**1,518**	2,686
– Medium term notes	**4,402**	–
– Lease liabilities	**1,113**	1,829
– Others	**203**	–
Amount recognised in profit or loss	**7,236**	4,515

9. Income tax expense

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Tax expense attributable to profit is made up of:		
– Profit for the interim period		
Current income tax		
– Singapore	**5,616**	6,739
Current withholding tax		
– Foreign	**283**	275
Deferred income tax	**2,644**	1,955
– Under/(over) provision in prior financial years		
– Current income tax	**167**	(103)
Tax expense	**8,710**	8,866

10. Development properties

	Group	
	30 June 2026 $'000	31 December 2025 $'000
Property held-for-sale	**1,569**	2,019
Properties held-for-sale in the process of development	**38,271**	60,890
	39,840	62,909

The cost of development properties recognised as an expense and included in "Cost of sales" is $28,836,000 (30 June 2025: $40,134,000). Development properties amounting to $Nil (31 December 2025: $19,765,000) are mortgaged for credit facilities granted to the Group.

11. Derivative financial instruments

	Group and Company	
	Contract notional amount $'000	Fair value (liability)/asset $'000
30 June 2026		
– Currency forwards	**139,589**	**(2,405)**
31 December 2025		
– Currency forwards	139,568	2,883

12. Property, plant and equipment

During the six months ended 30 June 2026, the Group acquired assets amounting to $930,000 (31 December 2025: $1,237,000) and disposed of assets with costs amounting to $Nil (31 December 2025: $399,000).

13. Investment properties

	Group	
	30 June 2026 $'000	31 December 2025 $'000
Beginning of interim period/financial year	**204,658**	185,946
Additions		
– Acquisition	**10,215**	88,521
– Capitalised expenditure	**265**	409
Disposal	**–**	(20,781)
Net fair value loss recognised in profit or loss	**(39,771)**	(49,425)
Currency translation differences	**(99)**	(12)
End of interim period/financial year	**175,268**	204,658

14. Financial assets, at FVPL

	Group		Company	
	30 June 2026 $'000	31 December 2025 $'000	**30 June 2026 $'000**	31 December 2025 $'000
Non-current				
Beginning of interim period/financial year	**175,651**	33,476	**1,193**	2,932
Additions	**19,176**	140,688	**12,674**	–
Disposals	**(646)**	(767)	**–**	–
Fair value gain/(loss)	**10,108**	4,458	**58**	(1,739)
Currency translation differences	**583**	(2,204)	**–**	–
End of interim period/financial year	**204,872**	175,651	**13,925**	1,193

14. Financial assets, at FVPL (continued)

The information gives a summary of the significant geographical concentrations within the investment portfolio including Level 3 securities:

	Group		Company	
	30 June 2026 $'000	31 December 2025 $'000	**30 June 2026 $'000**	31 December 2025 $'000
Unquoted equity and convertible note investment in corporations and fund investments				
Based on Country				
Australia	**119,726**	114,465	**1,193**	1,193
Singapore	**45,849**	36,017	**–**	–
United Kingdom	**12,732**	–	**12,732**	–
British Overseas Territory	**9,838**	8,715	**–**	–
Korea	**9,777**	9,700	**–**	–
United States of America	**5,865**	5,700	**–**	–
Indonesia	**647**	706	**–**	–
Luxembourg	**438**	348	**–**	–
	204,872	175,651	**13,925**	1,193

15. Financial assets, at FVOCI

	Group		Company	
	30 June 2026 $'000	31 December 2025 $'000	**30 June 2026 $'000**	31 December 2025 $'000
Non-current				
Beginning of interim period/financial year	**73,040**	–	**–**	–
Additions	**16,165**	73,868	**–**	–
Disposals	**–**	(1,031)	**–**	–
Fair value gain	**565**	1,506	**–**	–
Currency translation differences	**787**	(1,303)	**–**	–
End of interim period/financial year	**90,557**	73,040	**–**	–

The information gives a summary of the significant geographical concentrations within the investment portfolio including Level 3 securities:

	Group		Company	
	30 June 2026 $'000	31 December 2025 $'000	**30 June 2026 $'000**	31 December 2025 $'000
Unquoted equity investment in corporations and fund investments				
Based on Country				
Singapore	**46,048**	43,062	**–**	–
British Overseas Territory	**31,080**	26,079	**–**	–
Vietnam	**11,649**	2,568	**–**	–
United States of America	**1,113**	1,040	**–**	–
Australia	**667**	291	**–**	–
	90,557	73,040	**–**	–

16. Borrowings and lease liabilities

	Group		Company	
	30 June 2026 $'000	31 December 2025 $'000	**30 June 2026 $'000**	31 December 2025 $'000
Current				
Bank borrowings	**10,371**	35,863	**–**	–
Lease liabilities	**15,637**	26,802	**173**	134
	26,008	62,665	**173**	134
Non-current				
Bank borrowings	**108,587**	99,114	**–**	–
Medium term notes	**202,767**	202,544	**202,767**	202,544
Lease liabilities	**21,375**	25,346	**824**	275
	332,729	327,004	**203,591**	202,819
Total borrowings and lease liabilities	**358,737**	389,669	**203,764**	202,953

(a) *Security granted*

As at 30 June 2026, the Group's bank borrowings of $118,958,000 (31 December 2025: $134,977,000) are generally secured by corporate guarantee provided by the Company and the assignment of rights, titles and benefits with respect to development properties, property, plant and equipment and investment properties.

(b) *Financial covenants*

Some of the Group's and the Company's borrowings are subjected to covenant clauses, whereby the Group and the Company are required to meet certain key financial ratios.

Under the terms of a major non-current bank borrowing which has a carrying amount of $94,444,000 (31 December 2025: $90,285,000), the Group's subsidiary is required to maintain a debt service coverage ratio of not less than 1.5 times at the end of each financial year.

Under the terms of the Group's and the Company's medium term notes amounting to $202,767,000 (31 December 2025: $202,544,000), the Group and the Company are required to comply with the following financial covenants:

- The Group's consolidated tangible net worth must not be less than $450,000,000 at any time; and
- The ratio of the Group's consolidated net borrowings to consolidated tangible net worth must not be more than 1:1 at any time.

The Group and the Company have complied with these covenants throughout the reporting period.

(c) *Medium term notes*

On 29 May 2025, the Company established a $500 million Multicurrency Medium Term Note Programme. The medium term notes bore an interest at 4.8% per annum which is payable semi-annually in arrear and were due for repayment on 4 November 2030 at its nominal value of $205,000,000. The notes were unsecured and rank pari passu with other unsecured obligations of the Company.

17. Share capital and treasury share

	No. of ordinary shares		Amount		
	Issued share capital	Treasury shares	Share capital $'000	Treasury shares $'000	Total $'000
Group and Company					
2026					
Beginning and end of interim period	**919,245,086**	**16,671,000**	**130,307**	**(4,574)**	**125,733**
2025					
Beginning and end of financial year	919,245,086	16,671,000	130,307	(4,574)	125,733

All issued ordinary shares are fully paid. There is no par value for these ordinary shares. Fully paid ordinary shares carry one vote per share and carry a right to dividends as and when declared by the Company.

18. Net asset value

	Group		Company	
	30 June 2026 $	31 December 2025 $	**30 June 2026 $**	31 December 2025 $
Net asset value per ordinary share	**0.75**	0.71	**0.50**	0.50

19. Dividends

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Ordinary dividends paid:		
Final exempt dividend paid in respect of previous financial year of 1.00 cent per share (2025: 0.80 cent per share)	**9,193**	7,354
Special exempt dividend paid in respect of previous financial year of $Nil cent per share (2025: 7.00 cent per share)	**–**	64,347
	9,193	71,701

20. Fair value measurements

The table below presents assets and liabilities recognised and measured at fair value and classified by level of the following fair value measurement hierarchy:

(a) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
(b) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2); and
(c) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

	Level 1	Level 2	Level 3	Total
	$'000	$'000	$'000	$'000
Group				
30 June 2026				
Assets				
Financial assets, at FVPL	–	–	204,872	204,872
Financial assets, at FVOCI	–	–	90,557	90,557
Liabilities				
Derivatives financial instruments	–	2,405	–	2,405
31 December 2025				
Assets				
Derivative financial instruments	–	2,883	–	2,883
Financial assets, at FVPL	–	–	175,651	175,651
Financial assets, at FVOCI	–	–	73,040	73,040
Company				
30 June 2026				
Assets				
Financial assets, at FVPL	–	–	13,925	13,925
Liabilities				
Derivatives financial instruments	–	2,405	–	2,405
31 December 2025				
Assets				
Derivative financial instruments	–	2,883	–	2,883
Financial assets, at FVPL	–	–	1,193	1,193

21. Related party transactions

In addition to the information disclosed elsewhere in the financial statements, the following transactions took place between the Group and related parties at terms agreed between the parties:

	Group	
	6 months ended 30 June 2026 $'000	6 months ended 30 June 2025 $'000
Sales of services to		
– associates	**2,195**	498
– joint ventures	**14,374**	2,856
– related parties	**14**	10
Interest income to		
– joint ventures	**910**	–
Purchases of services from		
– related parties	**(3,584)**	(6,744)

22. Segment information

For management purposes, the Group is organised into business units based on their products and services as follows:

(a) The property segment comprises:
- (i) The business of developing and sale of residential and industrial properties in Singapore.
- (ii) The business of leasing of office and commercial properties in Singapore.
- (iii) The business of building and operating of foreign workers' dormitories in Singapore.
- (iv) The business of developing and sale of mixed-use properties and residential land subdivision in Australia.
- (v) The business of leasing of commercial properties in Australia.
- (vi) The business of building and operating international school, which are held under joint ventures of the Group.
- (vii) The business of building and operating PBSA for local and foreign students, which are held under joint ventures and associates of the Group.

(b) The building construction segment is in the business of constructing residential, industrial, institutional and commercial properties.

(c) The management platform segment comprises:
- (i) The business of fund management services.
- (ii) The business of managing student accommodation, which includes reservation and sales, marketing, customer service, property management, and business development.

(d) The alternative investment segment is in the business of carrying out venture capital activities.

(e) The corporate segment is involved in the Group's corporate services.

22. Segment information (continued)

With the expansion of the Group's portfolio, the Group reassessed its business segments. The Group's reportable segments are now identified as follows: (i) the property segment, comprising development property, investment property and workers' dormitory in Singapore; development property, investment property and PBSA in Australia; and international school and PBSA in Hong Kong; (ii) the building construction segment; (iii) the management platform segment, comprising fund management and PBSA operation; (iv) the alternative investment segment; and the corporate segment.

The comparative-segmental information has been restated to conform with the current reporting structure.

Sales between segments are carried out at market terms. The revenue from external parties reported to the management is measured in a manner consistent with that in the statement of comprehensive income. Interest income and finance expenses are not allocated to segments, as this type of activity is driven by the corporate segment, which manages the cash position of the Group.

No operating segments have been aggregated to form the above reportable operating segments.

22. Segment information (continued)

The following is an analysis of the Group's reportable segments for the six months ended 30 June 2026:

Operating segments	Property								Building construction	Management platform		Alternative investment	Corporate	Total
	Singapore			Australia			Hong Kong							
	Development property	Investment property	Workers' dormitory	Development property	Investment property	PBSA	Other property	PBSA		Fund management	PBSA operation			
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Profit or loss and reconciliation														
Total segment sales	30,107	541	63,522	323	–	–	–	–	74,600	2,697	579	–	578	172,947
Inter-segment sales	(492)	(239)	(228)	(323)	–	–	–	–	(7,358)	–	(172)	–	(578)	(9,390)
Revenue to external parties	29,615	302	63,294	–	–	–	–	–	67,242	2,697	407	–	–	163,557
Segment result	5,243	184	12,713	10,196	(21)	5,182	–	(18)	9,091	838	(25)	1,769	7,140	52,292
Share of (loss)/profit of associates and joint ventures	(41)	(241)	–	(65)	–	4,425	331	–	–	–	–	304	–	4,713
	5,202	(57)	12,713	10,131	(21)	9,607	331	(18)	9,091	838	(25)	2,073	7,140	57,005
Interest income														5,341
Finance expense														(7,236)
Profit before tax														55,110
Income tax expense														(8,710)
Total profit														**46,400**
Segment result includes:														
Depreciation expense	(1)	–	(176)	(1)	–	–	–	–	(657)	(4)	(7)	–	(22)	(868)
Fair value loss on investment properties	–	–	(39,771)	–	–	–	–	–	–	–	–	–	–	(39,771)

22. **Segment information** (continued)

The following is an analysis of the Group's reportable segments for the six months ended 30 June 2026 (continued):

Operating segments	Property								Building construction	Management platform		Alternative investment	Corporate	Total
	Singapore			Australia			Hong Kong							
	Development property	Investment property	Workers' dormitory	Development property	Investment property	PBSA	Other property	PBSA		Fund management	PBSA operation			
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Assets and reconciliation														
Segment assets	215,050	44,181	209,154	119,971	14,749	136,725	27,299	18,055	78,014	93,577	4,438	180,504	71,805	1,213,522
Segment assets includes:														
Investment in associates	6,918	–	–	–	–	29,912	–	–	–	475	–	33	–	37,338
Investment in joint ventures	3,730	–	–	5,922	–	1,298	27,299	–	–	748	–	–	–	38,997
Liabilities and reconciliation														
Segment liabilities	18,874	12,372	206,618	981	515	–	–	441	82,442	5,243	2,120	244	209,493	539,343
Other material items and reconciliation														
Additions to:														
Property, plant and equipment	1	–	9	–	–	–	–	–	903	17	–	–	–	930
Investment properties	–	35	(2,337)*	–	12,782	–	–	–	–	–	–	–	–	10,480

**cost adjustment*

22. Segment information (continued)

The following is an analysis of the Group's reportable segments for the six months ended 30 June 2025:

Operating segments	Property						Building construction	Management platform		Alternative investment	Corporate	Total
	Singapore			Australia								
	Development property	Investment property	Workers' dormitory	Development property	Investment property	PBSA		Fund management	PBSA operation			
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Profit or loss and reconciliation												
Total segment sales	47,531	252	42,210	335	–	–	73,608	40,493	1,038	–	462	205,929
Inter-segment sales	(527)	(242)	(228)	(335)	–	–	(47,985)	(182)	–	–	(462)	(49,961)
Revenue to external parties	47,004	10	41,982	–	–	–	25,623	40,311	1,038	–	–	155,968
Segment result	6,441	(42)	22,181	(1,353)	928	(5,732)	(2,753)	38,440	(745)	(2,149)	(3,244)	51,972
Share of profit/(loss) of associates and joint ventures	16	–	–	(17)	–	(120)	–	96	–	–	–	(25)
	6,457	(42)	22,181	(1,370)	928	(5,852)	(2,753)	38,536	(745)	(2,149)	(3,244)	51,947
Interest income												4,548
Finance expense												(4,515)
Profit before tax												51,980
Income tax expense												(8,866)
Total profit												**43,114**
Segment result includes:												
Depreciation expense	(3)	–	(315)	–	–	–	(837)	(9)	(9)	–	(21)	(1,194)
Fair value (loss)/gain on investment properties	–	–	(11,949)	–	1,032	–	–	–	–	–	–	(10,917)

22. Segment information (continued)

The following is an analysis of the Group's reportable segments for the six months ended 30 June 2025 (continued):

Operating segments	Property						Building construction	Management platform		Alternative investment	Corporate	Total
	Singapore			Australia								
	Development property	Investment property	Workers' dormitory	Development property	Investment property	PBSA		Fund management	PBSA operation			
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Assets and reconciliation												
Segment assets	125,411	15,752	269,943	102,553	13,944	111,665	35,470	104,798	4,606	62,858	195,244	1,042,244
Segment assets includes:												
Investment in associates	6,904	–	–	–	–	18,941	–	–	–	32	15,333	41,210
Investment in joint ventures	–	–	–	(16)	–	65	–	96	–	–	5,113	5,258
Liabilities and reconciliation												
Segment liabilities	55,447	–	219,266	3,662	2,592	–	76,270	11,788	837	93	40,923	410,878
Other material items and reconciliation												
Additions to:												
Property, plant and equipment	–	–	40	–	–	–	190	–	–	–	1	231
Investment properties	–	–	45,556	–	1,171	–	–	–	–	–	–	46,727

F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

1. Review

The condensed consolidated statement of financial position of Wee Hur Holdings Ltd. and its subsidiaries as at 30 June 2026 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance the Group

Consolidated statement of profit or loss

Revenue

The Group's revenue increased by 5% or $7.59 million, from $155.97 million in the six months ended 30 June 2025 ("**1H 2025**") to $163.56 million in the six months ended 30 June 2026 ("**1H 2026**").

The increase was mainly attributable to higher revenue contributions from the construction and workers' dormitory segments, partially offset by lower revenue from the property and fund management segments.

Gross Profit

Gross profit decreased by 16% or $13.36 million, from $84.32 million in 1H 2025 to $70.96 million in 1H 2026.

The decrease was mainly due to the absence of the one-off performance fee recognised by the fund management segment in 1H 2025 following the partial disposal of the PBSA portfolio under Fund I, as well as a lower gross profit contribution from the property segment.

This was partially offset by higher gross profit contributions from the construction and workers' dormitory segments. Excluding the one-off fund management performance fee recognised in 1H 2025, the Group's underlying gross profit was higher in 1H 2026.

Other Income

Other income decreased marginally from $10.78 million in 1H 2025 to $10.42 million in 1H 2026.

Interest income increased from $4.55 million in 1H 2025 to $5.34 million in 1H 2026, mainly due to higher interest earned on fixed deposits.

Miscellaneous income decreased from $6.23 million in 1H 2025 to $5.08 million in 1H 2026. The higher miscellaneous income in 1H 2025 was mainly attributable to a one-off gain arising from the final completion of Tranche 3 of the partial disposal of Fund I.

Other Gains and Losses

Other gains and losses improved from a loss of $11.9 million in 1H2025 to a gain of $33.5 million in 1H 2026, mainly due to gains on financial assets, at FVPL, derivative financial instruments, currency exchange gains, and the partial disposal of the Group's interest in Lowood One.

During 1H 2026, the Group recognised, among others, realised gains of $12.0 million on derivative financial instruments, fair value gains of $10.11 million on financial assets at fair value through profit or loss, and a gain of $9.40 million arising from the partial disposal of its interest in Lowood One.

2. Review of performance the Group (continued)

Consolidated statement of profit or loss (continued)

These gains were partially offset by a fair value loss of $39.77 million on investment properties, mainly relating to the Group's workers' dormitories, compared with $10.92 million in 1H 2025. The Group also recognised a fair value loss of $5.30 million on derivative financial instruments in 1H 2026.

Expenses

Administrative expenses increased by 14% from $14.96 million in 1H 2025 to $17.02 million in 1H 2026, mainly due to higher legal and professional fee.

Finance expenses increased by $2.72 million, from $4.52 million in 1H 2025 to $7.24 million in 1H 2026. The increase was mainly attributable to $4.4 million of interest expense incurred on the Group's medium term notes in 1H 2026, partially offset by lower interest expenses on bank borrowings and lease liabilities.

Share of profit/(loss) from investments in associates and joint ventures

The Group recorded a share of profit from associates and joint ventures of $4.71 million in 1H 2026, compared with a share of loss of $0.03 million in 1H 2025.

The improvement was mainly attributable to higher contributions from the Group's PBSA-related associates and joint ventures.

Profit after income tax

As a result, the Group recorded a profit after income tax of $46.40 million in 1H 2026, an increase from $43.11 million in 1H 2025.

Profit attributable to equity holders of the Company increased by 17% from $38.66 million in 1H 2025 to $45.29 million in 1H 2026.

Segment Performance

Singapore Property Development:

Revenue decreased by 37% from $47.01 million in 1H 2025 to $29.62 million in 1H 2026. The decrease was mainly due to lower progressive revenue recognition from Bartley Vue, which obtained Temporary Occupation Permit ("**TOP**") in April 2026, as a substantial portion of the revenue had been recognised in prior periods, as well as fewer units sold at Mega@Woodlands.

Segment profit decreased from $6.46 million in 1H 2025 to $5.20 million in 1H 2026, mainly due to the lower revenue, which resulted in a lower gross profit contribution from the segment.

Overseas Property Development:

The Overseas Property Development segment recorded a profit of $10.13 million in 1H 2026, compared with a loss of $1.37 million in 1H 2025.

The improvement was mainly due to a gain of $9.40 million from the partial disposal of the Group's interest in the Lowood One.

2. **Review of performance the Group** (continued)

Consolidated statement of profit or loss (continued)

Construction:

Revenue increased by 163% from $25.62 million in 1H 2025 to $67.24 million in 1H 2026, mainly due to higher progressive revenue recognition from ongoing construction projects.

The construction segment recorded a profit of $9.09 million in 1H 2026, compared with a loss of $2.75 million in 1H 2025. The improvement was mainly attributable to the higher level of construction activity and cost savings recognised on completed projects.

Workers' Dormitory:

Revenue increased by 51% from $41.98 million in 1H 2025 to $63.29 million in 1H 2026, mainly due to the contribution from Pioneer Lodge, which did not contribute in 1H2025, in addition to the existing operations at Tuas View Dormitory.

The workers' dormitory segment recorded a profit of $12.71 million in 1H 2026, compared with $22.18 million in 1H 2025. The decrease was mainly due to a higher fair value loss on the Group's workers' dormitory investment properties, including Pioneer Lodge, which more than offset the higher operating contribution from the expanded dormitory operations.

PBSA:

The PBSA segment recorded a profit of $9.61 million in 1H 2026, compared with a loss of $5.85 million in 1H 2025.

The improvement was mainly attributable to higher contributions from the Group's PBSA-related associates and joint ventures, including valuation-related gains recognised on investment properties held through these entities.

Fund Management:

Revenue decreased from $40.31 million in 1H 2025 to $2.70 million in 1H 2026. The decrease was mainly due to the absence of the one-off performance fee recognised in 1H 2025 in connection with the partial disposal of the PBSA portfolio under Fund I.

Revenue in 1H 2026 mainly comprised recurring fund management fees and development fees.

The fund management segment recorded a profit of $0.84 million in 1H 2026, compared with $38.54 million in 1H 2025, mainly due to the absence of the aforementioned one-off performance fee.

PBSA Operations:

Revenue decreased from $1.04 million in 1H 2025 to $0.41 million in 1H 2026, mainly due to lower fee income as the partial disposal of the PBSA portfolio under Fund I resulted in a smaller portfolio on which fees were charged.

The PBSA operations segment recorded a lower loss of $0.03 million in 1H 2026, compared with a loss of $0.75 million in 1H 2025, mainly due to lower operating costs.

2. Review of performance the Group (continued)

Statements of Financial Position

Assets

As at 30 June 2026, the Group's current assets decreased by 7% from $502.82 million as at 31 December 2025 to $465.34 million. The decrease was mainly attributable to a $23.07 million reduction in development properties to $39.84 million, arising from progressive recognition of property development sales during the period, as well as a $14.40 million decrease in cash and bank balances.

The Group's non-current assets increased by 5% from $712.96 million as at 31 December 2025 to $748.18 million as at 30 June 2026. The increase was mainly attributable to increases in financial assets, at FVPL and financial assets, at FVOCI of $29.22 million and $17.52 million, respectively.

Liabilities

As at 30 June 2026, the Group's current liabilities decreased by 19% from $207.54 million as at 31 December 2025 to $167.34 million. The decrease was mainly attributable to a reduction in current borrowings and lease liabilities from $62.57 million to $26.01 million, as well as a decrease in trade and other payables from $134.91 million to $128.51 million.

Current income tax liabilities increased marginally from $9.96 million as at 31 December 2025 to $10.42 million as at 30 June 2026.

The Group's non-current liabilities remained relatively stable at $372.00 million as at 30 June 2026, compared with $371.65 million as at 31 December 2025.

Non-current borrowings and lease liabilities increased from $327.00 million to $332.73 million. This was substantially offset by decreases in other payables from $42.22 million to $37.13 million and deferred income tax liabilities from $2.43 million to $2.15 million.

Net Assets

The Group's total equity increased by 6% from $636.58 million as at 31 December 2025 to $674.18 million as at 30 June 2026, mainly attributable to profits recognised during the period, partially offset by dividends paid to shareholders.

Retained profits increased by $36.09 million to $559.65 million during the period. The increase in the fair value reserve also contributed to the higher total equity.

Net asset value per ordinary share increased as a result of the higher equity attributable to shareholders.

2. **Review of performance the Group** (continued)

Consolidated Statement of Cash Flows

For the six months ended 30 June 2026, net cash generated from operating activities increased to $88.49 million, compared with $57.71 million in 1H 2025. The increase was mainly attributable to higher cash generated from operations, including positive working capital movements during the period.

Net cash used in investing activities amounted to $49.78 million in 1H 2026, compared with net cash generated from investing activities of $157.80 million in 1H 2025. The net cash outflow in 1H 2026 was mainly attributable to investments in financial assets, additions to investment properties and additional funding provided to joint ventures. These outflows were partially offset by repayments of loans from joint ventures and proceeds arising from the disposal of a subsidiary.

Net cash used in financing activities amounted to $55.15 million in 1H 2026, compared with $73.49 million in 1H 2025. The cash outflows in 1H 2026 were mainly attributable to dividend payments, repayment of lease liabilities and other financing obligations, including net repayments of borrowings.

As a result, the Group recorded a net decrease in cash and cash equivalents of $16.44 million during 1H 2026. Cash and cash equivalents amounted to $236.42 million as at 30 June 2026.

3. **Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results**

No forecast or prospect statement has been previously disclosed.

4. **A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months**

a. **Properties in Singapore**

Development properties

The private residential market stayed firm in the first half of 2026. Based on URA statistics for the first quarter of 2026, 17,032 units in the pipeline remained unsold, out of 42,561 units with planning approval. The price index rose 0.9%, its sixth consecutive quarterly increase. URA flash estimates point to a further 0.5% rise in the second quarter.[1]

Bartley Vue, the Group's 115-unit residential development, is fully sold. It achieved its TOP on 23 April 2026.

Progressive revenue recognition will transition towards the Group's next development milestone, the Upper Thomson Road (Parcel A) site. This 596-unit project, undertaken through jointly incorporated development entities, is expected to launch sales in the first half of 2027 and achieve completion by the first half of 2031. Demand along the Thomson-East Coast Line corridor has remained firm. The adjacent Springleaf Residence achieved approximately a 92% sales rate at launch in August 2025, at an average price of $2,175 psf [2], and is now close to fully sold[3]. In the Lentor Hills estate, one train stop from Springleaf, the six projects launched since 2022 had sold about 99% of their 2,954 units, as at March 2026[4]. The Group is well placed to capture strong demand in this area.

[1] URA, Release of 1st Quarter 2026 Real Estate Statistics
[2] GuocoLand, Springleaf Residence 92% sold at average S$2,175 psf (August 2025)
[3] Springleaf Residence (7 April 2026)
[4] CBRE, Commentary on URA tender closing at Lentor Central residential site (March 2026)

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months (continued)

Workers' dormitories

As at December 2025, Work Permit holders in the Construction, Marine Shipyard and Process (CMP) sectors rose to 482,600, up from 456,800 a year earlier.[5] Demand is supported by major projects such as the Changi Airport Terminal 5 expansion, the Cross Island Line and the Tuas Port development.

The Government is adding new supply through public tenders to cope with the rising demand for worker accommodation. In the first half of 2026, it launched five Purpose-Built Dormitory (PBD) sites for sale, providing around 40,000 new beds.[6]

Tuas View Dormitory has 15,744 beds and is DTS compliant. It maintained average 1H 2026 occupancy rate of 91.5% at favourable rental rates.

Pioneer Lodge is the Group's second dormitory, with 10,500 beds. It is DTS compliant and fully operational. Since its TOP in October 2025, occupancy has been ramping up. Average occupancy was 65.9% for 1H 2026. As of July 2026, the occupancy stands at 84%. We expect it to increase further in 2H 2026.

Investment properties

The Group commenced construction of Wycombe Abbey International School (Singapore) in January 2026. The school is due to open in September 2028, in partnership with Wycombe Abbey and BE Education. Demand for international schooling in Singapore is firm, with annual tuition at premium schools ranging from about $40,000 to $60,000 and fees rising 4% to 6% a year. Leading schools run long waitlists.[7]

The former Hotel Miramar is being redeveloped into DoubleTree by Hilton Singapore Robertson Quay. It is set to open in the fourth quarter of 2026, as Singapore's first DoubleTree by Hilton. The Group holds a significant minority interest in this property. The hospitality market is supportive, with hotel occupancy averaging about 82% and an average daily rate of around $273 over 2024 to 2025.[8]

b. Properties in Australia

Development properties

Australia's housing shortfall persists. The Urban Development Institute of Australia estimates a national shortfall of about 380,000 homes over the next five years. New dwelling production is forecast to fall a further 11% in 2026.[9]

At Park Central Brisbane, the Group is refining its Development Application ("**DA**") to weigh its options for the site. The site is expected to be developed in phases, comprising PBSA, together with residential lots and a co-living component. These plans remain subject to the relevant approvals and will be announced in due course.

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[5] MOM, Foreign Workforce Numbers (as at December 2025)
[6] MOM-MND Joint Press Release, Launch of Sites for Purpose-Built Dormitories in 2026 (30 March 2026)
[7] International School Costs in Singapore: 2026 Fee Guide
[8] Singapore Tourism Board data, via HVS
[9] Urban Development Institute of Australia (UDIA), State of the Land 2026

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months (continued)

At Lowood Southeast Queensland, about 40 km west of Brisbane, the Group holds DA for a 358-lot residential subdivision. Infrastructure works are targeted to commence in 3Q 2026. The lots will be released in stages, in line with demand. At the Cryna sites in the Scenic Rim, about 70 km south of Brisbane, held through a joint venture, the Group is targeting DA for more than 2,000 residential lots in the second half of 2026. Once approved, Cryna will form a multi-year pipeline of lots for phased sale. Demand is supported by a tight Southeast Queensland market, where new lot registrations are at a decade low and the estimated annual shortfall is around 13,000 lots.[10] The median lot price reached A$500,000 in the March 2026 quarter, up 28% year-on-year.[11]

Investment properties

In Adelaide, the Group is adding two investment properties on Grenfell Street. The Group has acquired 176 Grenfell Street, which operates as the Adelaide Police Station and serves as a central hub for the South Australia Police. The acquisition was completed in June 2026.

The Group has also acquired 196 Grenfell Street, a heritage-listed building historically occupied by the Crown & Anchor Hotel. Historically operated as a licensed hotel, the property will be adaptively reused as part of the broader 188 Grenfell Street PBSA development while preserving its heritage significance.

c. PBSA

Building on the successful divestment of its first Australian PBSA fund in 2025, the Group continues to scale its PBSA platform and strategically extend its established development and operating capabilities beyond Australia. With an established Y Suites brand and operating track record, the Group is focused on growing its PBSA presence across selected Asia-Pacific markets where strong student demand and structural supply shortages present attractive long-term opportunities.

Australia's PBSA market remains undersupplied. Supply is expected to reach about 144,300 beds by 2027, still short of demand.[12] The 2026 National Planning Level allows 295,000 international student commencements, 25,000 more than in 2025, thereby supporting investor confidence.[13]

The Group's second Australian PBSA fund owns Y Suites on Margaret in Sydney, a 409-bed operating asset which commenced operations in February 2025. The asset continues to contribute to the Group's growing recurring income base and demonstrates the operating capabilities established under the Y Suites platform.

The Group continues to expand its Australian pipeline through its third PBSA fund. Y Suites on Frome, the Group's ninth Australian PBSA asset, is currently under development at 188 Grenfell Street, Adelaide. The 708-bed development is targeted for completion in the second half of 2027. The merger of the University of Adelaide and the University of South Australia into Adelaide University, effective January 2026, is expected to support long-term demand in the city.[14]

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[10] RPM Greenfield Market Report, December 2025
[11] Oliver Hume, May 2025
[12] Property Council of Australia (Student Accommodation Council) and Urbis, cited in MinterEllison, PBSA market trends
[13] Australian Government, Department of Education, Managed system for international education 2026 (National Planning Level)
[14] University of South Australia, Adelaide University launch (from January 2026)

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months (continued)

Building on its Australian track record, the Group extends its PBSA presence into Hong Kong in the first half of 2026 with two new assets under the Y Suites brand. Hong Kong faces a structural shortage of student beds. JLL expects the gap to nearly double, from 76,300 beds in 2025/26 to 147,200 beds by 2029/30.[15]

In June 2026, the Group secured a master lease on the 246-bed Starvia by Y Suites at Fortress Hill, held through a joint venture. Student leasing has commenced, with more than 60% of beds committed and paid as of July 2026. The first batch of students is expected to move in from mid-August 2026. The Group also acquired One Bedford Place, a wholly owned commercial building in Tai Kok Tsui, which will be converted into a student accommodation asset of around 500 beds. This is targeted for the first half of 2028 and is subject to relevant approvals.

Together, these investments mark the next phase of the Group's PBSA strategy – replicating the Y Suites brand and capabilities established in Australia to build a scalable regional student accommodation platform. The Group will continue to evaluate opportunities across selected Asia-Pacific markets, with a disciplined focus on markets supported by strong education fundamentals, structural accommodation shortages and attractive long-term investment returns.

d. Construction business

The Building and Construction Authority projects total construction demand of $47 billion to $53 billion for 2026, with steady demand expected through 2030.[16]

Singapore's economy grew 5.7% year-on-year in the second quarter of 2026, based on MTI advance estimates. The construction sector grew 6.2% over the same period.[17]

The tender market stays competitive. The Group continues to bid across the public and private sectors, backed by its A1 grading with BCA. As at 30 June 2026, the construction order book stood at approximately $598.9 million, with project visibility to FY2029. The Upper Thomson Road development, upon award, is expected to increase the Group's FY 2026 order book by $262.6 million.

e. Management platform

Fund management business

Fund management through Wee Hur Capital continues to contribute recurring fee income, with the potential to scale as the Group grows its assets under management and launches new funds. The Group currently earns management fees as manager of Fund II and Fund III. Fund III is developing Y Suites on Frome at 188 Grenfell Street, Adelaide, in which the Group holds a 20.16% sponsor stake.

The successful divestment of Fund I in 2025 established a proven track record across the full real estate investment lifecycle – from strategy, fundraising and fund formation, to asset origination, development, operations, stabilisation and eventual divestment.

[15] JLL, Investing in Adaptation: PBSA as a Resilient Alternative Asset Class (22 June 2026)
[16] BCA, Steady construction demand in 2026 (22 January 2026)
[17] MTI, Singapore's GDP grew by 5.7 per cent in the second quarter of 2026 (14 July 2026)

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months (continued)

Through this execution, the Group has built niche skillsets, operational expertise, and an established ecosystem network in PBSA, which it is now primed to export regionally. Wee Hur Capital remains central to the Group's ambition to become a premier regional PBSA player by combining institutional capital with deep operational capabilities. The Group is actively engaging global institutional investors on potential strategic capital partnerships to support the next phase of regional growth.

f. Alternative investment business

The Group invests across private equity, private credit and venture capital through KK39 Ventures and KK39 Investment. Capital is placed mainly with established managers. It is spread across vintages, asset classes and geographies. This is designed to withstand near-term risks such as high interest rates and currency swings.

Through KKX Capital, the Group pursues private equity and private credit deals in mid-market companies across Southeast Asia. Tighter liquidity is creating more opportunities from founder succession and valuation resets. Over the next 12 months, KKX will focus on improving performance across its portfolio and reviewing new deals.

5. Dividend information

a. Current financial period reported on

Period	: 1H 2026
Name of dividend	: Interim
Dividend type	: Cash
Dividend rate	: $0.005
Tax rate	: Tax-exempt (one-tier)

The Board of Directors has declared an interim tax-exempt (one-tier) dividend of $0.005 per ordinary share for the financial period ended 30 June 2026.

b. Corresponding period of the immediately preceding financial year

Period	: 1H 2025
Name of dividend	: Interim
Dividend type	: Cash
Dividend rate	: $0.005
Tax rate	: Tax-exempt (one-tier)

c. Date payable

The FY2026 Interim Dividend will be paid on 4 September 2026 to members registered in the books of the Company on 24 August 2026.

5. Dividend information (continued)

d. Book closure date

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Members of the Company will be closed at 5:00 p.m. on 24 August 2026 for the purpose of determining members' entitlement to the proposed interim tax exempt (1-tier) dividend of $0.005 per ordinary share for the financial year ending 31 December 2026 (the "**FY2026 Interim Dividend**").

Duly completed transfers received by the Company's Registrar, Boardroom Corporate & Advisory Services Pte Ltd of 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632 up to the close of business at 5:00 p.m. on 24 August 2026 will be registered to determine members' entitlement to the FY2026 Interim Dividend.

In respect of shares in securities accounts with the Central Depository (Pte) Limited ("**CDP**"), the FY2026 Interim Dividend will be paid by the Company to CDP which will in turn distribute the FY2026 Interim Dividend entitlements to holders of shares in accordance with its practice.

The FY2026 Interim Dividend will be paid on 4 September 2026 to members registered in the books of the Company on 24 August 2026.

6. **If the Group has obtained a general mandate from shareholders for Interested Person Transactions ("IPT"), the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Group has renewed the general mandate pursuant to Rule 920 at the Annual General Meeting held on 29 April 2026.

The Company wishes to disclose the following aggregate value of all interested person transactions conducted during the six months ended 30 June 2026:

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than $100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than $100,000)
	$	$
Active System Engineering Pte. Ltd. (1)	NIL	392,756 (21)(i) 120,000 (21)(ii)
Active System Development Pte. Ltd. (2)	NIL	701,373 (22)(i) 300,000 (22)(ii) 108,000 (22)(iii)
Wee Hur (Bartley) Pte. Ltd. (3)	NIL	5,427,461 (23)(i) 30,000 (23)(ii) 44,821 (23)(iii)
Wee Hur (Woodlands 12) Pte. Ltd. (4)	Nil	13,303 (24)
Wycombe Abbey School (Singapore) Pte. Ltd. (5)	48,510 (17)(ii)	11,271,626 (17)(ii)
Wee Hur Thomson (Residential) Pte. Ltd. (6) Wee Hur Thomson (Commercial) Pte. Ltd. (6)	374,261,000 (18)(i) 12,137,923 (18)(ii)	51,000 (18)(iii)
Lowood One Pty Ltd (7)	NIL	11,259 (25)
Anchor Urban Development Pty Ltd (8)	NIL	4,856 (26)
Anchor Urban Ventures Py Ltd (8)	Nil	4,856 (27)
Cryna One Pty Ltd (9)	NIL	13,412 (28)
Cryna Two Pty Ltd (10)	NIL	13,412 (29)
Cryna Three Pty Ltd (11)	NIL	13,412 (30)
Wee Hur Australia (Land) Pte. Ltd. (12)	NIL	5,329 (31)
Wee Hur Bedford Pte. Ltd. (13)	15 (19)(i) 17 (19)(ii) 80,335,800 (19)(iii)	NIL
Wee Hur PBSA Fund II (14)	NIL	391,875 (32)
Wee Hur PBSA Fund IIIA (15)	NIL	1,534,935 (33)
Livingmenu SG Pte. Ltd. (16)	3,600,000 (20)	NIL

6. If the Group has obtained a general mandate from shareholders for Interested Person Transactions ("IPT"), the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect. (continued)

Notes:

(1) Wee Hur Dormitory Pte. Ltd. ("**WH Dormitory**"), a wholly owned subsidiary of the Company, holds 60% of the equity interest in Active System Engineering Pte. Ltd. ("**ASE**"), and the remaining equity interest held by WM Dormitory Pte. Ltd. ("**WM Dormitory**") (10%), an entity owned by Goh Yeow Lian, Goh Yew Tee, Goh Yeo Hwa and Goh Yew Gee (collectively, the "**Goh Directors**") and their Associates (as defined in the Listing Manual of the Singapore Exchange Securities Trading Limited), Lucrum Dormitory Pte. Ltd. (10%), and TS Management Services Pte. Ltd. (20%), both being the unrelated third parties. Please refer to the announcement made by the Company on 23 October 2013 for more information.

(2) WH Dormitory holds 60% of the equity interest in Active System Development Pte. Ltd. ("**ASD**"), and the remaining equity interest held by WM Dormitory (Soon Lee) Pte. Ltd. (15%), an entity owned by the Goh Directors and their Associates, and TS Management Services Pte. Ltd. (25%), an unrelated third party. Please refer to the Circular to Shareholders dated 11 April 2024 issued by the Company for more information.

(3) Wee Hur Property Pte. Ltd. ("**WH Property**"), a wholly owned subsidiary of the Company, holds 75% of the equity interest in Wee Hur (Bartley) Pte. Ltd. ("**WH Bartley**"), and the remaining 25% equity interest held by WM (Bartley) Pte. Ltd., an entity owned by the Goh Directors and their Associates. Please refer to the announcement made by the Company on 5 February 2020 for more information.

(4) WH Property holds 60% of the equity interest in Wee Hur (Woodlands 12) Pte. Ltd. ("**WH Woodlands 12**"), and the remaining equity interest held by WM (Kaki Bukit) Pte. Ltd. ("**WM Kaki Bukit**") (15%), an entity owned by the Goh Directors and their Associates, and by ZACD (Woodlands 12) Pte. Ltd. (25%), an unrelated third party. Please refer to the announcement made by the Company on 23 July 2014 for more information.

(5) WH Property holds 49% and 60% of the equity interest in Class A and Class B Shares in Wycombe Abbey School (Singapore) Pte. Ltd. ("**Wycombe Abbey**"), respectively WA Education Service Pte. Limited, an unrelated third party, holds 51% and 30% of the equity interest in Class A and Class B Shares in Wycombe Abbey. The remaining 10% Class B Shares in Wycombe Abbey is held by WM (IS) Pte. Ltd, an entity owned by the Goh Directors and their Associates. Please refer to the announcement made by the Company on 22 October 2025 for more information.

(6) WH Property holds 50% of the equity interest in each of Wee Hur Thomson (Residential) Pte. Ltd. ("**WH Thomson Residential**") and Wee Hur Thomson (Commercial) Pte. Ltd. ("**WH Thomson Commercial**"). The remaining equity interests in WH Thomson Residential and WH Thomson Commercial are held by GSC Holdings Pte. Ltd. ("**GSC Holdings**") (13%), an entity owned by the Goh Directors and their Associates, TBP Thomson A Pte. Ltd. (12%), Capital Development Pte. Ltd. (10%), Aravest SG Robin Investments Pte. Ltd. (7%), Thomson Invesco Pte. Ltd. (5%), and by TKS International Investment Pte. Ltd. (3%). All of the aforementioned shareholders are unrelated third parties, except for GSC Holdings. Please refer to the announcement made by the Company on 4 December 2025 for more information.

F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

6. If the Group has obtained a general mandate from shareholders for Interested Person Transactions the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect. (continued)

(7) Wee Hur (Australia) Pte. Ltd. ("**WH Australia**"), a wholly owned subsidiary of the Company holds 35.07% of the equity interest in Lowood One. The remaining equity interests in Lowood One are held by WM (Australia) Pte. Ltd. ("**WM Australia**") (14.03%), an entity owned by the Goh Directors and their Associates, Woodline Properties Pty Ltd. (49.90%), and by Peter William Scott Acting Trustee for Bellwood Investment Trust (1%). All of the aforementioned shareholders are unrelated third parties, except for WM Australia. Please refer to the announcements made by the Company on 22 February 2024 and 14 August 2026 for more information.

(8) WH Australia holds 80% of the equity interest in Anchor Urban Development Pty Ltd ("**ACUD**")"and Anchor Urban Ventures Pty Ltd ("**ACUV**"), and the remaining 20% equity interest are held by WM (PBSA 3) Private Limited, an entity owned by the Goh Directors and their Associates. Please refer to the announcement made by the Company on 28 August 2024 for more information.

(9) WH Australia holds 28% of the equity interest in Cryna One Pty Ltd ("**Cryna One**"), and the remaining equity interest held by WM Australia (19%), an entity owned by the Goh Directors and their Associates, by Europa Group Pty Ltd ("**Europa Group**") (51%) and by Bellwood Professional Pty Ltd (2%), both are unrelated third parties. Please refer to the announcement made by the Company on 14 August 2023 for more information.

(10) WH Australia holds 28% of the equity interest in Cryna Two Pty Ltd ("**Cryna Two**"), and the remaining equity interest held by WM Australia (19%), an entity owned by the Goh Directors and their Associates, Europa Group (51%) and Peter William Scott Acting Trustee for Bellwood Investment Trust (2%), both are unrelated third parties. Please refer to the announcement made by the Company on 17 April 2024 for more information.

(11) WH Australia holds 28% of the equity interest in Cryna Three Pty Ltd ("**Cryna Three**"), and the remaining equity interest held by WM Australia (19%), an entity owned by the Goh Directors and their Associates, Europa Group (51%) and Peter William Scott Acting Trustee for Bellwood Investment Trust (2%), both are unrelated third parties. Please refer to the announcement made by the Company on 27 December 2024 for more information.

(12) WH Australia holds 80% of the equity interest in Wee Hur Australia (Land) Pte. Ltd. ("**WH Australia Land**"), and the remaining 20% equity interest is held by WM Australia, an entity owned by the Goh Directors and their Associates. Please refer to the announcement made by the Company on 8 December 2025 for more information.

(13) Wee Hur (Hong Kong) Pte. Ltd. ("**WH Hong Kong**") a wholly owned subsidiary of the Company holds 90% of the equity interest in Wee Hur Bedford Pte. Ltd. ("**WH Bedford**"), and the remaining 10% equity interest is held by WM (Hong Kong) Pte. Ltd. ("**WM Hong Kong**"), an entity owned by the Goh Directors and their Associates. Please refer to the announcement made by the Company on 29 July 2026 for more information.

(14) Wee Hur PBSA Fund II ("**WH PBSA Fund II**") is a collective investment scheme, constituted as a unit trust in Singapore. The Company holds 30% unitholding interests, and the remaining unitholding interests held by the Goh Directors and their Associates, through their respective Trust Special Purpose Vehicles (16%), and by third parties as passive investors (54%). Please refer to announcement made by the Company on 3 February 2021 for more information.

6. If the Group has obtained a general mandate from shareholders for Interested Person Transactions the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect. (continued)

(15) Wee Hur PBSA Fund IIIA ("**WH PBSA Fund IIIA**") is a collective investment scheme, constituted as a unit trust in Singapore. The Company holds 22.11% unitholding interests, and the remaining unitholding interests held by the Goh Directors and their Associates, through their respective Trust Special Purpose Vehicles (37.03%), and by third parties as passive investors (40.87%). Please refer to announcement made by the Company on 22 October 2025 for more information.

(16) Livingmenu SG Pte. Ltd. ("**Livingmenu SG**") is a wholly owned subsidiary of Livingm Holdings Pte. Ltd. ("**Livingm**"). Livingmenu SG and Livingm are incorporated in Singapore. The shareholders of Livingm are Goh Yeow Lian, Goh Yew Tee, Goh Wee Ping and other unrelated parties. Goh Wee Ping is also the director of Livingmenu SG. Goh Wee Ping is the son of Goh Yeow Lian.

(17) Comprising:

(i) WH Property's investment of $48,510 in the issued share capital of Wycombe Abbey. The risks and rewards of the investment in Wycombe Abbey are proportionate to the equity interests of each joint venture partner. This investment falls within the exception under Rule 916(2) of the Listing Manual.

(ii) the provision of construction services by Wee Hur Construction Pte Ltd ("**WH Construction**") to Wycombe Abbey amounting to $11,271,626, out of a total contract sum of $148,500,000, for the construction of the school.

(18) Comprising:

(i) Corporate guarantees in the amounts of $374,261,000 and $12,137,923 provided by the Company in respect of the aggregate principal amounts of the banking facilities granted by United Overseas Bank Limited and Oversea-Chinese Banking Corporation Limited to WH Thomson Residential and WH Thomson Commercial, respectively. These amounts represent 50% of the banking facilities of $748,522,000 and $24,275,846, respectively. Pursuant to Rule Rule 916(3) of the Listing Manual, shareholders' approval is not required for the provision of a loan to a joint venture with an interested person if the loan is extended by all joint venture partners in proportion to their equity and on the same terms. Please refer to the Company's announcements dated 4 February 2026 and 12 May 2026 for further information.

(ii) the provision of corporate support services by WH Property to Thomson Residential and WH Thomson Commercial amounting to $51,000.

(19) Comprising:

(i) WH Hong Kong investment of HK$90 (equivalent to $15) in the issued share capital of WH Bedford. The risks and rewards of the investment in WH Bedford are proportionate to the equity interests of each joint venture partner. This investment falls within the exception under Rule 916(2) of the Listing Manual.

(ii) WH Hong Kong transferred its entire shareholding in Wee Hur Belmont Limited of HK$100 (equivalent to $17) to WH Bedford.

6. If the Group has obtained a general mandate from shareholders for Interested Person Transactions the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect. (continued)

(iii) a loan of HK$486,000,000 (equivalent to $80,335,800) was granted to WH Bedford. The loan was granted by WH Hong Kong, as a joint venture partner, in proportion to its shareholding in WH Bedford and on the same terms applicable to all joint venture partners. Pursuant to Rule 916(3) of the Listing Manual, shareholders' approval is not required for the provision of a loan to a joint venture with an interested person if the loan is extended by all joint venture partners in proportion to their equity and on the same terms.

Please refer to the announcement made by the Company on 29 July 2026 for more information.

(20) Total contribution and rental pursuant to the lease agreement between Livingmenu SG and 2K Property Pte.Ltd., a wholly-owned subsidiary of WH Property, in respect of the property known as 114 Lavender Street #01-68 CTHub2, Singapore 338729, amounting to $3,600,000.

(21) Comprising:

(i) the provision of corporate support services by WH Dormitory to ASE amounting to $120,000.

(ii) the provision of construction services by WH Construction to ASE amounting to $392,756, for A&A work done for the dormitory, Tuas View Dormitory.

(22) Comprising:

(i) the provision of construction services by WH Construction to ASD amounting to $701,373, out of a total contract sum of $150,965,000, for the construction of the dormitory, Pioneer Lodge.

(ii) the provision of project management services by WH Property to ASD amounting to $300,000, out of a total contract sum of $2,180,000, for the dormitory, Pioneer Lodge.

(iii) the provision of corporate support services by WH Dormitory to ASD amounting to $108,000.

(23) Comprising:

(i) the provision of construction services by WH Construction to WH Bartley amounting to $5,427,461, out of a total contract sum of $45,000,000, for the construction of the residential development, Bartley Vue.

(ii) the provision of project management services by WH Property to WH Bartley amounting to $30,000, out of a total contract sum of $600,000, for the residential development, Bartley Vue.

(iii) the provision of corporate support services by WH Property, WH Construction and the Company to WH Bartley amounting to $44,821.

(24) The provision of corporate support services by WH Property and WH Construction to WH Woodlands 12 amounting to $13,303.

(25) The provision of corporate support services by WH Construction, WH Australia and the Company to Lowood One amounting to $11,259.

F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

6. If the Group has obtained a general mandate from shareholders for Interested Person Transactions the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect. (continued)

(26) The provision of corporate support services by WH Construction to ACUD amounting to $4,856.

(27) The provision of corporate support services by WH Construction to ACUV amounting to $4,856.

(28) The provision of corporate support services by WH Australia to Cryna One amounting to $13,412.

(29) The provision of corporate support services by WH Australia to Cryna Two amounting to $13,412.

(30) The provision of corporate support services by WH Australia to Cryna Three amounting to $13,412.

(31) The provision of corporate support services by WH Construction and the Company to WH Australia Land amounting to $5,329.

(32) The provision of investment management services by WH Capital and operator services by WH Hospitality to WH PBSA Fund II amounting to $391,875.

(33) The provision of investment management services by WH Capital to WH PBSA Fund IIIA amounting to $1,534,935.

7. Negative confirmation pursuant to Rule 705(5) of the Listing Manual

Pursuant to SGX-ST Rule 705(5), the Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim consolidated financial results of the Company and the Group for the six months ended 30 June 2026 to be false or misleading in any material aspect.

On behalf of the Board of Directors,

Goh Yeow Lian	Goh Yew Tee
Executive Chairman and Managing Director	Executive Director
14 August 2026	14 August 2026

8. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

The Company has received undertakings from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the SGX-ST.

On behalf of the Board of Directors,

Goh Yeow Lian
Executive Chairman and Managing Director
14 August 2026