Sing Holdings Limited
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TENDER FOR LAND PARCEL AT TOWN HALL LINK

The Board of Directors (the "**Board**") of Sing Holdings Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce that the Company, together with its consortium partners, CapitaLand Development and Far East Organization, have on 17 November 2026 submitted a tender bid (the "**Tender Bid**") of S$1,823,754,999.00 for a White site at Town Hall Link in Jurong Lake District (the "**Land Parcel**").

Based on the provisional tender results released by the Urban Redevelopment Authority (the "**URA**"), the Tender Bid has emerged as the top bid received by the URA for the Land Parcel. The URA reserves the right to reject the highest or any tender.

Subject to the award of the above tender, the consortium intends to develop the Land Parcel into a residential development, an office tower and a retail mall. Sing Holdings Jubilee Pte. Ltd. ("**SH Jubilee**"), a subsidiary of the Company, will have a 15% interest in the residential development and the office tower (the "**Project**").

SH Jubilee is owned by the Company and Cedar Investments Pte. Ltd. ("**Cedar Investments**"), with shareholdings of 85% and 15% respectively. Cedar Investments, in which F.H. Lee Holdings (Pte) Limited ("**F.H. Lee Holdings**"), a controlling shareholder of the Company, and Mr Lee Sze Hao, Chief Executive Officer and Managing Director of the Company, are shareholders, is regarded as an interested person of the Company within the meaning of Rule 904(4) of the Listing Manual of the Singapore Exchange Securities Trading Limited. The Audit Committee of the Company, having reviewed the transaction, is of the view that the risks and rewards of the joint venture (including any loan(s) extended or to be extended by the Company and Cedar Investments) are in proportion to the equity of each joint venture partner; and the terms of the joint venture (including the provision of any loan(s) by the Company and Cedar Investments) are not prejudicial to the interests of the Company and its minority shareholders.

Mr Lee Sze Leong, Chairman of the Board, and Mr Lee Sze Hao are both directors and controlling shareholders of F.H. Lee Holdings.

Save as disclosed above, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above transaction.

The Project will be funded internally and through bank borrowings. The transaction is not expected to have a material impact on the consolidated net tangible assets per share or consolidated earnings per share of the Group for the financial year ending 31 December 2026.

BY ORDER OF THE BOARD

Lee Sze Hao
Chief Executive Officer

17 November 2026