



偉合控股有限公司

## WEE HUR HOLDINGS LTD.

(Company Registration Number 200619510K)

(Incorporated in the Republic of Singapore)

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### NOTICE OF RECENT VALUATION OF PROPERTIES

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The Board of Directors (the “**Board**”) of Wee Hur Holdings Ltd. (the “**Company**” and together with its subsidiaries, the “**Group**”) wish to update the shareholders of the Company that in accordance with the Group's accounting policies, a valuation exercise has been conducted on the following properties of the Group on an open market value for existing use basis:

#### A) Investment Properties owned by Subsidiary

<b>Active System Engineering Pte. Ltd.</b>	
Date of Valuation	: 31 December 2022
Name of Valuer	: Knight Frank Pte Ltd
Description of Property	: Tuas South Dormitory, 70 Tuas South Avenue 1, Singapore 637285
Fair Value	: S\$13,500,000

#### B) Investment Properties owned by Associate

<b>The Trust Company (Australia) Limited ATF WH Redfern Trust</b>	
Date of Valuation	: 31 December 2022
Name of Valuer	: CBRE Valuations Pty Limited
Description of Property	: Y Suites on Redfern, 104-116 Regent Street, Redfern, NSW 2016
Fair Value	: A\$45,000,000 (equivalent to approximately S\$40,972,500)

Shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address @ general@weehur.com.sg.

The valuation reports are available for inspection until 31 May 2023.

In addition, the Board also wish to update the shareholders of the Company the fair values<sup>#</sup> of the following investment properties as at 31 December 2022:

*# On 21 April 2022, the Company, Wee Hur Capital Pte. Ltd., a wholly owned subsidiary of the Company, and all of the other investors in Wee Hur PBSA Master Trust (“**WH PBSA Trust**”) (the “**Other Investors**”) had entered into a definitive agreement with Reco Weather Private Limited (“**RECO**”) in relation to the proposed disposal of units in the WH PBSA Trust by the Company and the Other Investors to RECO.*

On 12 October 2022, shareholders' approval was obtained for the proposed disposal of 9.9% of the units held by the Company which constitutes a partial disposal of the Company's stake (the "**Proposed Disposal**"). Accordingly, Management has adopted the purchase price of the investment properties included in the agreement to determine its fair value as at 31 December 2022 given Management had assessed that there have been no significant factors to indicate that the fair value of the investment properties have materially changed since the approval of the Proposed Disposal.

### **Investment Properties owned by WH PBSA Trust**

<b>The Trust Company (Australia) Limited ATF WH Buranda Trust</b>	
Date of Valuation	: 31 December 2022
Description of Property	: UniLodge Park Central, 8 Gillingham Street, Woolloongabba, Brisbane, Queensland 4102
Fair Value	: A\$227,500,000 (equivalent to approximately S\$207,138,750)
<b>The Trust Company (Australia) Limited ATF WH Gray Street Trust</b>	
Date of Valuation	: 31 December 2022
Description of Property	: UniLodge City Gardens, 105 Gray Street, Adelaide, South Australia 5000
Fair Value	: A\$112,500,000 (equivalent to approximately S\$102,431,250)
<b>The Trust Company (Australia) Limited ATF WH A'Beckett Trust</b>	
Date of Valuation	: 31 December 2022
Description of Property	: Y Suites on A'Beckett, 183 - 189 A'Beckett Street, Melbourne VIC 3000
Fair Value	: A\$232,000,000 (equivalent to approximately S\$211,236,000)
<b>The Trust Company (Australia) Limited ATF WH Waymouth Trust</b>	
Date of Valuation	: 31 December 2022
Description of Property	: Y Suites on Waymouth, 128 Waymouth Street, Adelaide, South Australia 5000
Fair Value	: A\$126,000,000 (equivalent to approximately S\$114,723,000)
<b>The Trust Company (Australia) Limited ATF WH Moore Trust</b>	
Date of Valuation	: 31 December 2022
Description of Property	: Y Suites on Moore, 7-9 Moore Street, Canberra ACT 2601
Fair Value	: A\$111,772,720 (equivalent to approximately S\$101,769,062)
<b>The Trust Company (Australia) Limited ATF WH Regent Trust</b>	
Date of Valuation	: 31 December 2022

Description of Property	: Y Suites on Regent, 90-102 Regent Street, Redfern, NSW 2016
Fair Value	: A\$107,186,102 (equivalent to approximately S\$97,592,946)

**The Trust Company (Australia) Limited ATF WH Gibbons Trust**

Date of Valuation	: 31 December 2022
Description of Property	: Y Suites on Gibbons, 13-23 Gibbons Street, Redfern NSW 2016
Fair Value	: A\$156,867,770 (equivalent to approximately S\$142,828,104)

By Order of the Board  
Wee Hur Holdings Ltd.

Tan Ching Chek  
Company Secretary  
1 March 2023