SINGAPORELAND

ANNOUNCEMENT OF INTERESTED PERSON TRANSACTIONS PURSUANT TO RULE 905(2) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

1. INTRODUCTION

The Board of Directors of Singapore Land Group Limited (the "**Company**" or "**SingLand**" and, together with its subsidiaries, the "**Group**") wishes to announce that pursuant to Rule 905(2) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**Listing Manual**"), the aggregate value of all interested person transactions ("**IPTs**") entered into by the Company with an interested person ("**IP**"), namely UOL Group Limited ("**UOL**"), and its associates, has exceeded 3% of the Group's latest audited net tangible assets as at 31 December 2025 ("**NTA**").

Under Rule 905(2) of the Listing Manual, if the aggregate value of all IPTs entered into with the same IP during the same financial year amounts to 3% or more of the Group's NTA, the Company must make an immediate announcement of the latest IPT and all future IPTs entered into with that same IP during that financial year.

2. DETAILS OF THE LATEST INTERESTED PERSON TRANSACTIONS

A. Shareholder's loan in relation to the Company's joint venture in respect of the acquisition of the government land sale residential site at Dorset Road, Singapore ("Dorset Road")

Reference is made to the Company's announcement on 16 October 2025 in relation to the acquisition of the Dorset Road property by United Venture Development (2022) Pte. Ltd. ("**UVD (2022)**"), a 20:60:20 joint venture entity owned by:

i. Singland Residential Development Pte. Ltd. ("**SRD**") a wholly-owned subsidiary of the Company;
ii. UOL Venture Investments Pte. Ltd. ("**UVI**") a wholly-owned subsidiary of UOL; and
iii. Kheng Leong Company (Private) Limited ("**KLC**").

The Company has made an additional shareholder's loan contribution of S$3.0 million (based on its proportionate shareholding in UVD (2022)) to fund the payment of the land betterment charge ("**LBC**") for the Dorset Road residential site.

B. Shareholder's loan in relation to the Company's joint venture in respect of the en-bloc purchase of Watten Estate Condominium ("Watten")

Reference is made to the Company's announcement on 28 October 2021 in relation to the en-bloc purchase of the Watten property (now known as Watten House) by United Venture Development (Watten) Pte. Ltd. ("**UVD (Watten)**"), a 20:80 joint venture entity owned by:

i. SRD; and
ii. UVI.

The Company is extending an additional shareholder's loan of S$20.0 million (based on its proportionate shareholding in UVD (Watten)) to fund the repayment of the existing project loan for the Watten House development.

3. DETAILS OF THE INTERESTED PERSON AND AGGREGATE VALUE OF INTERESTED PERSON TRANSACTIONS

As UOL holds 50.35% shares in SingLand, it is considered an IP of SingLand under Rule 904(4) of the SGX-ST Listing Manual. UVD (2022) and UVD (Watten) are each an associate of UOL and therefore also each considered an IP of SingLand. The provision of shareholder's loans by SRD to UVD (2022) and UVD (Watten) therefore each constitutes an IPT with UOL under Chapter 9 of the Listing Manual.

KLC is considered an associate of Mr Wee Ee Lim (within the meaning set out in the SGX-ST Listing Manual), who is the Chairman of SingLand, the Chairman and a controlling shareholder of UOL, and a director and a shareholder of KLC. Hence, the provision of shareholder's loan by SRD to UVD (2022) constitutes an IPT.

Details of the latest IPTs and all future IPTs to be entered into with UOL and associates during FY2026 are as follows:

Transactions	Amount (S$'m)	Percentage of Group's NTA (%)
Contribution of proportionate shareholder's loans to UVD (2022) for the payment of LBC for the Dorset Road residential site and estimated interest income arising from shareholders' loans	3.8	<0.1%
Contribution of proportionate shareholder's loans to UVD (Watten) for the repayment of the existing project loan for the Watten House development and estimated interest income arising from shareholders' loans	21.0	0.2%
Contribution of proportionate shareholder's loans to other joint venture entities with UOL in connection with the acquisition and/or development of existing projects which have been announced on SGXNet and/or disclosed in the Company's FY 2025 Annual Report	28.2	0.3%
Interest payable on proportionate shareholders' loans extended by UOL and its associates in connection with the acquisition and/or development of existing projects which have been announced on SGXNet and/or disclosed in the Company's FY 2025 Annual Report	8.5	<0.1%

All of the abovementioned shareholders' loans granted or to be granted by SingLand are in proportion to their respective equity interest in the relevant joint venture entity and are or shall be on the same terms as the proportionate shareholders' loans granted or to be granted by the relevant IP(s). Further, neither UOL nor SingLand had (directly or indirectly) any existing equity interest in each of the abovementioned joint ventures[1] prior to the participation of the relevant entity at risk in the relevant joint venture.

Including the abovementioned IPTs, the aggregate value of IPTs (excluding other IPTs less than S$100,000) entered into and to be entered into between the Group and UOL and its associates in the financial year ending 31 December 2026 amounts to approximately S$333.2 million, representing approximately 3.6% of the Group's NTA of S$9,211 million as at 31 December 2025.

All of the abovementioned IPTs entered into or to be entered into are in the ordinary course of business of the Group.

[1] All relevant joint venture companies were incorporated (indirectly) by SingLand and the relevant IP(s) for the purposes of participation in the joint ventures.

4. FINANCIAL EFFECTS

The above IPTs are not expected to have any material effect on the net tangible assets per share and earnings per share of SingLand for FY2026.

5. AUDIT AND RISK COMMITTEE STATEMENT

The Audit and Risk Committee of SingLand, having reviewed the terms of the above transactions, is of the view that (a) the transactions are on arm's length basis and on normal commercial terms, (b) the terms are not prejudicial to the interests of SingLand and its minority shareholders and (c) the risks and rewards are in proportion to the equity of each joint venture partner.

6. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

Mr Wee Ee Lim is the Chairman of SingLand, the Chairman and a controlling shareholder of UOL, and a director and a shareholder of KLC. Mr Liam Wee Sin is a director of SingLand and UOL, and the Group Chief Executive of UOL.

Save as disclosed above, as at the date of this announcement, none of the Directors or controlling shareholders of SingLand has any interest, direct or indirect, in the above transactions, based on the information made available to the Company.

Submitted by Yeong Sien Seu, Company Secretary on 3 September 2026 to the SGX