

FOR IMMEDIATE RELEASE

Soon Hock Enterprise's award-winning industrial development, Stellar@Tampines, sees continued pre-sales uptake

- *Pre-sold 222 units as at 31 October 2025, up from 168 units pre-sold as at 15 September 2025*
- *Positive pre-sale momentum underscores the appeal of Stellar@Tampines, which was named the Top Industrial Development at the EdgeProp Singapore Excellence Awards 2025*

Singapore, 3 November 2025 – **Soon Hock Enterprise Holding Limited** ("**Soon Hock Enterprise**" or the "**Company**" and together with its subsidiaries, the "**Group**"), is pleased to report encouraging progress in the pre-sales of Stellar@Tampines, a nine-storey industrial development poised to be a landmark property in Singapore's east region.

As at 31 October 2025, the Group has successfully pre-sold 222 units (or about 71% of the available units for sale), with options to purchase ("**OTP**") issued for an additional 24 units, reflecting an increase from 168 pre-sold units as at 15 September 2025. Each OTP typically offers a three-week period for the prospective buyer to exercise the option, ensuring a transparent and structured transaction process. Based on the current progress of development, partial Temporary Occupancy Permit ("**TOP**") is targeted by end 2025 and full TOP expected by March 2026.

With 311 strata-titled units for sale and a total saleable area of 49,558 square metres, Stellar@Tampines is a modern B2 industrial development that combines architectural sophistication with practical, adaptable and future-oriented designs. The project's estimated Gross Development Value ("**GDV**") is S\$326.5 million.¹

Affirming its market appeal and relevance in today's industrial property landscape, Stellar@Tampines was recently recognised as the Top Industrial Development at the EdgeProp Singapore Excellence Awards 2025 for its innovative design, sustainability features, and adaptability. Introduced last year, the Top Industrial Development award marks only the second time an industrial project in Singapore

¹ According to the Summary Valuation Certificates set out in Appendix I of the Company's prospectus dated 8 October 2025

has been recognised by EdgeProp’s annual property awards, which celebrate outstanding property developers and their exceptional developments. The properties are evaluated across six core categories: Design, Innovation, Landscape, Sustainability, Showflat and Marketing.²

Executive Director and CEO, Mr. Walter Tan Min Loon, said: *“The continued strong pre-sales performance demonstrates the market’s confidence in Stellar@Tampines’ flexible layouts, functional design, and future-ready features, which are all hallmarks of a property developed by Soon Hock Enterprise. Along with the recent EdgeProp recognition, it reflects Soon Hock Enterprise’s commitment to developing industrial spaces that are adaptable, practical, and capable of supporting business growth and innovation. Our core design philosophy, which is combining flexibility, thoughtful design, and long-term value, continues to effectively meet the evolving needs of businesses seeking to modernise and optimise their operations.”*

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INFORMATION

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About Soon Hock Enterprise Holding Limited

Soon Hock Enterprise Holding Limited (“**Soon Hock Enterprise**” or the “**Company**”, and together with its subsidiaries, the “**Group**”) is an established real estate developer, undertaking both industrial property development and industrial property investment in Singapore. The Group’s project management team has led development projects with a Gross Development Value (“**GDV**”) of over S\$1.0 billion. Besides property development, the Group also undertakes property investment for recurring income. Soon Hock Enterprise has a strong track record of successful execution and monetisation of development projects, deploying a user-centric development strategy, forward-thinking design philosophy and a multi-factor site selection framework that aims to preserve the long-term capital value of its development properties while positioning them for stronger tenant retention, reduced vacancy risk and greater potential for capital appreciation.

² 23 October 2025, EdgeProp – [EdgeProp Excellence Awards 2025: Honouring the people and places shaping Singapore’s property landscape](#)