

CHUAN HUP HOLDINGS LIMITED

(Co. Reg. No. 197000572R)

(Incorporated in the Republic of Singapore)

MINUTES OF THE 56th ANNUAL GENERAL MEETING OF CHUAN HUP HOLDINGS LIMITED (THE “COMPANY”) CONVENED AND HELD AT FUNCTION ROOM 3-4, ISCA HOUSE, 60 CECIL STREET, SINGAPORE 049709 ON 26 OCTOBER 2026 AT 10.30 A.M.

Present

Shareholders/ Proxies

A copy of the Attendance List is available for inspection during normal business hours at the Company’s registered office for three months from the date of this announcement.

In Attendance

Board of Directors

Mr Lo Pang Foo Steven

Non-Executive, Independent Director, and Chairman
Chairman of the Remuneration Committee and the
Nominating Committee

Mr Peh Siong Woon Terence

Chief Executive Officer and Executive Director

Mr Peh Kwee Chim

Executive Director

Ms Heng Su-Ling Mae

Non-Executive, Independent Director

Mr Lim Kwee Siah

Chairman of the Audit Committee

Mr Saw Meng Tee

Non-Executive Director

Non-Executive, Independent Director

Management

Mr Eldon Wan

Chief Operating Officer

Ms Anne Liew Mei Hong

Chief Financial Officer and Company Secretary

Auditor

Ms Koh Jia Linn

Audit Partner - Ernst & Young LLP

1. Introduction

- 1.1 Mr Lo Pang Foo Steven, Chairman of the Annual General Meeting (“Chairman”), welcomed shareholders to the 56th Annual General Meeting (“AGM” or “Meeting”).
- 1.2 The Chairman noted that the Company Secretary had advised that a quorum was present and declared the Meeting open.

2. Notice of Meeting

- 2.1 The Chairman noted that the Notice of AGM dated 2 October 2026 (“AGM Notice”) convening the Meeting had been issued and published on SGXNet and the Company’s website for the requisite statutory period. With the consent of the Meeting, the Notice was taken as read.
- 2.2 The Chairman informed shareholders that all resolutions at the Meeting would be put to vote by way of electronic polling using mobile devices or a wireless handheld device.
- 2.3 Samas Management Consultants Pte Ltd was appointed as scrutineer for the poll and Trusted Services Pte Ltd was appointed as polling agent.
- 2.4 Trusted Services Pte Ltd played a short video explaining the electronic poll voting process and performed a test resolution to familiarise shareholders with the system.

3. **ORDINARY BUSINESS**

The Chairman proceeded with the business of the Meeting.

3.1 **Ordinary Resolution 1: Adoption of Directors' Statement and Audited Financial Statements and Auditor's Report**

3.1.1 The first item on the agenda was to receive and adopt the Directors' Statement, the Audited Financial Statements and the Auditor's Report for the year ended 30 June 2026.

3.1.2 The Chairman invited questions from the shareholders.

3.1.3 The question raised by Shareholder at the AGM and the Company's response to the question in relation to Ordinary Resolution 1 is annexed to these minutes and marked as "Annexure A".

3.1.4 After Ordinary Resolution 1 was duly proposed and seconded, the Chairman put Ordinary Resolution 1 to the vote of the Meeting.

3.1.5 The results on the vote by way of poll were as follows:

Ordinary Resolution 1	For		Against	
	No. of Shares	%	No. of Shares	%
	520,652,367	100%	5,200	0.00%

3.1.6 Based on the results of the poll, the Chairman declared Ordinary Resolution 1 carried by a majority vote.

3.2 **Ordinary Resolution 2: Declaration of a final tax exempt one-tier dividend of 0.5 SG cent per ordinary share for the financial year ended 30 June 2026**

3.2.1 The Chairman informed that the next item on the agenda concerned the declaration of a final dividend of 0.5 SG cent per ordinary share for the financial year ended 30 June 2026.

3.2.2 The Chairman invited questions from the shareholders. No questions were received for Ordinary Resolution 2.

3.2.3 After Ordinary Resolution 2 was duly proposed and seconded, the Chairman put Ordinary Resolution 2 to the vote of the Meeting.

3.2.4 The results on the vote by way of poll were as follows:

Ordinary Resolution 2	For		Against	
	No. of Shares	%	No. of Shares	%
	520,560,490	99.98%	127,077	0.02%

3.2.5 Based on the results of the poll, the Chairman declared Ordinary Resolution 2 carried by a majority vote.

3.3 **Ordinary Resolution 3: Re-election of Mr Saw Meng Tee as Director of the Company**

3.3.1 The Chairman informed that the next item on the agenda concerned the re-election of Mr Saw Meng Tee as Director under Regulation 80 of the Company's Constitution. Mr Saw would upon re-election, continue to serve as the Non-Executive Independent Director of the Board and a member of the Audit, Remuneration and Nominating Committees. Mr Saw is considered an independent director.

3.3.2 The Chairman invited questions from the shareholders. No questions were received for Ordinary

Resolution 3.

3.3.3 After Ordinary Resolution 3 was duly proposed and seconded, the Chairman put Ordinary Resolution 3 to the vote of the Meeting.

3.3.4 The results on the vote by way of poll were as follows:

Ordinary Resolution 3	For		Against	
	No. of Shares	%	No. of Shares	%
	520,589,367	99.78%	1,145,400	0.22%

3.3.5 Based on the results of the poll, the Chairman declared Ordinary Resolution 3 carried by a majority vote.

3.4 Ordinary Resolution 4: Re-election of Mr Peh Kwee Chim as Director of the Company

3.4.1 The Chairman informed that the next item on the agenda concerned the re-election of Mr Peh Kwee Chim as Director under Regulation 85 of the Company's Constitution. Mr Peh would upon re-election, continue to serve as the Executive Director of the Board and a member of the Nominating Committee. Mr Peh is considered a non-independent director.

3.4.2 The Chairman invited questions from the shareholders. No questions were received for Ordinary Resolution 4.

3.4.3 After Ordinary Resolution 4 was duly proposed and seconded, the Chairman put Ordinary Resolution 4 to the vote of the Meeting.

3.4.4 The results on the vote by way of poll were as follows:

Ordinary Resolution 4	For		Against	
	No. of Shares	%	No. of Shares	%
	521,709,567	100%	25,200	0.00%

3.4.5 Based on the results of the poll, the Chairman declared Ordinary Resolution 4 carried by a majority vote.

3.5 Ordinary Resolution 5: Re-election of Ms Heng Su-Ling Mae as Director of the Company

3.5.1 The Chairman informed that the next item on the agenda concerned the re-election of Ms Heng Su-Ling Mae as Director under Regulation 85 of the Company's Constitution. Ms Heng would upon re-election, continue to serve as the Non-Executive Independent Director of the Board, Chairman of the Audit Committee and a member of the Remuneration and Nominating Committees. Ms Heng is considered an independent director.

3.5.2 The Chairman invited questions from the shareholders. No questions were received for Ordinary Resolution 5.

3.5.3 After Ordinary Resolution 5 was duly proposed and seconded, the Chairman put Ordinary Resolution 5 to the vote of the Meeting.

3.5.4 The results on the vote by way of poll were as follows:

Ordinary Resolution 5	For		Against	
	No. of Shares	%	No. of Shares	%
	519,552,167	99.78%	1,145,400	0.22%

3.5.5 Based on the results of the poll, the Chairman declared Ordinary Resolution 5 carried by a majority vote.

3.6 Ordinary Resolution 6: Approval of Non-Executive Directors' fees

3.6.1 The Chairman handed the conduct of the Meeting to Mr Peh Siong Woon Terence as the next item on the agenda concerned the payment of directors' fees of SGD200,733 to the Non-Executive Directors for the financial year ended 30 June 2026. Mr Peh informed that the fees for the previous financial year were SGD189,000.

3.6.2 Mr Peh invited questions from the shareholders.

3.6.3 The question raised by Shareholder at the AGM and the Company's response to the question in relation to Ordinary Resolution 6 is annexed to these minutes and marked as "Annexure A".

3.6.4 After Ordinary Resolution 6 was duly proposed and seconded, Mr Peh put Ordinary Resolution 6 to the vote of the Meeting.

3.6.5 The results on the vote by way of poll were as follows:

Ordinary Resolution 6	For		Against	
	No. of Shares	%	No. of Shares	%
	520,490,490	99.96%	187,077	0.04%

3.6.6 Based on the results of the poll, the Chairman declared Ordinary Resolution 6 carried by a majority vote.

3.6.7 The conduct of the Meeting was returned to Mr Lo Pang Foo Steven, the Chairman.

3.7 Ordinary Resolution 7: Re-appointment of Ernst & Young LLP as Auditor of the Company and authority for Directors to fix their remuneration

3.7.1 The Chairman informed that the next item on the agenda concerned the re-appointment of Ernst & Young LLP as Auditor of the Company and the Directors be authorised to fix their remuneration.

3.7.2 The Chairman invited questions from the shareholders. No questions were received for Ordinary Resolution 7.

3.7.3 After Ordinary Resolution 7 was duly proposed and seconded, the Chairman put Ordinary Resolution 7 to the vote of the Meeting.

3.7.4 The results on the vote by way of poll were as follows:

Ordinary Resolution 7	For		Against	
	No. of Shares	%	No. of Shares	%
	521,755,190	99.95%	262,077	0.05%

3.7.5 Based on the results of the poll, the Chairman declared Ordinary Resolution 7 carried by a majority vote.

SPECIAL BUSINESS

3.8 Ordinary Resolution 8: Issue of Additional Shares and Convertible Instruments

3.8.1 The Chairman informed that the next item on the agenda was to seek shareholders' approval for a new share issue mandate to be given to the Directors to issue shares in the capital of the Company

(whether by way of rights, bonus or otherwise) or to issue instruments convertible into shares, so long as the aggregate number of shares to be issued under the Mandate does not exceed 50% of the issued share capital of the Company, and a sub-limit of 20% of the issued share capital if the issue of shares is not on a pro-rata basis to shareholders.

3.8.2 The Chairman invited questions from the shareholders. No questions were received for Ordinary Resolution 8.

3.8.3 After Ordinary Resolution 8 was duly proposed and seconded, the Chairman put Ordinary Resolution 8 to the vote of the Meeting.

3.8.4 The results on the vote by way of poll were as follows:

Ordinary Resolution 8	For		Against	
	No. of Shares	%	No. of Shares	%
	520,502,490	99.71%	1,509,777	0.29%

3.8.5 Based on the results of the poll, the Chairman declared Ordinary Resolution 8 carried by a majority vote.

3.9 Ordinary Resolution 9: Approval of the Proposed Renewal of the Share Buy Back Mandate

3.9.1 The Chairman explained that the next item on the agenda was to seek shareholders' approval for the proposed renewal of the Share Buy Back Mandate. He drew the Meeting's attention to the details and rationale for the proposed mandate which were set out in the Appendix to the Notice of Annual General Meeting dated 2 October 2026.

3.9.2 The Chairman invited questions from the shareholders. No questions were received for Ordinary Resolution 9.

3.9.3 After Ordinary Resolution 9 was duly proposed and seconded, the Chairman put Ordinary Resolution 9 to the vote of the Meeting.

3.9.4 The results on the vote by way of poll were as follows:

Ordinary Resolution 9	For		Against	
	No. of Shares	%	No. of Shares	%
	521,567,690	99.91%	449,577	0.09%

3.9.5 Based on the results of the poll, the Chairman declared Ordinary Resolution 9 carried by a majority vote.

4. Conclusion of Meeting

4.1 The Chairman informed that this would be his last AGM as Chairman and Director of the Company, prior to his retirement from the Board in accordance with the SGX Listing Rules. Chairman updated that the reconstitution of the Board will be announced in due course

4.2 There being no other business, the Chairman informed that the formal business of the Meeting had concluded and declared the AGM closed. The Chairman thanked shareholders and proxies for their attendance. The AGM ended at 10.56 a.m.

Approved by

Lo Pang Foo Steven
Chairman

**Questions from Shareholders for
Chuan Hup Holdings Limited’s 56th AGM on
26 October 2026 at 10.30 a.m.**

- (i) **With reference to resolution 1, a shareholder asked about the Group’s future plans and the reasons the Company’s shares continue to trade below its net asset value ("NAV"), and whether any measures are being taken to address the discount.**

Company’s response

The CEO shared that the Group is primarily an investment holding company with a portfolio focused on real estate. The Group has ongoing property development projects in Singapore and Australia, as well as investment properties in Singapore and through its associates in the Philippines. The Group continues to review its portfolio and may divest investments when it believes full value has been realised.

With regards to the Company's shares trading below its net asset value ("NAV"), the CEO noted that the share price is determined by market conditions and investor sentiment and is therefore beyond the Company’s control.

- (ii) **With reference to resolution 6, a shareholder asked how many directors the Company has and how the directors' fees are allocated among the directors.**

Company’s response

The CEO explained that the Company currently has six directors. The directors' fees are payable only to the four non-executive directors and are shared among them.