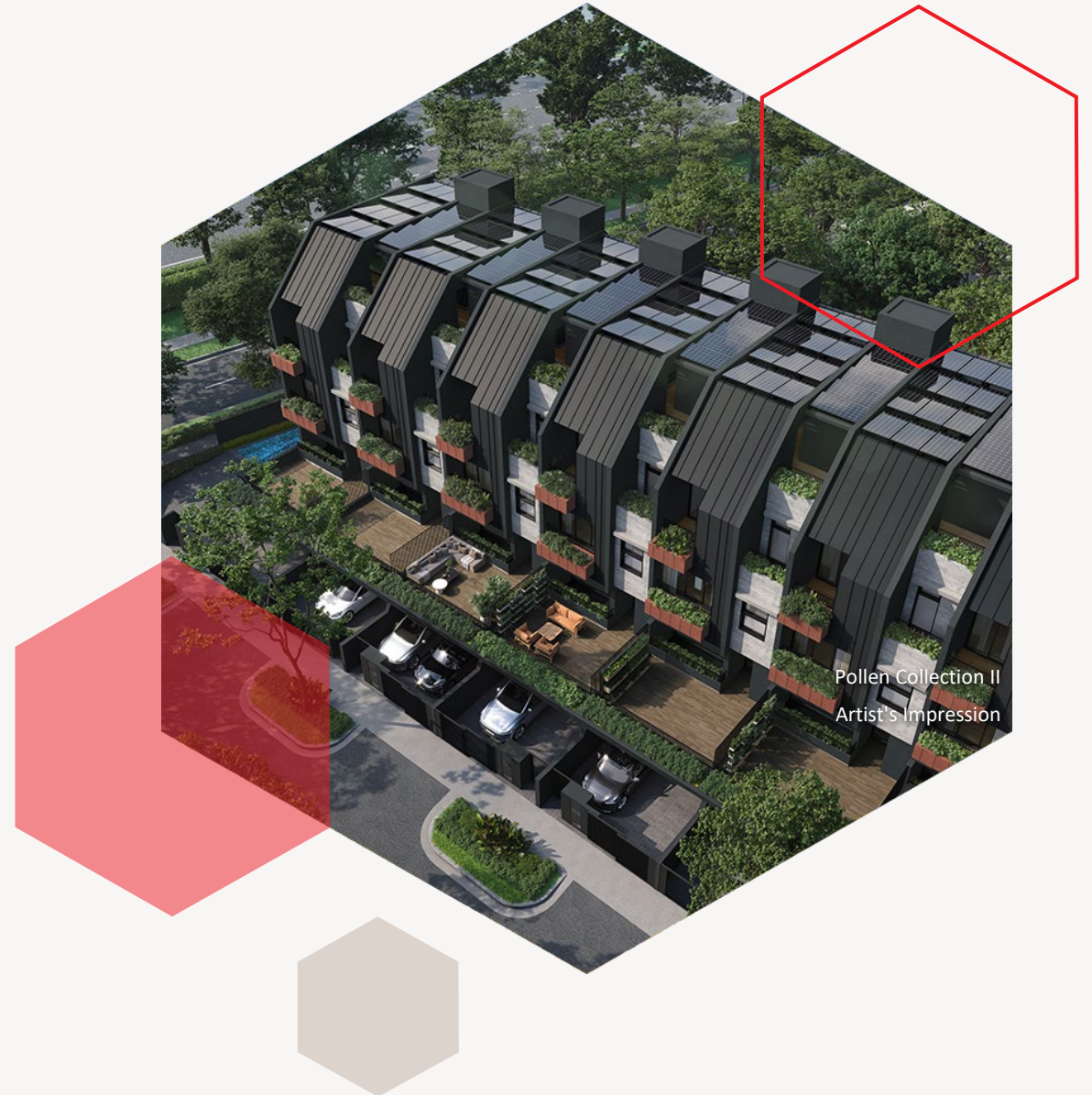




BUKIT SEMBAWANG
ESTATES LIMITED

60th Annual General Meeting

31 July 2026





CEO Presentation

Pollen Collection II
Artist's Impression

- 01 — Financial Overview
- 02 — Project Portfolio
- 03 — Current Projects
- 04 — Upcoming Projects
- 05 — Completed Projects
- 06 — Serviced Apartment
- 07 — Business Focus



01. Financial Overview



Pollen Collection
Artist's Impression



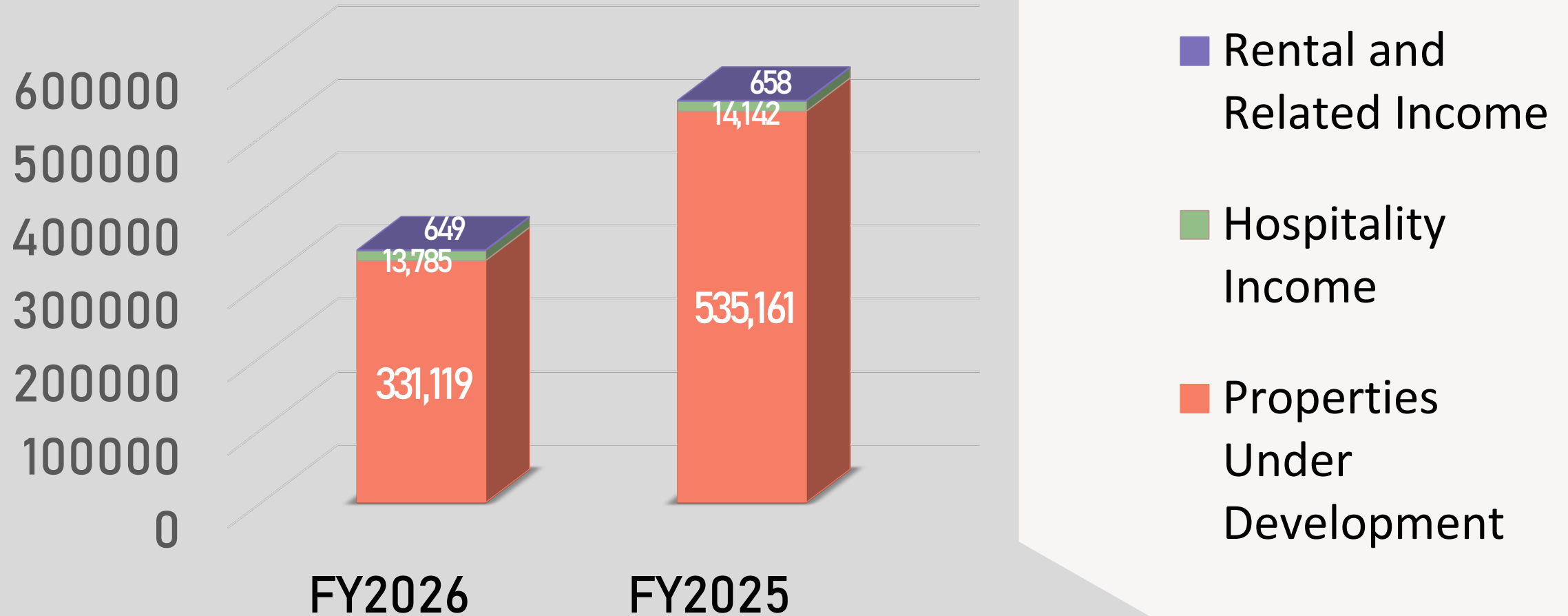
Financial Overview

For the year ended 31 March	2026	2025	% Change
Revenue	\$345.55m	\$549.96m	(37%)
Profit Before Tax	\$156.57m	\$137.44m	14%
Profit After Tax	\$128.64m	\$114.29m	13%
Net Return on Total Equity	7.70%	7.18%	7%
Earnings Per Share	\$0.50	\$0.44	14%



FINANCIAL OVERVIEW

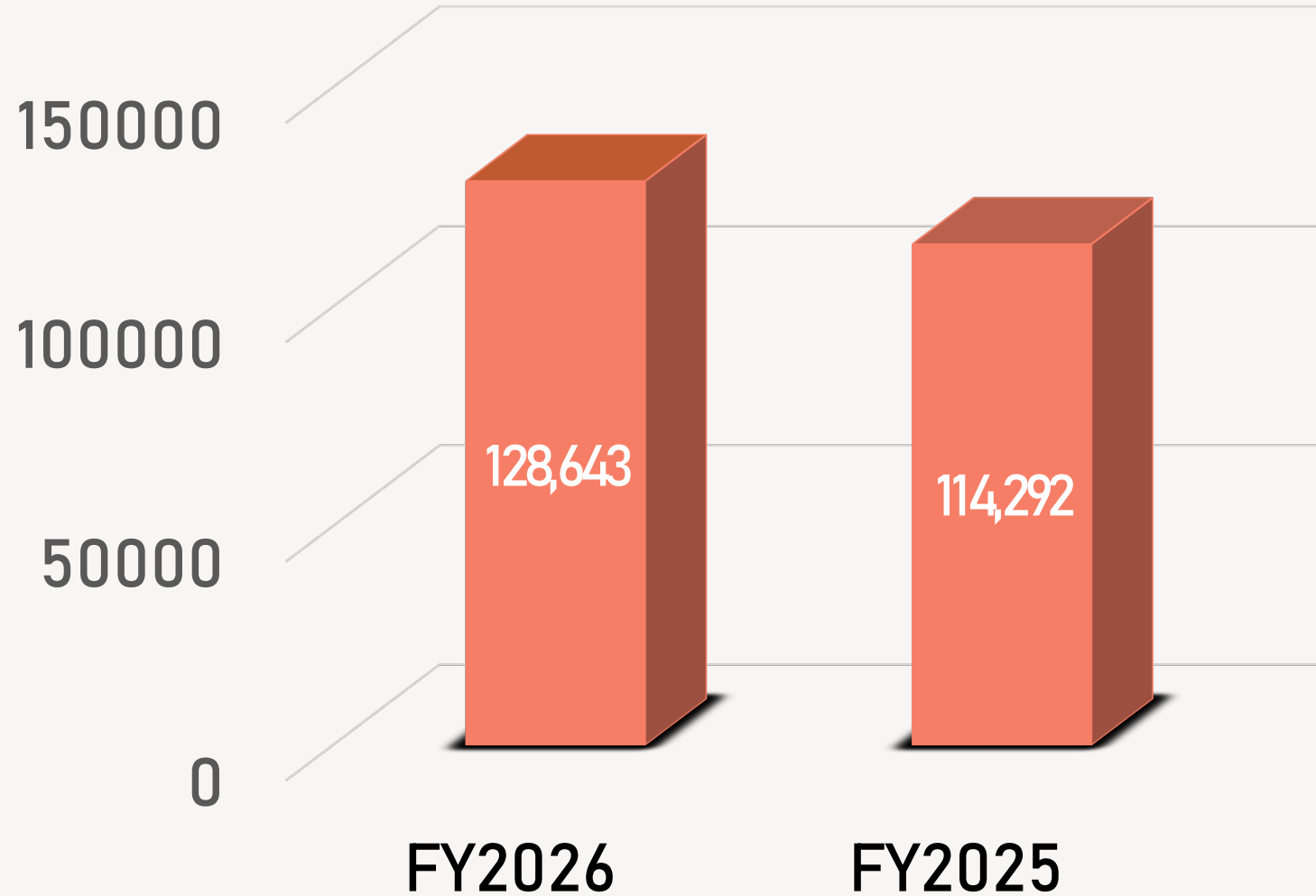
Revenue (\$'000)





FINANCIAL OVERVIEW

Profit after tax (\$'000)





02. Project Portfolio





Project Portfolio

Landed Homes

Pollen Collection (D28) **Completed**

Pollen Collection II (D28) **Under Construction**

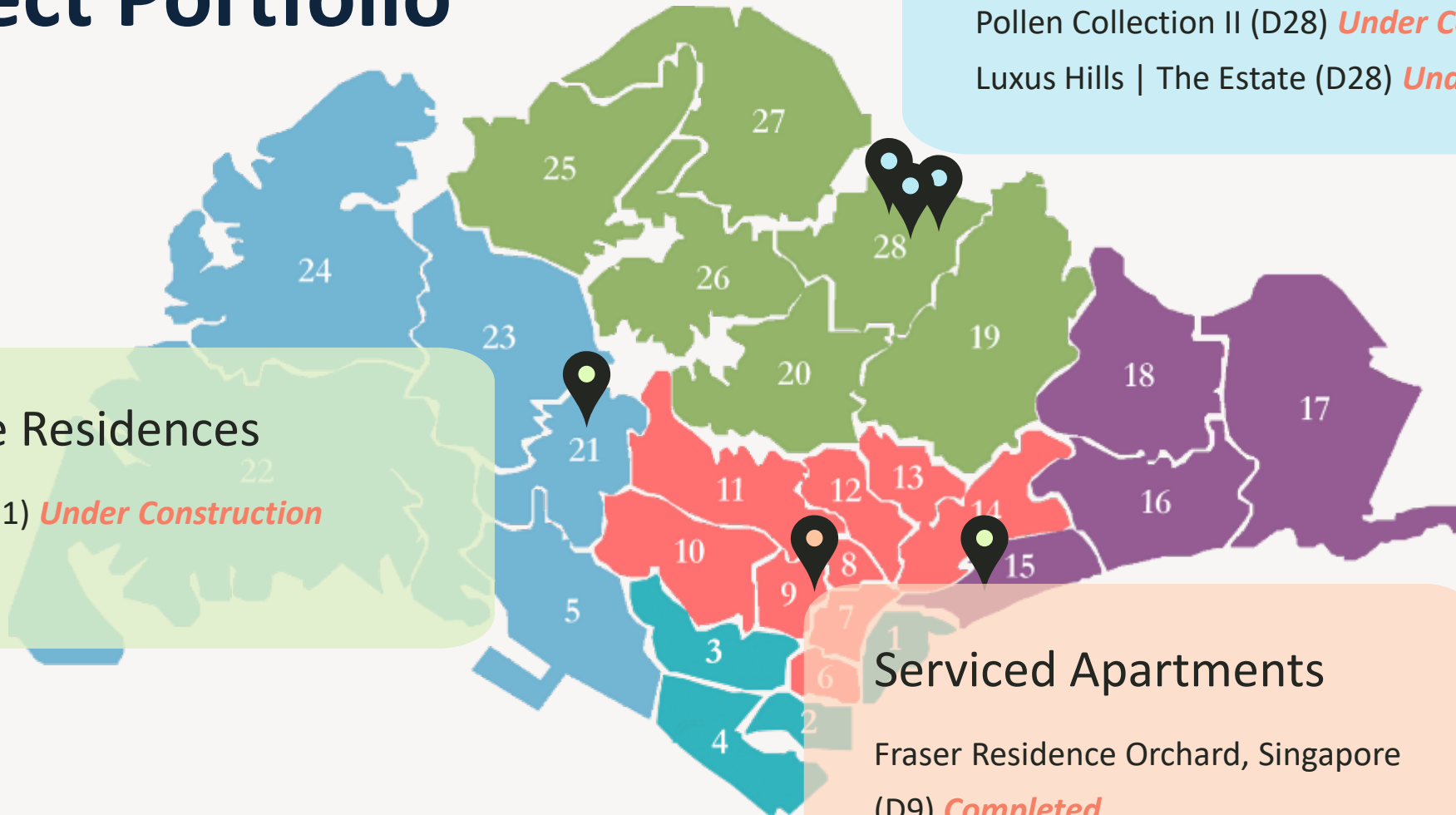
Luxus Hills | The Estate (D28) **Under Construction**

Private Residences

8@BT (D21) **Under Construction**

Serviced Apartments

Fraser Residence Orchard, Singapore
(D9) **Completed**





Awards & Accolades



Bukit Sembawang Estates Limited

Hubexo Asia Top 10 Developers
Award 2025



Pollen Collection

Edgeprop Excellence Awards 2025
Top Selling Landed Project



8@BT

EdgeProp Excellence Awards 2025
Top Development (Uncompleted) - Central



Pollen Collection II
Artist's Impression



03. Current Projects





Pollen Collection II

District 28 · Seletar
99-Year Leasehold
186 Landed Houses

A New Vision For Landed Living,
Powered By Solar

38% of Released Units Sold



Pollen Collection II
Artist's Impression



8@BT

District 21 · Upper Bukit Timah
99-Year Leasehold
158 Residences

A Modern Urban Sanctuary With A
Prestigious Bukit Timah Address

74% of Released Units Sold





04. Upcoming Projects



Luxus Hills | The Estate
Artist's Impression



Luxus Hills | The Estate

District 28 · Seletar
999-Year Leasehold
156 Landed Houses

Held For Generations.
A Home Designed With Time In Mind

Launching Q3 2026



Luxus Hills | The Estate
Artist's Impression



05. Completed Projects





Pollen Collection

District 28 · Seletar
99-Year Leasehold
132 Landed Houses

A collection of modern landed residences designed for the privileged few.

T.O.P. Obtained in June 2026

94% of Released Units Sold





Project Construction Progress

Pollen Collection

132 Houses
100% Completed
Obtained T.O.P. June 2026

Pollen Collection II

186 Residences
28% Completed
Expected T.O.P. Q4 2028



8@BT

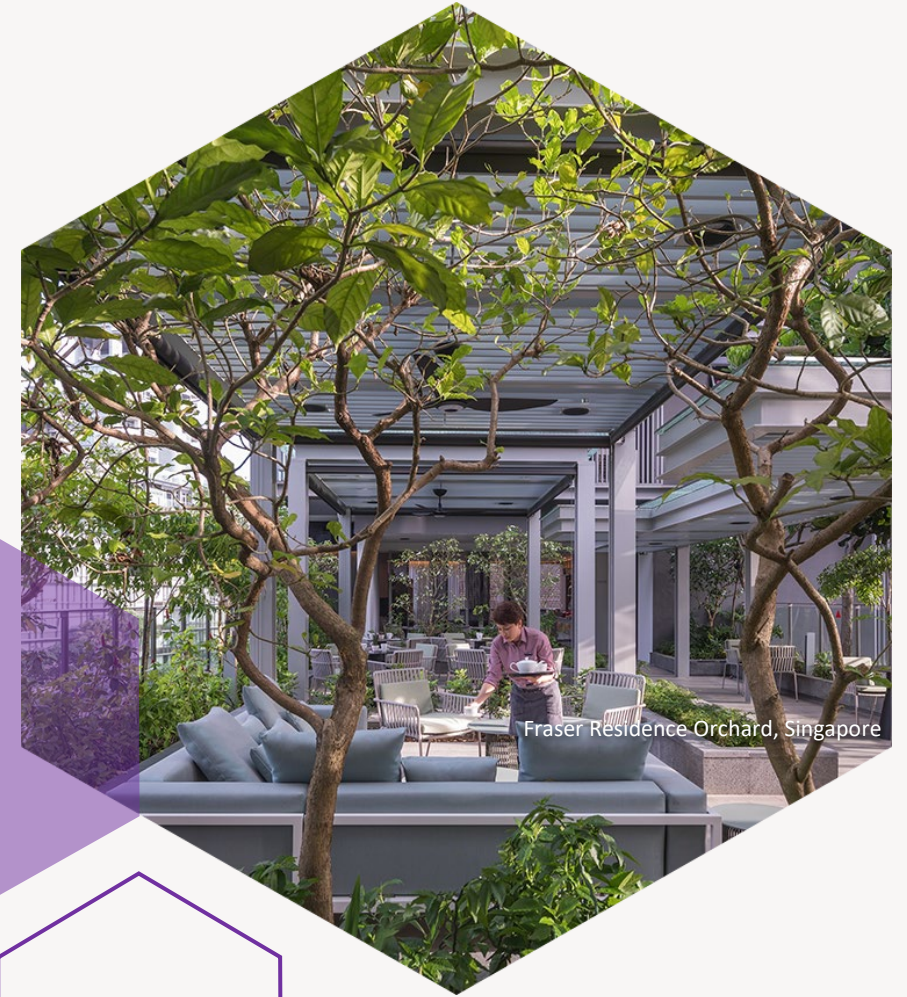
158 Residences
29% Completed
Expected T.O.P. Q4 2027

Lexus Hills | The Estate

156 Houses
41% Completed
Expected T.O.P. Q3 2028



06. Serviced Apartment



Fraser Residence Orchard, Singapore



Fraser Residence Orchard, Singapore

District 9 • Orchard
Freehold
115 Rooms

Luxury Serviced Living
In The Heart Of Orchard Road

84% Average Occupancy



Fraser Residence Orchard, Singapore



07. Business Focus





Business Focus



Building Enduring Homes

Crafting Quality Homes That
Stand The Test Of Time



Creating Future-Ready Homes

Embedding Sustainability And
Innovation Into Every Home



Delivering Sustainable Growth

Creating Long-Term Shareholder
Value



Building Enduring Homes

Our heritage is built on creating quality homes that stand the test of time

- Over 60 years of creating homes across generations
- Focus on premium landed homes and carefully curated residential developments
- Timeless architecture and quality craftsmanship
- Designed for multi-generational living

ENDURING



Luxus Hills | The Estate
Artist's Impression



Creating Future-Ready Homes

Sustainability and Innovation are Embedded into every development

- Solar-powered homes and energy-efficient design
- EV-ready infrastructure and smart home technology
- Flexible layouts that adapt to changing lifestyles
- Sustainability integrated into every new development





Delivering Sustainable Growth

Strong fundamentals supporting long-term shareholder value

- Disciplined land acquisitions and capital management
- Calibrated launches aligned with market demand
- Prudent pricing and cost discipline
- Long-term value creation for shareholders

SUSTAINABLE
GROWTH



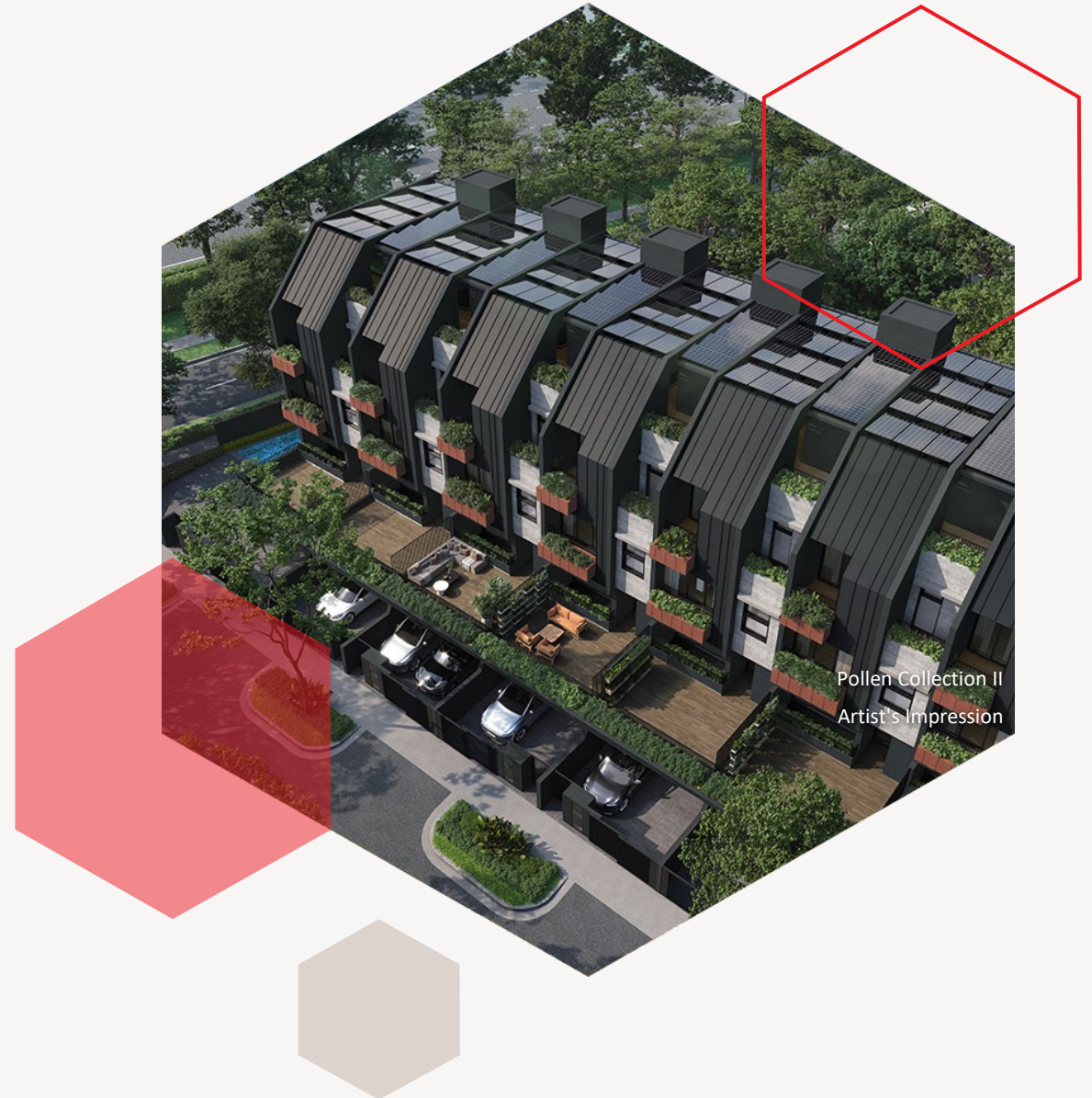
8@BT

Artist's Impression



BUKIT SEMBAWANG
ESTATES LIMITED

Thank You



All information are accurate as of 31 July 2026.

The marketing plans as indicated in the presentation slides may be subjected to changes depending on market conditions and the business environment.

Q & A

