偉合控股有限公司

WEE HUR HOLDINGS LTD.
(Company Registration Number 200619510K)
(Incorporated in the Republic of Singapore)

QUESTIONS AND ANSWERS OF THE EXTRAORDINARY GENERAL MEETING TO BE HELD ON 9 SEPTEMBER 2020 AT 10.00 A.M. ("EGM")

The Board of Directors (the "**Board**") of Wee Hur Holdings Ltd (the "**Company**") together with its subsidiaries (the "**Group**") wishes to announce the responses to questions raised by its shareholders relating to the resolution to be tabled at the EGM for approval.

The questions raised by the shareholders were answered as follows:

Question 1:	:	What is the management's view on students accommodation given the pandemic and worsening relationship between China and Aussie?
Reply to Question 1		The Board and Management of the Company are unable to comment on geo-political relationships as they are complicated and dynamic in nature. However, the Board and Management of the Company do not currently see any concrete evidence that as a result of such political tensions, students or parents are significantly changing their opinion on Australia as an excellent English speaking education destination. In fact, they do see its increasing popularity relative to other comparable countries. The Board and Management of the Company are of the view that pandemic is going to be short term. Once the borders open up, the Group expects and concurs with market views that it will be a strong recovery for this sector.
Question 2:		What are financial risks and impact of the proposed modification to the approvals?
Reply to Question 2		The current IPT Approval allows the Company to provide Security Documents (corporate guarantees or other credit support as defined in the Circular) to banks and/or financial institutions who provide banking facilities to the sub trusts of Wee Hur PBSA Master Trust ("**WHPMT**") for the purpose of funding the construction and development costs of the purpose built student accommodation. The provision of the Security Documents by the Company is subjected to certain Prescribed Conditions. The main impact on the proposed modification to the current IPT Approval is Prescribed Condition (c): The new Security Documents to be provided by the Company, shall not exceed

		the amount of A$210,000,000 has been modified to A$350,000,000 (the "**New Maximum Exposure**"). However, in the event the Company's interest in the WHPMT is reduced to below 60%, the New Maximum Exposure Amount shall be reduced proportionately. The Company will only have financial risks, in the event of any unmet conditions by the sub-trusts of the WHPMT or when the Company and/or the sub-trusts of the WHPMT breaches any of the loan covenants and undertakings.
Question 3:		What are the contingency plan if demand for student accommodation shrink?
Reply to Question 3		It depends on whether the said "shrink in demand" is a short term and temporary one, for example, over the next 12 months, or a long term and more permanent one, for example, a steady decline over the next 5 years. So far, the Group has not found any strong evidence or shifts in fundamental behaviour that has triggered the Group to plan for the latter scenario. For the former, there are various measures in place depending on what happens over the next few months. It all depends on whether the national borders measures relax for some entry of international students for Semester 1, 2021.

By Order of the Board

Goh Yeow Lian
Executive Chairman and Managing Director

8 September 2020