偉合控股有限公司

WEE HUR HOLDINGS LTD.
(UEN: 200619510K)
(Incorporated in the Republic of Singapore)

NOTICE OF RECENT VALUATION OF PROPERTIES

The Board of Directors (the "**Board**") of Wee Hur Holdings Ltd. (the "**Company**" and together with its subsidiaries, the "**Group**") wish to update the shareholders of the Company that in accordance with the Group's accounting policies, a valuation exercise has been conducted on the following properties of the Group on an open market value for existing use basis:

(A) Investment Properties owned by Subsidiary

2K Property Pte. Ltd.		
Date of Valuation	:	31 December 2025
Name of Valuer	:	PREMAS Valuers & Property Consultants Pte Ltd
Description of Property	:	114 Lavender Street, #01-68 CT Hub 2, Singapore 338729
Market Value	:	S$9,500,000

Anchor Urban Ventures Pty Ltd		
Date of Valuation	:	31 December 2025
Name of Valuer	:	M3 Property Australia Pty Ltd
Description of Property	:	196 Grenfell Street, Adelaide, SA 5000
Market Value	:	A$1,250,000 (equivalent to approximately S$1,074,625)

Active System Engineering Pte. Ltd.		
Date of Valuation	:	31 December 2025
Name of Valuer	:	Knight Frank Pte Ltd
Description of Property	:	Tuas South Dormitory, 70 Tuas South Avenue 1, Singapore 637285
Market Value	:	S$18,000,000

Active System Development Pte. Ltd.		
Date of Valuation	:	31 December 2025
Name of Valuer	:	Knight Frank Pte Ltd
Description of Property	:	Pioneer Lodge, 39A Soon Lee Road Singapore 628088
Market Value	:	S$124,000,000

(B) <u>Investment Properties owned by Associate</u>

The Trust Company (Australia) Limited ATF WH Redfern Trust		
Date of Valuation	:	31 December 2025
Name of Valuer		CIVAS (NSW) Pty Ltd
Description of Property	:	Y Suites on Margaret, 104-116 Regent Street, Redfern, NSW 2016
Market Value	:	A$232,000,000 (equivalent to approximately S$199,450,400)

Shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address: general@weehur.com.sg.

The valuation reports are available for inspection until 31 May 2026.

By Order of the Board
Wee Hur Holdings Ltd.

Teo Ah Hiong
Company Secretary
27 February 2026