HOCK LIAN SENG HOLDINGS LIMITED
(Company Registration No.: 200908903E)
(Incorporated in the Republic of Singapore)

AWARD OF TENDER FOR INDUSTRIAL SITE AT PIONEER ROAD (ALSO KNOWN AS MK07-05550A)

The Board of Directors of Hock Lian Seng Holdings Limited (the "**Company**" and together with its subsidiaries, the "**Group**") is pleased to announce that the Company has been awarded the tender for the industrial site with the land parcel measuring approximately 28,058.4 square metres situated at Pioneer Road (also known as MK07-05550A) (the "**Land Parcel**") by the JTC Corporation at the tender price of S$88.2 million on 28 August 2025.

Subject to the Group obtaining all the necessary approvals from the relevant authorities, the Group intends to develop the Land Parcel into an industrial development comprising of strata titled units.

The costs of the acquisition of the Land Parcel and abovementioned development will be financed by internal resources and bank borrowings and is not expected to have a material impact on the consolidated net tangible assets per share and consolidated earnings per share of the Group for the financial year ending 31 December 2025.

None of the Directors or Controlling Shareholders of the Company has any interest, directly or indirectly, in the abovementioned transaction.

By Order of the Board

Cheok Hui Yee
Company Secretary
29 August 2025