SINGAPORE eDEVELOPMENT LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration Number 200916763W)
(the "**Company**")

PERFORMANCE GUIDANCE
FOR THE SIX MONTHS FINANCIAL PERIOD ENDED 30 JUNE 2018

The Board of Directors (the "**Board**") of Singapore eDevelopment Limited (Stock Code: 40V) (the "**Company**" and together with its subsidiaries, the "**Group**") has reviewed the preliminary unaudited financial statements of the Group for the six months financial period ended 30 June 2018 ("**1H2018**") and wishes to advise that the Group expects to report a loss for 1H2018, principally due to the following factors:

(a) the Group's property development project in Houston, Texas ("**Black Oak**") has yet to start generating revenue;

(b) the Group's major property development project near Washington D.C., in Frederick County, Maryland ("**Ballenger Run**") has started generating revenue but the sale of the Ballenger Run multi-family parcel has been delayed until the six months financial period ending 31 December 2018;

(c) the operating and marketing expenses incurred are higher than the revenue generated from the Group's network marketing platform business;

(d) research and development expenses were incurred in respect of the Group's biomedical business;

(e) operating expenses were incurred in respect of the Group's information technology business; and

(f) the Group's investment business reported a fair value loss in respect of its investment securities.

Further details of the Group's performance will be disclosed when the Company announces the unaudited financial statements of the Group for 1H2018.

In the meantime, the Board wishes to advise shareholders and investors to exercise caution when dealing in the shares of the Company.

SINGAPORE eDEVELOPMENT LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration Number 200916763W)
(the "**Company**")

BY ORDER OF THE BOARD

Chan Heng Fai
Executive Chairman and Chief Executive Officer

8 August 2018

This announcement has been prepared by the Company and its contents have been reviewed by the Company's Sponsor Hong Leong Finance Limited (the "Sponsor") for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "SGX-ST"). The Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr Tang Yeng Yuen, Vice President, Head of Corporate Finance, Hong Leong Finance Limited, at 16 Raffles Quay, #01-05 Hong Leong Building, Singapore 048581, telephone (+65) 6415 9886.