

SOON HOCK ENTERPRISE HOLDING LIMITED

(Incorporated in the Republic of Singapore)

(Company Registration No. 202519957D)

PROPOSED DISPOSAL OF PROPERTY LOCATED AT 8 KAKI BUKIT AVENUE 4 #03-06 SINGAPORE 415875

1. INTRODUCTION

- 1.1 The Board of Directors (the "**Board**") of Soon Hock Enterprise Holding Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that its wholly owned subsidiary, Soon Hock Property Development Pte. Ltd., has granted an option to purchase (the "**Option**") to Bright Oasis Pte. Ltd. (the "**Purchaser**") and/or its nominee for the proposed disposal of the property located at 8 Kaki Bukit Avenue 4 #03-06 Singapore 415875 (the "**Property**") (the "**Proposed Disposal**"). The Property is a leasehold property with a 60-year lease that commenced on 15 December 2010. The Purchaser is not related to the Directors, controlling shareholders of the Company or their respective associates.
- 1.2 The Option must be exercised by the Purchaser prior to 4:00 p.m. on 27 November 2025.

2. RATIONALE FOR PROPOSED DISPOSAL

The Board has assessed the Proposed Disposal to be a good opportunity to divest the Property given that the completion of the Proposed Disposal will allow the Group to realise a gain on disposal. The Proposed Disposal will provide additional working capital for the Group's operations.

3. CONSIDERATION

- 3.1 The aggregate sale price payable by the Purchaser for the Property is S\$1,500,000 (the "**Consideration**"), exclusive of Goods and Services Tax ("**GST**") at the prevailing rate, and will be satisfied in cash in the following manner:
- (a) an initial deposit of S\$15,000 (equivalent to 1% of the Consideration) (the "**Option Money**") and S\$1,350 (being the GST on the Option Money) was paid prior to the grant of the Option;
 - (b) a deposit of S\$60,000 (equivalent to 4% of the Consideration) (the "**Deposit**") and S\$5,400 (being the GST on the Deposit) shall be payable upon the exercise of the Option by the Purchaser; and

(c) the balance of S\$1,425,000 (equivalent to 95% of the Consideration) (the "**Balance**"), plus GST at the prevailing rate on the Balance, shall be payable on the Completion Date (as defined below).

- 3.2 The Consideration was arrived at on a willing-buyer willing seller basis, having taken into account various factors, including without limitation, prevailing market conditions and the valuation of the Property. As disclosed in the Company's prospectus dated 8 October 2025, a valuation commissioned by the Company was conducted by an independent valuer, Savills Valuation and Professional Services (S) Pte. Ltd. ("**Savills**") of the Property and another property located at 8 Kaki Bukit Avenue 4 #02-02 Singapore 415875 (the "**Valuation**"), whereby the aggregate recommended market value of both properties was S\$3,000,000 as at 31 March 2025. The valuation was made on an as-is basis, with vacant possession and free from all encumbrances. The Company has received written confirmation and a valuation certificate from Savills confirming that the individual recommended market value attributable to the Property under the Valuation was S\$1,500,000.
- 3.3 The book value and net tangible value of the Property as at 31 March 2025 is approximately S\$1,114,640.78. Upon completion of the Proposed Disposal, the Company will report a net gain on disposal of approximately S\$385,359.22.
- 3.4 Under the terms of the Option, the completion of the Proposed Disposal shall take place by 16 weeks + 3 days from the date of the exercise of the Option by the Purchaser (the "**Completion Date**").

4. NON-DISCLOSEABLE TRANSACTION

- 4.1 The absolute relative figures computed on the bases set out in each of Rule 1006(a) and Rule 1006(c) of the Listing Manual of the SGX-ST ("**Listing Manual**") do not exceed 5%. The relative figure computed on the basis set out in Rule 1006(b) is a negative figure. As set out above, the completion of the Proposed Disposal is expected to result in a gain on disposal. Taking into account only absolute values, the net profit attributable to the Property amounts to less than 5% of the consolidated net loss of the Company for the three months ended 31 March 2025. Accordingly, based on paragraph 4.3(d) of Practice Note 10.1 of the Listing Manual, no announcement and shareholders' approval of the Proposed Disposal is required for the purposes of Chapter 10 of the Listing Manual.
- 4.2 The Proposed Disposal is not expected to have any material impact on the earnings per share and net tangible asset of the Group for the current financial year ending 31 December 2025.

5. DOCUMENTS FOR INSPECTION

A copy of the Option is available for inspection during normal business hours at the registered office of the Company at 2F Jalan Papan No 05-01, Singapore 619816, for a period of three (3) months from the date of this announcement.

BY ORDER OF THE BOARD

TAN MIN LOON

Executive Director and Chief Executive Officer

7 November 2025

Maybank Securities Pte. Ltd. and United Overseas Bank Limited are the Joint Issue Managers, Joint Global Coordinators and Joint Bookrunners for the initial public offering of the ordinary shares in Soon Hock Enterprise Holding Limited. Maybank Securities Pte. Ltd. and United Overseas Bank Limited assume no responsibility for the contents of this announcement.
