
SALE OF PROPERTY AND ASSETS IN JOHOR BAHRU, MALAYSIA

GuocoLand Limited (“**GuocoLand**” or the “**Company**”) wishes to announce that its wholly-owned subsidiary, JB Parade Sdn. Bhd. (“**JB Parade**”) has entered into a sale and purchase agreement (“**SPA**”) with Restoran Kisap Sdn. Bhd. (the “**Purchaser**”) for the sale of a piece of leasehold land held by JB Parade under Pajakan Negeri 11153, Lot 24807, Bandar Johor Bahru, Daerah Johor Bahru, Negeri Johor in Malaysia, measuring approximately 24,040 square metres in area (“**Land**”) together with the hotel building erected thereon (“**Building**”), (the Land and the Building shall collectively be referred to as the “**Property**”), and a listing of plant, equipment, fixtures and fittings set out in the SPA and situated at the Property (“**Assets**”), for a cash consideration of RM150 million (approximately S\$46 million) (“**Consideration**”) (hereinafter referred to as the “**Transaction**”). The Purchaser is a wholly-owned subsidiary of YTL Hotels & Properties Sdn. Bhd., which is in turn a wholly-owned subsidiary of YTL Corporation Berhad. The Purchaser is unrelated to GuocoLand and its subsidiaries (the “**Group**”).

The Consideration was determined on a willing-buyer, willing-seller basis following arm’s length negotiations between JB Parade and the Purchaser. Pursuant to the terms of the SPA, upon entry into the SPA, a deposit comprising seven percent (7%) of the Consideration has been paid by the Purchaser to JB Parade’s solicitors to hold as stakeholders, and the Purchaser will pay three percent (3%) of the Consideration to the Director-General of Inland Revenue, Malaysia within sixty (60) days from the date of the SPA towards satisfaction of JB Parade’s obligations under the Real Property Gains Tax Act, 1976 of Malaysia. The remaining ninety percent (90%) of the Consideration is payable by the Purchaser to JB Parade’s solicitors to hold as stakeholders, on or before the completion of the Transaction which is expected to take place on or around three (3) months from the date of the SPA (“**Completion**”). Following Completion, JB Parade’s solicitors will release 97% of the Consideration held by them as stakeholders to JB Parade after the presentation of the transfer for the registration of title to the Property in the name of the Purchaser.

The Transaction provides an opportunity to realise the capital value of the Property and the Assets. The net book value of the Property as at 30 June 2025 is RM93 million (approximately S\$28 million). Upon Completion, GuocoLand Group is expected to recognise a net gain of approximately RM35 million (approximately S\$11 million).

The Transaction is not expected to have any material effect on the consolidated net tangible assets or earnings per share of the GuocoLand Group for the financial year ending 30 June 2026.

Save for any interest arising by virtue of their interest in the Company, none of the directors or controlling shareholder(s) of the Company has any interest, direct or indirect, in the Transaction.

By Order of the Board

Ng Chooi Peng
Group Company Secretary
1 September 2025