

RafflesEducation

(Incorporated in the Republic of Singapore)
Company Registration No. 199400712N

For Immediate Release

RafflesEducation Completes the Disposal of 51 Merchant Road; Net Cash Proceeds of S\$121.3 Million to Further Strengthen Balance Sheet and Advance Expansion Strategy in ASEAN

- Proceeds will be utilised primarily to repay majority of the Group's bank loans, significantly reducing its interest expenses and further strengthening its balance sheet.
- S\$12.25 million of non-convertible bonds will also be redeemed that will result in additional interest savings.
- A special dividend of 0.4 Singapore cents per share to be issued to shareholders as previously announced with further details issued today on www.sgq.com by the Company.
- Prudent capital allocation to accelerate our growth initiatives and strengthen our presence in ASEAN, particularly in Malaysia, Thailand and Indonesia.

Singapore, 27 February 2026 – Raffles Education Limited (“**RafflesEducation**” or the “**Company**”, and together with its subsidiaries, the “**Group**”), a premier education group with more than 36 years of track record in Asia, is pleased to announce the completion of the disposal of 51 Merchant Road today, which marks a significant milestone in the Group's ongoing balance sheet optimisation and deleveraging strategy.

The disposal, which was previously approved by shareholders in an Extraordinary General Meeting on 3rd February 2026, will generate net cash proceeds of approximately S\$121.3 million.

Strengthened Financial Position and Reduced Leverage

Following the completion of the disposal and debt reduction exercise, the Group expects its borrowing costs to reduce significantly and gearing levels to improve further, which further enhances its capital structure and reinforces its financial resilience.

Reflecting the Group's new confidence in its financial position, the special dividend of 0.4 Singapore cents per share will be issued to shareholders as previously announced, please refer to the Company's announcement on www.sgq.com today on the book closure date for this special dividend.

Prudent Capital Reallocation to Accelerate Growth in ASEAN

Beyond deleveraging, the transaction also enables the Group to allocate fresh capital into strategic growth initiatives across ASEAN markets, particularly in Malaysia, Thailand, and Indonesia.

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In Malaysia (Iskandar), the Group will:

- Unlock substantial embedded growth at Raffles American School (Iskandar), which currently has approximately 550 students against a total capacity of 2,000 for its premium K–12 programs. The School has recently launched a new state-of-the-art Golf Academy and Tennis Academy, which has already begun enrolling students, further enhancing its premium positioning and strengthening its differentiated value proposition within the international school market.
- Increase enrolment with minimal incremental capital expenditure, driving operating leverage.
- Enhance enrolments at Raffles University in Iskandar Johore, which is a fully accredited university with approximately 1,000 students with its focus in Artificial Intelligence, Design, Business and Psychology and is also launch its Technical and Vocational Education and Training (TVET) programmes under the Group’s proprietary brand.
- Drive enrolment through the launch of 7 new TVET programmes and 11 new degree programmes from the existing 37 accredited programmes, strengthening academic breadth, industry relevance, and market positioning.
- To secure QS World University ranking status by end-2026, elevating Raffles University’s global standing, enhancing brand prestige, and reinforcing its competitiveness across regional and international markets.

In Thailand (Bangkok), the Group will:

- Capitalise on strong demand at Raffles American School (Bangkok), which is currently operating at full capacity.
- Complete the construction of another 2 blocks of academic buildings by end of 2026 to increase capacity and enrolment to 2,000 students. This phased campus expansion will support sustained demand for premium international education at Raffles Bangna Campus along Sukumvit Road.
- Raffles International College and Raffles American School Bangkok will have a combine capacity of 3,000.

In Indonesia (Jakarta), the Group will:

- Start a new premium K-12 school in Jakarta to capture demand in one of ASEAN’s largest education markets, with a population exceeding 280 million.
- Increase RafflesEducation’s presence in Jakarta to cater to the education needs of high-income households and expatriate communities seeking premium international education.

Chairman and CEO of RafflesEducation, Mr. Chew Hua Seng (周华盛) said, “The completion of the sale of 51 Merchant Road marks a key milestone in optimising our capital and providing the Group with the agility and the means for expansion without the reliance on external borrowings.

This disposal will reduce our debt and interest cost substantially to boost the bottomline and to be able to reward our shareholders correspondingly.

The special dividend reflects the new confidence in the Group’s financial strength and reinforces our commitment to creating shareholder value.

While our property assets have supported our operations, the core strength of the Group lies not in our NAV but its in our 36-year education ecosystem and the platform which we have built and the expertise to manage them into our stable growth stage — our established brand, deep operational expertise and proprietary curriculum, which are hard to duplicate.

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With disciplined financial management and expertise, we are well positioned to accelerate our expansion and deepen our education presence across ASEAN.”

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This press release is to be read in conjunction with the Company’s announcements released on 27 February 2026, which can be downloaded via www.sgx.com.

About Raffles Education Limited

(SGX Stock Code - NR7 / Bloomberg Code - RLS:SP / Reuters Code - RLSE.SI)

Since establishing its first college in Singapore in 1990, RafflesEducation has established itself as a premier education group, providing a full spectrum of education services through a vast network of 16 educational institutions across 9 countries in Asia Pacific and Europe: Cambodia, India, Indonesia, Italy, Malaysia, Saudi Arabia, Singapore, Thailand, and the People’s Republic of China.

The Group, through its Hong Kong Stock Exchange listed subsidiary, Oriental University City Holdings (H.K.) Ltd., leases education facilities to 8 educational institutions, offering a wide variety of vocational and technical courses, catering to a student population of approximately 10,000.

For more information, please visit the Company’s website at: <https://raffles.education/>

Issued on behalf of Raffles Education Limited by 8PR Asia Pte Ltd.



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