

MOOREAST HOLDINGS LTD.

(Company Registration No.: 202120164D)

ENTRY INTO SUPPLEMENTAL AGREEMENTS RELATING TO THE PROPOSED ACQUISITION OF PROPERTY LOCATED AT LOT 4022P AND LOT 4097V OF MUKIM 7 AT 60 SHIPYARD CRESCENT, SINGAPORE 627735

1. INTRODUCTION

- 1.1 The board of directors (“**Board**” or “**Directors**”) of Mooreast Holdings Ltd. (“**Company**”, and together with its subsidiaries and affiliates, “**Group**”) refers to the Company’s announcements dated 18 June 2024, 19 June 2025 and 31 December 2025 (“**Prior Announcements**”) in relation to the entry by Mooreast Asia Pte. Ltd. (“**Purchaser**”) into an option to purchase (“**OTP**”) to acquire the property located at Lot 4022P and Lot 4097V of Mukim 7 at 60 Shipyard Crescent, Singapore 627735 (“**Property**”), and the plant, equipment and machineries located thereon (“**P&M**”), upon the terms and subject to the conditions set out in the OTP (“**Proposed Acquisition**”).
- 1.2 Unless otherwise defined, all capitalised terms used herein shall bear the same meanings as ascribed in the Prior Announcements.

2. AMENDMENTS TO THE OTP

- 2.1 The Company wishes to announce that the Purchaser has at the date of this Announcement, entered into two (2) supplemental agreements (“**Supplemental Agreements**”) to the OTP pursuant to which the parties thereto have agreed to amend certain provisions of the OTP with effect from the execution thereof. The Supplemental Agreements seek to, *inter alia*:
- (a) amend the Purchase Price from S\$13,500,000 to S\$12,500,000;
 - (b) record the parties’ acknowledgement and confirmation in relation to the demolition of certain structures at the Property;
 - (c) the Property will include two (2) additional lots (with no change in the Purchase Price as amended in 2.1 (a) above), details of which are set out below:
 - (i) Private Lot A7022038 on Lot 5291C of Mukim 7, with a land area of 2,697.30 square metres (“**Additional Property**”); and
 - (ii) Private Lot A3004308 on Lot 4879C of Mukim 7, with a land area of 217.50 square metres (“**Foreshore Lot**”);
 - (d) Subject to completion of the sale and purchase of the Property in the manner contemplated in the OTP, the Purchaser shall, on the Completion Date, reimburse to the Vendor on the Completion Date all of the following sums paid by the Vendor to the relevant authorities:
 - (i) the land premium from the Completion Date until 19 August 2030, together with GST thereon;
 - (ii) the aggregate sum of prepaid waterfront fee, together with GST thereon as at the Completion Date;
 - (iii) the costs for the preparation of the variation of lease for Lot No. 4022P of Mukim 7, together with GST thereon;

- (iv) the costs for the preparation of the variation of lease for Lot No. 4097V of Mukim 7, together with GST thereon; and
- (v) the stamp duty for the lease in respect of the Additional Property, pro-rated for the period from the Completion Date to 19 August 2030.

Assuming the Completion Date in March 2026, the aggregate amount of such reimbursements is estimated to be approximately S\$0.2 million.

- 2.2 Save for the above and as expressly provided for in the Supplemental Agreements, the other clauses in the OTP remain unchanged.

3. DOCUMENTS AVAILABLE FOR INSPECTION

Shareholders should note that a copy of the OTP and the Supplemental Agreements will be available for inspection during normal business hours at the Company's registered office at 51 Shipyard Road, Mooreast Offshore Base, Singapore 628139 for a period of three (3) months from the date of this Announcement.

4. CAUTION IN TRADING

As at the date of this Announcement, shareholders should be cautioned that the Proposed Acquisition is still subject to fulfilment of the Conditions Precedent and there is no assurance that it will proceed to completion in the manner contemplated under the OTP.

Accordingly, shareholders are advised to read the Prior Announcements, this Announcement and any further announcement carefully, and exercise caution when trading in the shares of the Company. The Company will make the necessary announcements when there are further material developments on the Proposed Acquisition. In the event of doubt, shareholders should consult their stockbrokers, bank managers, solicitors, accountants or other professional advisors.

BY ORDER OF THE BOARD

Erik Elingsen
Chief Executive Officer

30 January 2026

This announcement has been reviewed by the Company's sponsor, UOB Kay Hian Private Limited ("Sponsor").

This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("SGX-ST") and the SGX-ST assumes 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 Lance Tan, Senior Vice President, at 83 Clemenceau Avenue, #10-01 UE Square, Singapore 239920, telephone (65) 6590 6881.