WEE HUR HOLDINGS LTD.
UEN: 200619510K
(Incorporated in the Republic of Singapore)
(the "**Company**")

MINUTES OF THE NINETEENTH ANNUAL GENERAL MEETING OF THE COMPANY HELD ON WEDNESDAY, 29 APRIL 2026 AT 11.00 A.M. AT ALOFT SINGAPORE NOVENA, 16 AH HOOD ROAD, SINGAPORE 329982

PRESENT

Directors	:	Mr Goh Yeow Lian – Executive Chairman and Managing Director Mr Goh Yew Tee – Executive Director and Deputy Managing Director Mr Goh Yeo Hwa – Executive Director Mr Goh Yew Gee – Non- Executive Director Dr Foo Say Mui – Lead Independent Director Mr Lye Hoong Yip Raymond – Independent Director
In Attendance	:	Ms Lim Poh Choo Janet - Chief Financial Officer Mr Goh Wee Ping - Chief Executive Officer of Wee Hur Capital Pte. Ltd. and Chief Investment Officer of the Group
Company Secretaries	:	Ms Teo Ah Hiong – Company Secretary Ms Yeng Shi Hui – Company Secretary
Auditor	:	Mr Yeow Chee Keong - PricewaterhouseCoopers LLP
Scrutineer	:	TS Tay Public Accounting Corporation
Shareholders and Proxies	:	As set out in the attendance records maintained by the Company

PRE-MEETING PRESENTATION

Prior to the commencement of the annual general meeting of the Company (the "**AGM"** or the **Meeting**"), Mr Goh Wee Ping, the Chief Executive Officer ("**CEO**") of Wee Hur Capital Pte. Ltd. ("**WH Capital**") and Chief Investment Officer ("**CIO**") of the Group, delivered a presentation to the shareholders of the Company (collectively, the "**Shareholders**" and individually, a "**Shareholder**").

The presentation covered, inter alia, the Group's FY2025 highlights, business updates, FY2025 financial performance, outlook, and environmental, social and governance ("**ESG**") initiatives. A copy of the presentation slides is annexed as the Appendix to these minutes.

1.0 CHAIRMAN AND QUORUM

1.1 Following the presentation and confirmation that a quorum was present, Mr Goh Yeow Lian, chairman of the Meeting (the "**Chairman**"), called the Meeting to order at 12.00 noon, and extended a warm welcome to all present at the AGM.

1.2 The Chairman introduced his fellow board members, and certain key management staff who were present in person, namely, Dr Foo Say Mui, Lead Independent Director, Mr Lye Hoong Yip Raymond, Independent Director, Mr Goh Yew Gee, Non-Executive Director, Mr Goh Yew Tee, Executive Director and Deputy Managing Director, Mr Goh Yeo Hwa, Executive Director and Ms Lim Poh Choo Janet, Chief Financial Officer, Mr Goh Wee Ping, CEO of WH Capital and also CIO of the Group.

2.0 NOTICE

2.1 As the Company has opted for electronic dissemination, the Annual Report 2025, Notice of AGM, Proxy Form and Appendix in relation to the proposed renewal of the mandate for interested person transactions (the "**IPT Mandate**") and the proposed adoption of a share purchase mandate (the "**Share Purchase Mandate**") were made available to Shareholders by electronic means via publication on the Company's website and the SGX website. In addition, the Notice of AGM, Proxy Form along with the Request Form, were sent to the shareholders by post, and the Notice of AGM was also advertised in the press. The Chairman took the Notice as read. As there were no objections, the Meeting proceeded to the business on the agenda.

2.2 The Chairman informed that no substantial and relevant questions were received from Shareholders prior to the AGM.

2.3 The Chairman further informed the Meeting that Shareholders and proxies in attendance would have the opportunity to raise questions during the Meeting after each resolution had been proposed.

3.0 DEMAND FOR POLL

3.1 In accordance with Regulation 78 of the Constitution of the Company, to ensure a transparent and clear result, and, all the resolutions put to the AGM were voted on by poll.

3.2 The poll was conducted electronically via a "Bring Your Own Device" ("**BYOD**") method, whereby Shareholders and proxies cast their votes using their own mobile devices.

3.3 The Chairman informed the Meeting that T S Tay Public Accounting Corporation had been appointed as the Scrutineer.

3.4 The Chairman informed the Meeting that a "How to Vote" video demonstrating the electronic voting process via the BYOD method would be shown for the guidance of Shareholders' and proxies. After the video, the electronic polling for all resolutions was opened simultaneously. Shareholders and proxies were informed that they could cast their votes on any or all of the resolutions at any time during the Meeting until the voting closed. Votes could be submitted, amended, or confirmed at any time prior to the close of voting. They were also reminded to ensure all votes were cast before the voting closed.

3.5 The Chairman further informed the Meeting that each resolution would be proposed before opening the floor to Shareholders for questions. Electronic polling for all resolutions would be opened concurrently, and Shareholders and proxies could cast their votes on any or all resolutions at any time during the AGM until the close of voting. The results of the polls would be announced at the end of the Meeting.

3.6 The Chairman informed the Meeting that he had been appointed as proxy by several Shareholders and would vote in accordance with their specific instructions.

4.0 BUSINESS OF MEETING

4.1 The Chairman proceeded with the business of the AGM.

5.0 RESOLUTION 1
ADOPTION OF DIRECTORS' STATEMENT, AUDITOR'S REPORT AND AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

5.1 The Chairman proposed that the Directors' Statement, Auditor's Report and the Audited Financial Statements for the financial year ended 31 December 2025 be hereby received and adopted. The Chairman invited Shareholders to raise questions before putting the resolution to a vote.

5.2 The questions/comments raised by the Shareholders were answered as follows:

Comment	:	The Shareholder commented that the Company had made significant progress and commended it on its successful strategic transformation and diversification beyond its core construction business segment. The Shareholder further complimented the Company on delivering strong returns to Shareholders.
Question	:	The Shareholder raised queries regarding the Company's investments in workers' dormitories, including the prevailing rental rates per bed and the current profitability of the dormitory. She noted that, during and following the COVID-19 period, although occupancy rates were high, the business had incurred substantial initial start-up costs and was not profitable at that time.
Reply	:	The CIO referred the Shareholder to page 191 of the Company's Annual Report 2025 on segment information, highlighting that the workers' dormitory segment recorded revenue of approximately S$93 million, with the Company's share of profit amounting to approximately S$25 million. In response to the query on rental rates, the Chairman explained that the average rental rate for the Tuas View Dormitory is approximately S$500 per bed, while the Pioneer Lodge commands an average rate ranging from of S$500 to S$550 per bed. He further explained that the rental rates may vary depending on occupancy levels, typically commencing at around S$500 per bed during the initial phase of operations before being adjusted as occupancy stabilises.
Question	:	The Shareholder sought clarification on the structure of the Company's private credit investments and the associated risks, in light of development in the U.S. private credit market. She further enquired whether such investments are undertaken directly or through third-party funds, whether these investments are subject to lock-in periods or are redeemable on demand and whether the Company considers its private credit investments to be low risk.
Reply	:	The CIO explained that the Company adopts a disciplined approach, focusing on areas of familiarity and expertise rather than pursuing more complex strategies typically undertaken by large global firms. He further stated that the Company's largest private credit exposure comprises investments secured by first mortgage over real estate in Australia, with typical loan-to-value ratios ranging between 65% and 75%. The CIO further elaborated that the Company's private credit investments comprise a mix of direct lending and investments through third-party funds. Such third-party funds are generally structured with fixed investment horizons ranging from three to five years and provide quarterly distributions derived from interest

income received from underlying borrowers.

The CIO shared that, through referrals within its network, the Company evaluates fund managers' investment approach, track records and team dynamics, and conduct thorough due diligence prior to making any investment commitments. He added that the Company's private credit investments to date have performed positively, with relatively stable income streams.

Addressing the question on risk, the CIO stated that private credit investments would not be regarded as low risk, noting that risk is relative and depends on the investor's familiarity and expertise in the relevant asset class. He added that the Company considers such risks to be manageable, as the investments are largely secured against real estate assets, which fall within the Company's area of expertise.

Question : Noting the recent strengthening of the Australian dollar, the Shareholder enquired whether foreign exchange movements would impact the Company's investment position, particularly in light of potentially higher construction costs in Australia, and whether the Company would consider divesting land assets rather than proceeding with development under such conditions.

Reply : The CIO acknowledged the Shareholder's observation and explained that the Company holds Australian dollar-denominated funds and deploys these funds within its Australian investments to generate returns in the same currency, rather than converting from Singapore dollars.

The CIO further stated that the Company has established a S$500 million Medium Term Note Programme (the "**MTN Programme**") and has successfully raised S$205 million, which is sufficient to fund its existing pipeline of projects. He added that, should additional funding be required, the Company retains the flexibility to raise further capital within the established limit of up to S$500 million.

Overall, the CIO emphasised that the Company adopts a dual-currency approach in managing its operations, whereby Singapore dollar and Australian dollar exposures are largely kept separate to minimise foreign exchange conversion costs and associated risks.

Question : The Shareholder sought clarification on the meaning of K-12 co-education in relation to the educational offering at Wycombe Abbey School (Singapore).

Reply : The CIO clarified that "K-12" refers to the full spectrum of pre-tertiary education, ranging from kindergarten to Grade 12, and is a commonly used term to describe these education levels.

Question : The Shareholder further raised a query regarding the Company's acquisition of Hotel Miramar (repositioned under the DoubleTree by Hilton), noting that the hospitality sector is generally challenging. She enquired whether the investment was opportunistic in nature and sought management's views on how the Company intends to differentiate this investment and manage the associated risks.

The Shareholder also commented that the hospitality business may fall outside the Company's core competencies and highlighted the potential downside risk should the investment not perform as expected.

Reply : The CIO acknowledged the Shareholder's comment and confirmed that Hotel Miramar is an opportunistic investment. He explained that the Company applies rigorous underwriting processes before proceeding with such investments.

The CIO further explained that Singapore's stability as a regional hub, together with the anticipated increase in economic activity in light of its ASEAN Chairmanship in 2027, is expected to benefit the hospitality sector. He added that the Central Business District has relatively limited accommodation supply for corporate travellers, resulting in spillover demand to nearby areas such as the Havelock Road and riverfront vicinity, where the Hotel Miramar is located.

The CIO also elaborated that the Company sees potential for value creation through asset enhancement initiatives, including repositioning the hotel to achieve higher room rates, rather than acquiring stabilised assets with lower yields.

Question : The Shareholder referred to the Company's two HDB contracts with an aggregate value of approximately S$440 million. He noted from the earlier presentation that Management had assessed the potential impact of rising oil prices arising from geopolitical developments and had incorporated buffers into the projects to mitigate potential cost increases. The Shareholder enquired about the proportion of the project value that has been subcontracted and whether performance bonds or bankers' guarantees are obtained from subcontractors.

Reply : The Chairman responded that the ongoing construction projects secured in the previous year have already been subcontracted and have been in progress for several months. He added that the Company does not require performance bonds or bankers' guarantees from subcontractors, as this would increase overall project costs. Instead, the Company places emphasis on the careful selection of reputable subcontractors, relying on their track record and proven performance.

Question : The Shareholder noted that the lease for the worker's dormitory is expiring in October 2026 and the Company had indicated a positive outlook on the renewal. He enquired when the Company expects to receive the outcome of the renewal from the relevant authorities.

Reply : The Chairman replied that the Company expects to receive an outcome from the relevant authorities between August and October 2026.

Question : The Shareholder sought clarification on whether the sale of land plots in Australia is restricted to local buyers or whether foreign purchasers are also permitted.

Reply : The CIO clarified that, generally, there are no restrictions on the sale of land plots to either local or foreign buyers. He added, however, that in practice, the majority of buyers are local residents, as the properties are typically purchased for owner-occupation.

5.3 There being no further questions or comments, the Chairman proceeded to put the resolution to a vote by poll.

6.0 RESOLUTION 2
DECLARATION OF THE FINAL DIVIDEND

6.1 The Chairman proposed that the declaration and payment of the final tax exempt (one-tier) dividend of S$0.01 per ordinary share for the financial year ended 31 December 2025 be hereby approved. The Chairman invited Shareholders to raise questions before putting the resolution to a vote.

6.2 There being no questions, the Chairman proceeded to put the resolution to a vote by poll.

6.3 The Chairman informed the Meeting that the final dividend, if approved, would be paid on 22 May 2026 to members registered in the books of the Company on 8 May 2026.

7.0 RESOLUTION 3
APPROVAL OF THE DIRECTORS' FEES FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026

7.1 The Chairman proposed that the Directors' Fees of S$185,000 for the financial year ending 31 December 2026 be approved and be paid quarterly in arrears. The Chairman invited Shareholders to raise questions before putting the resolution to a vote.

7.2 There being no question, the Chairman proceeded to put the resolution to a vote by poll.

8.0 RESOLUTION 4
RE-ELECTION OF DR FOO SAY MUI UNDER REGULATION 109 OF THE COMPANY'S CONSTITUTION

8.1 The Chairman proposed that Dr Foo Say Mui be and is hereby re-elected as a Director of the Company in accordance with Regulation 109 of the Company's Constitution. The Chairman invited Shareholders to raise questions before putting the resolution to a vote.

8.2 There being no question, the Chairman proceeded to put the resolution to a vote by poll.

9.0 RESOLUTION 5
RE-ELECTION OF MR LYE HOONG YIP RAYMOND UNDER REGULATION 109 OF THE COMPANY'S CONSTITUTION

9.1 The Chairman proposed that Mr Lye Hoong Yip Raymond be and is hereby re-elected as a Director of the Company in accordance with Regulation 109 of the Company's Constitution. The Chairman invited Shareholders to raise questions before putting the resolution to a vote.

9.2 There being no question, the Chairman proceeded to put the resolution to a vote by poll.

10.0 RESOLUTION 6
<u>RE-APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS AUDITOR AND FIXING THEIR REMUNERATION</u>

10.1 The Chairman proposed that PricewaterhouseCoopers LLP be and is hereby re-appointed as Auditor of the Company to hold office until the conclusion of the next annual general meeting at a remuneration to be agreed between the Directors and the Auditor. The Chairman invited Shareholders to raise questions before putting the resolution to a vote.

10.2 There being no question, the Chairman proceeded to put the resolution to a vote by poll.

11.0 RESOLUTION 7
<u>AUTHORITY TO ISSUE SHARE UNDER SECTION 161 OF THE COMPANIES ACT</u>

11.1 The Chairman proposed the resolution in relation to the authority to be given to the directors of the Company to allot and issue shares and/or convertible securities in the capital of the Company under the share issue mandate as set out in item 7 of the Notice of Meeting dated 14 April 2026. The Chairman invited shareholders to raise questions before putting the resolution to a vote.

11.2 There being no question, the Chairman proceeded to put the resolution to a vote by poll.

12.0 RESOLUTION 8
<u>RENEWAL OF THE MANDATE FOR INTERESTED PERSON TRANSACTIONS</u>

12.1 The Chairman referred the Meeting to the Resolution 8 which relates to the proposed renewal of the IPT Mandate. The mandate shall, unless revoked or varied by the Company in general meeting, continue in force until the conclusion of the next annual general meeting.

12.2 The Chairman informed the Meeting that the following interested persons and their respective associates, would abstain from voting on Resolution 8:

(i) Mr Goh Yeow Lian;
(ii) Mr Goh Yew Tee;
(iii) Mr Goh Yeo Hwa;
(iv) Mr Goh Yew Gee;
(v) Mr Goh Yeu Toh;
(vi) Mr Goh Yew Lay;
(vii) GSC Holdings Pte Ltd;
(viii) Madam Tan Ah Hio;
(ix) Madam Liew Siew Keok;
(x) Madam Liu Li;
(xi) Madam Yu Siok Gek;
(xii) Madam Gaw Chu Lan;
(xiii) Mr Goh Wee Ping;
(xiv) Ms Goh Shi Hui; and
(xv) Ms Goh Liyan.

12.3 Upon invitation of the Chairman, the Resolution 8 was proposed by Shareholder present at the Meeting. The Chairman invited Shareholders to raise questions before putting the resolution to a vote.

12.4 There being no question, the Chairman proceeded to put the resolution to a vote by poll.

13.0 RESOLUTION 9
SHARE PURCHASE MANDATE

13.1 The Chairman referred the Meeting to the Resolution 9 which relates to the proposed adoption of Share Purchase Mandate to provide the Company with the flexibility to undertake purchases of its issued shares at any time, subject to prevailing market conditions, during the period in which the mandate remains in force. The Chairman invited shareholders to raise questions before putting the resolution to a vote.

13.2 There being no question, the Chairman proceeded to put the resolution to a vote by poll.

14.0 The Chairman reminded Shareholders and proxies to cast their votes on all resolutions, and informed the Meeting that the live voting system would close in 30 seconds, after which the poll results would be tabulated and displayed on the screen.

14.1 The polling results, having been duly verified by the Scrutineer, were handed to the Chairman.

15.0 DECLARATION OF POLL RESULTS

15.1 The poll results for Ordinary Resolution 1, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	**For**		**Against**	
	No. of Shares	%	No. of Shares	%
624,969,802	624,969,802	100.00	-	0.00

The Chairman declared that the Ordinary Resolution 1 was duly carried, and it was **RESOLVED**:

"That the Directors' Statement, Auditor's Report and the Audited Financial Statements for the financial year ended 31 December 2025 be and are hereby received and adopted."

15.2 The poll results for Ordinary Resolution 2, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	**For**		**Against**	
	No. of Shares	%	No. of Shares	%
626,485,602	626,485,602	100.00	-	0.00

The Chairman declared that the Ordinary Resolution 2 was duly carried, and it was **RESOLVED**:

"That the declaration and payment of the final tax exempt (one-tier) dividend of S$0.01 per ordinary share for the financial year ended 31 December 2025 be hereby approved."

15.3 The poll results for Ordinary Resolution 3, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	For		Against	
	No. of Shares	%	No. of Shares	%
626,485,602	626,485,602	100.00	-	0.00

The Chairman declared that the Ordinary Resolution 3 was duly carried, and it was **RESOLVED**:

"That the Directors' fees of S$185,000 be approved for the financial year ending 31 December 2026 and be paid quarterly in arrears."

15.4 The poll results for Ordinary Resolution 4, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	For		Against	
	No. of Shares	%	No. of Shares	%
626,440,602	536,016,583	85.57	90,424,019	14.43

The Chairman declared that the Ordinary Resolution 5 was duly carried, and it was **RESOLVED**:

"That Dr Foo Say Mui be and is hereby re-elected as Director of the Company in accordance with Regulation 109 of the Company's Constitution."

15.5 The poll results for Ordinary Resolution 5, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	For		Against	
	No. of Shares	%	No. of Shares	%
626,440,602	535,996,583	85.56	90,444,019	14.44

The Chairman declared that the Ordinary Resolution 5 was duly carried, and it was **RESOLVED**:

"That Mr Lye Hoong Yip Raymond be and is hereby re-elected as Director of the Company in accordance with Regulation 109 of the Company's Constitution."

15.6 The poll results for Ordinary Resolution 6, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	For		Against	
	No. of Shares	%	No. of Shares	%
626,483,602	536,645,083	85.66	89,838,519	14.34

The Chairman declared that the following Ordinary Resolution 6 carried and it was **RESOLVED**:

"That PricewaterhouseCoopers LLP be and is hereby appointed as Auditor of the Company to hold office until the conclusion of the next Annual General Meeting at a remuneration to be agreed between the Directors and the Auditor."

15.7 The poll results for Ordinary Resolution 7, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	**For**		**Against**	
	No. of Shares	%	No. of Shares	%
626,442,602	545,883,453	87.14	80,559,149	12.86

The Chairman declared that the Ordinary Resolution 7 was duly carried, and it was **RESOLVED**:

"That pursuant to Section 161 of the Companies Act 1967 (the "Companies Act") and the listing rules of the SGX-ST authority be and is hereby given to the Directors of the Company to:

(a) (i) issue shares in the capital of the Company ("Shares") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "Instruments") that might or would require Shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible into Shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors may in their absolute discretion deem fit; and

(b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue Shares in pursuance of any Instruments made or granted by the Directors while this Resolution was in force,

provided that:

(1) the aggregate number of Shares (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) to be issued pursuant to this Resolution shall not exceed fifty per cent (50%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Shares (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) to be issued other than on a pro rata basis to existing shareholders of the Company shall not exceed twenty per cent (20%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below);

(2) (subject to such manner of calculation as may be prescribed by the SGX-ST) for the purpose of determining the aggregate number of Shares that may be issued under sub-paragraph (1) above, the total number of issued Shares shall be based on the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the time this Resolution is passed, after adjusting for:

(i)	new Shares arising from the conversion or exercise of any convertible securities;*

(ii)	new Shares arising from the exercise of share options or vesting of share awards, provided the options or awards were granted in compliance with Part VIII of Chapter 8 of the Listing Manual of the SGX-ST; and*

*(iii)	any subsequent bonus issue, consolidation or subdivision of Shares;*

**Adjustments in accordance with (i) or (ii) are only to be made in respect of new shares arising from convertible securities, share options or share awards which were issued and outstanding or subsisting at the time of the passing of this resolution approving the mandate.*

and, in sub-paragraph (1) above and this sub-paragraph (2), "subsidiary holdings" has the meaning given to it in the Listing Manual of the SGX-ST.

*(3)	in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the Constitution for the time being of the Company; and*

*(4)	(unless revoked or varied by the Company in a general meeting) the authority conferred by this Resolution shall continue in force until the conclusion of the next annual general meeting of the Company or the date by which the next annual general meeting of the Company is required by law to be held, whichever is the earlier."*

15.8 The poll results for Ordinary Resolution 8, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	**For**		**Against**	
	No. of Shares	%	No. of Shares	%
139,967,157	136,930,157	99.97	37,000	0.03

The Chairman declared that the following Ordinary Resolution 8 carried and it was **RESOLVED**:

"That:

*(a)	approval be and is hereby given, for the purposes of Chapter 9 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "SGX-ST"), for the Company, its subsidiaries and associated companies that are considered to be "entities at risk" under Chapter 9 of the Listing Manual of the SGX-ST, or any of them, to enter into the Mandated Transactions as defined in the Appendix in relation to the proposed renewal of the IPT Mandate dated 15 April 2025 (the "Appendix) with the*

Mandated Interested Person (as defined in the Appendix), provided that such transactions are (i) made on normal commercial terms and will not be prejudicial to the interests of the Company and its minority Shareholders and (ii) in accordance with the review procedures for such Mandated Transactions (as defined in the Appendix) (the "IPT Mandate");

(b) the IPT Mandate shall, unless revoked or varied by the Company in general meeting, continue in force until the conclusion of the next annual general meeting of the Company;

(c) the Audit Committee of the Company be and is hereby authorised to take such action as it deems proper in respect of the procedures and/or modify or implement such procedures as may be necessary to take into consideration any amendment to Chapter 9 of the Listing Manual of the SGX-ST, which may be prescribed by the SGX-ST from time to time, and such other applicable laws and rules; and

(d) the Directors and any of them be and are hereby authorised to complete and do all such acts and things (including without limitation, to negotiate, sign, execute and deliver all documents, approve any amendments, alteration or modification to any document and affix the Common Seal of the Company to any such documents if required) as they or he may consider expedient or necessary in the interests of the Company to give effect to the transactions contemplated and/or authorised by and/or in connection with the proposed renewal of the IPT Mandate and/or this Ordinary Resolution (including approving any amendments to the IPT Mandate or variation orders)."

15.9 The poll results for Ordinary Resolution 9, as set out below, were displayed on the screen and announced by the Chairman:

No. of Shares	**For**		**Against**	
	No. of Shares	%	No. of Shares	%
616,015,802	616,015,802	100.00	-	0.00

The Chairman declared that the Ordinary Resolution 9 was duly carried, and it was **RESOLVED**:

"That:

(a) for the purposes of Sections 76C and 76E of the Companies Act, the exercise by the Directors of the Company of all the powers of the Company to purchase or otherwise acquire Shares not exceeding in aggregate the Maximum Number of Shares (as hereafter defined), at such price or prices as may be determined by the Directors from time to time up to the Maximum Price (as hereafter defined), whether by way of:

(i) on-market purchases transacted through the SGX-ST's trading system or on another stock exchange on which the Shares may for the time being be listed and quoted ("Other Exchange") ("On-Market Purchases"); and/or

(ii) off-market purchases (if effected otherwise than on the SGX-ST or, as the case may be, Other Exchange) in accordance with any equal access scheme(s) as may be determined or formulated by the Directors of the Company as they consider fit, which scheme(s) shall satisfy all the conditions prescribed by the Companies Act ("Off-Market Purchases");

and otherwise in accordance with all other laws and regulations and rules of the SGX-ST or, as the case may be, Other Exchange as may for the time being be applicable, be and is hereby authorised and approved generally and unconditionally (the "Share Purchase Mandate");

(b) the authority conferred on the Directors pursuant to the Share Purchase Mandate may be exercised by the Directors at any time and from time to time during the period commencing from the date of the passing of this resolution and expiring on the earliest date on which:

(i) the next annual general meeting of the Company is held or required by law to be held;

(ii) purchases or acquisitions of Shares pursuant to the Share Purchase Mandate have been carried out to the full extent mandated; or

(iii) the authority contained in the Share Purchase Mandate is varied or revoked in a general meeting;

(c) in this resolution:

"Average Closing Price" means the average of the closing market prices of a Share over the last five (5) days on which the SGX-ST is open for trading in securities ("Market Days") on which transactions in the Shares were recorded, immediately preceding the date of the On-Market Purchase by the Company or, as the case may be, the date of the making of the offer pursuant to the Off-Market Purchase, and deemed to be adjusted, in accordance with the rules of the SGX-ST, for any corporate action that occurs after the relevant five-day period;

"date of the making of the offer" means the date on which the Company announces its intention to make an offer for the purchase or acquisition of Shares from Shareholders, stating the purchase price (which shall not be more than the Maximum Price calculated on the foregoing basis) for each Share and the relevant terms of the equal access scheme for effecting the Off-Market Purchase.

"Maximum Percentage" means that number of Shares representing not more than ten per cent (10%) of the issued ordinary share capital as at the date of the passing of this Resolution (excluding any Shares which are held as treasury shares and subsidiary holdings), subject always to the free float requirement as set out in paragraph 3.9 of the Appendix as at the

date of passing of this Resolution (excluding any Shares which are held as Treasury Shares or subsidiary holdings as at that date); and

"Maximum Price" in relation to a Share to be purchased, means the purchase price (excluding related brokerage, commission, applicable goods and services tax, stamp duties, clearance fees and other related expenses) which shall not exceed:

(i) in the case of On-Market Purchases, 105% of the Average Closing Price of the Shares; and

(ii) in the case of Off-Market Purchases, 120% of the Average Closing Price of the Shares.

(d) the Directors and/or any of the Directors be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) as they and/or he may consider expedient or necessary in the interests of the Company to give effect to the Share Purchase Mandate and/or this resolution.

16.0 CLOSURE

There being no other business, the Chairman concluded the business of the AGM and declared the Meeting closed at 12.35 p.m.

Confirmed as a correct record

Goh Yeow Lian
Chairman

ANNUAL GENERAL MEETING

29 April 2026

LEGACY AND FORWARD MOMENTUM

偉合控股有限公司
WEE HUR HOLDINGS LTD

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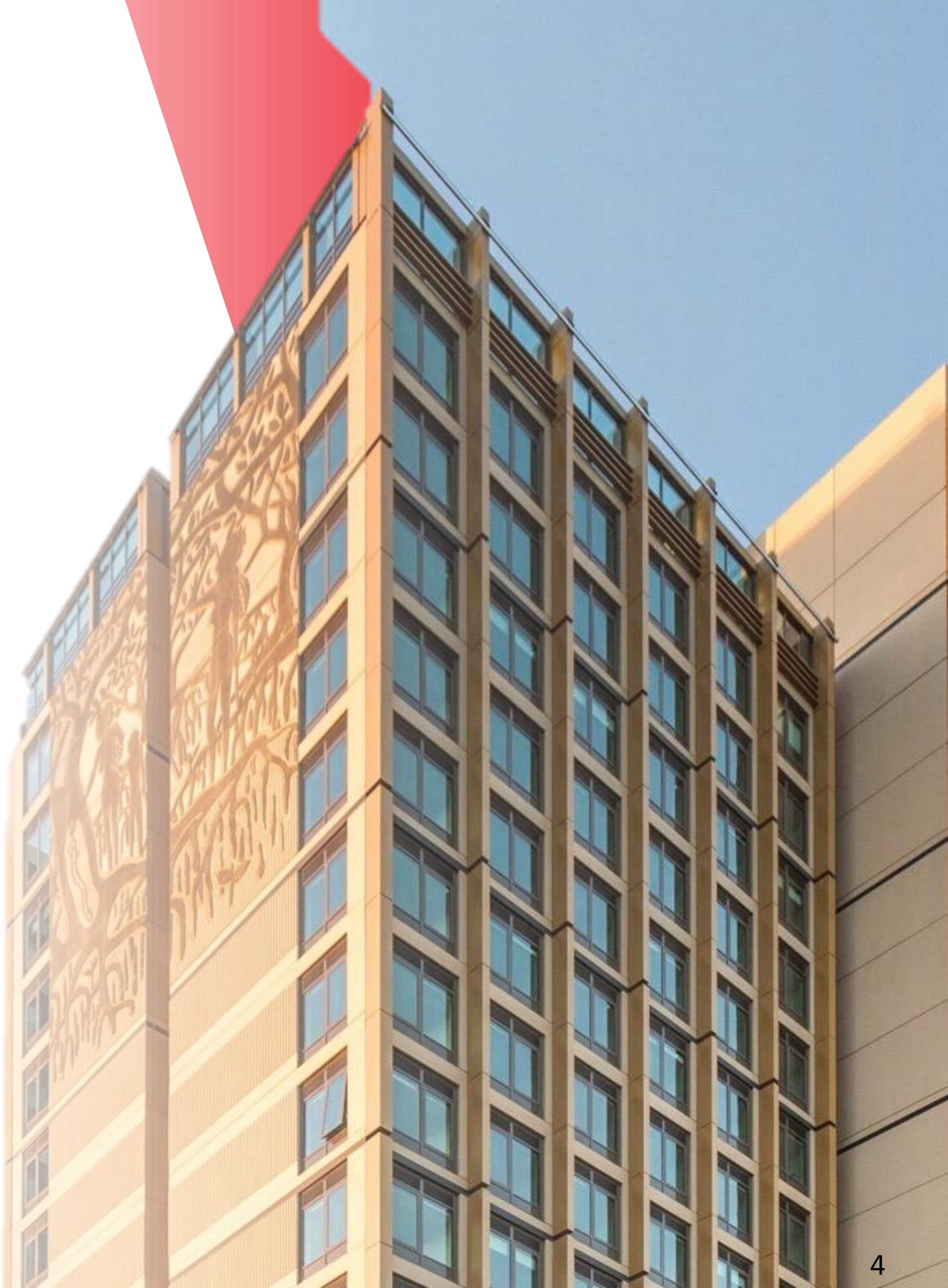
AGENDA

FY2025 HIGHLIGHTS



THE YEAR IN REVIEW

THREE DEFINING MILESTONES

PBSA FUND I MONETISATION

A$375M

- Net cash proceeds received from disposal of the **PBSA Fund I portfolio to Greystar**
- The single **largest cash realisation** in the Group's 45-year history

01

MAIDEN MTN PROGRAMME

S$500M

- Group's debut in Singapore debt capital markets.
- Successfully issued **S$205M in 4.80% fixed rate notes due 2030** in November 2025, expanding funding sources.

02

CAPITAL RECYCLING

AU & SG

Singapore
- Upper Thomson GLS (596 units)
- Wycombe Abbey School (1,800 students)
- Doubletree by Hilton (significant minority stake)

Australia
- PBSA Fund III (Grenfell, Adelaide)
- Land Subdivision

03

BUSINESS UPDATES

KEY BUSINESSES AT A GLANCE

S$ 606.7M	S$ 0.71	0.94
Market capitalization#	NAV per share*	Price / book#

#as of 31 Mar 2025 | *as of 31 Dec 2025

KEY BUSINESS SEGMENTS

Singapore Properties

Development Property
Workers' Dormitory
Investment Property

Australia Properties

Development Property
Investment Property

Construction

Singapore

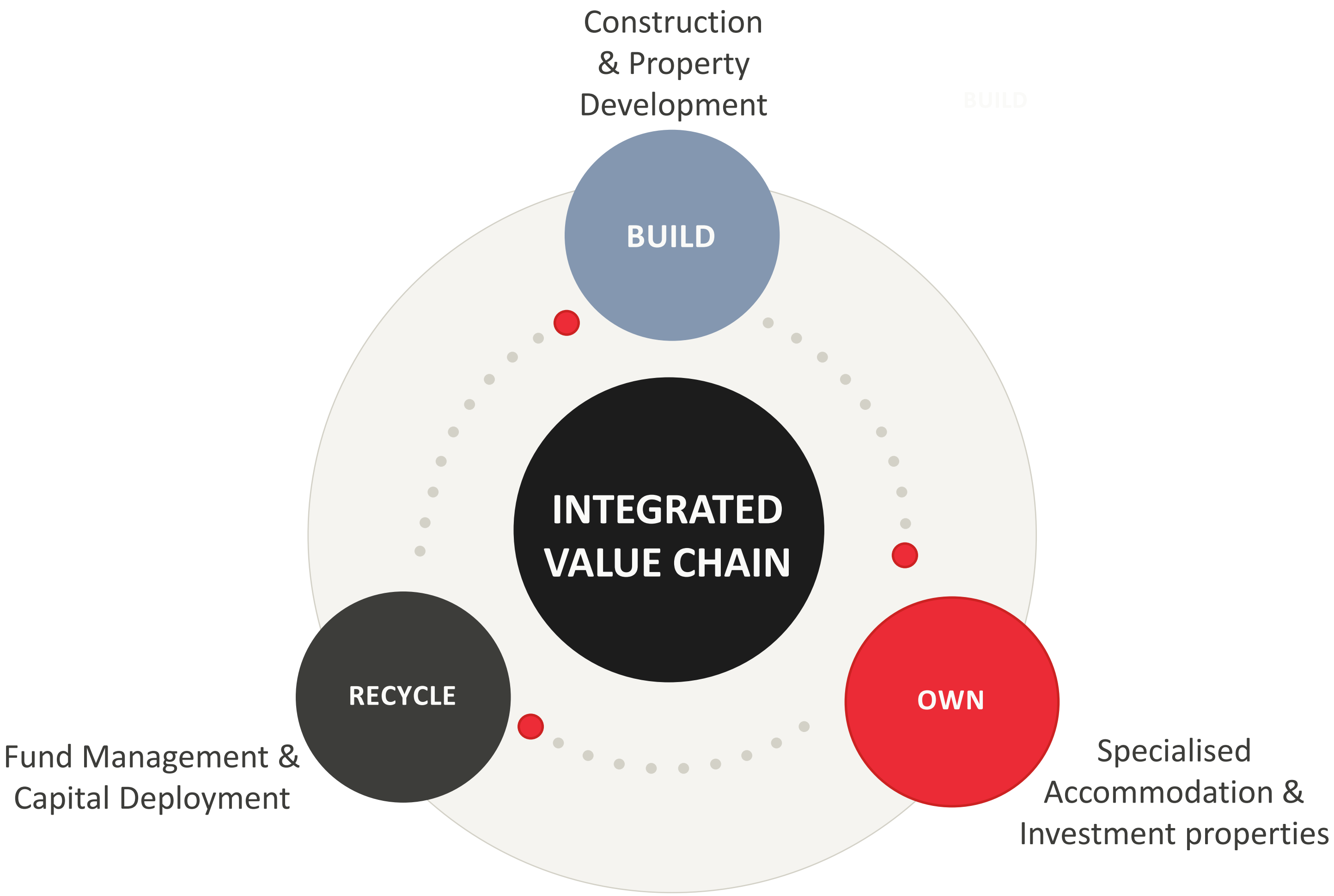
Management Platforms

RE Fund Management and Hospitality Operations

Alternative Investments

Private Equity, Private Credit, Venture Capital

MULTI-ASSET INVESTMENT HOUSE WITH REAL ESTATE HERITAGE



SINGAPORE PROPERTIES

DEVELOPMENT PROPERTIES

NEW GLS PROJECT

UPPER THOMSON ROAD (PARCEL A)

- GLS site secured for 596 residential units
- Commercial space + early childhood development centre at first storey
- Adjacent to Springleaf MRT and nature reserve

596
RESIDENTIAL UNITS

Q4’26
CONSTRUCTION START

H1’27
SALES LAUNCH

IN DESIGN DEVELOPMENT

INVESTMENT PROPERTIES - WORKERS' DORMITORY

Scaling workers' dormitory portfolio to grow recurring revenue, demand driven by Singapore's construction boom

TUAS VIEW DORMITORY^

DTS compliant

No. of Beds	Occupancy
15,744	95%

Lease Tenure
3-year lease from Nov 2023#

Latest occupancy: 90%

PIONEER LODGE ^

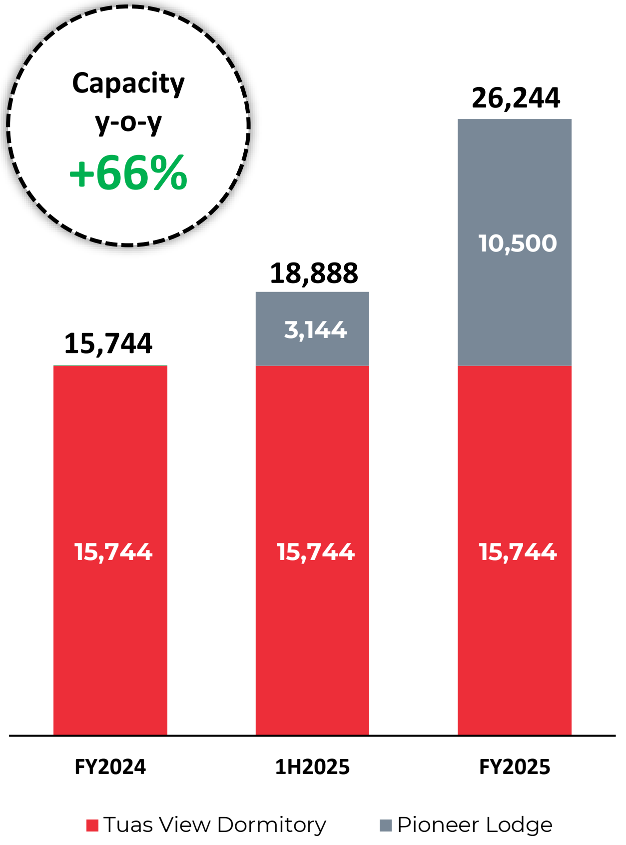
NDS compliant

No. of Beds	Incoming Occupancy
10,500	70%*

Lease Tenure
6+6-year lease from Dec 2023

Latest occupancy: 75%

Number of Beds



 # Asset has been operational since 2014
** Based on committed lease*
^ Investment properties are held by subsidiaries

INVESTMENT PROPERTIES – EDUCATION & HOSPITALITY

Upcoming projects with strategic partnerships to expand recurring income

WYCOMBE ABBEY SCHOOL (SINGAPORE)

- Co-developed with BE Education Group.
- Premium K–12 co-ed day school. State-of-the-art academic, sports and performing arts facilities.

60% EQUITY STAKE

1,800 STUDENT CAPACITY

2028 TARGET OPENING

UNDER DEVELOPMENT

HOTEL MIRAMAR (DOUBLETREE BY HILTON)

- Maiden investment in Singapore hospitality sector.
- To be repositioned under the DoubleTree by Hilton brand as a 4-star hotel, following refurbishment.
- Diversifies recurring income portfolio.

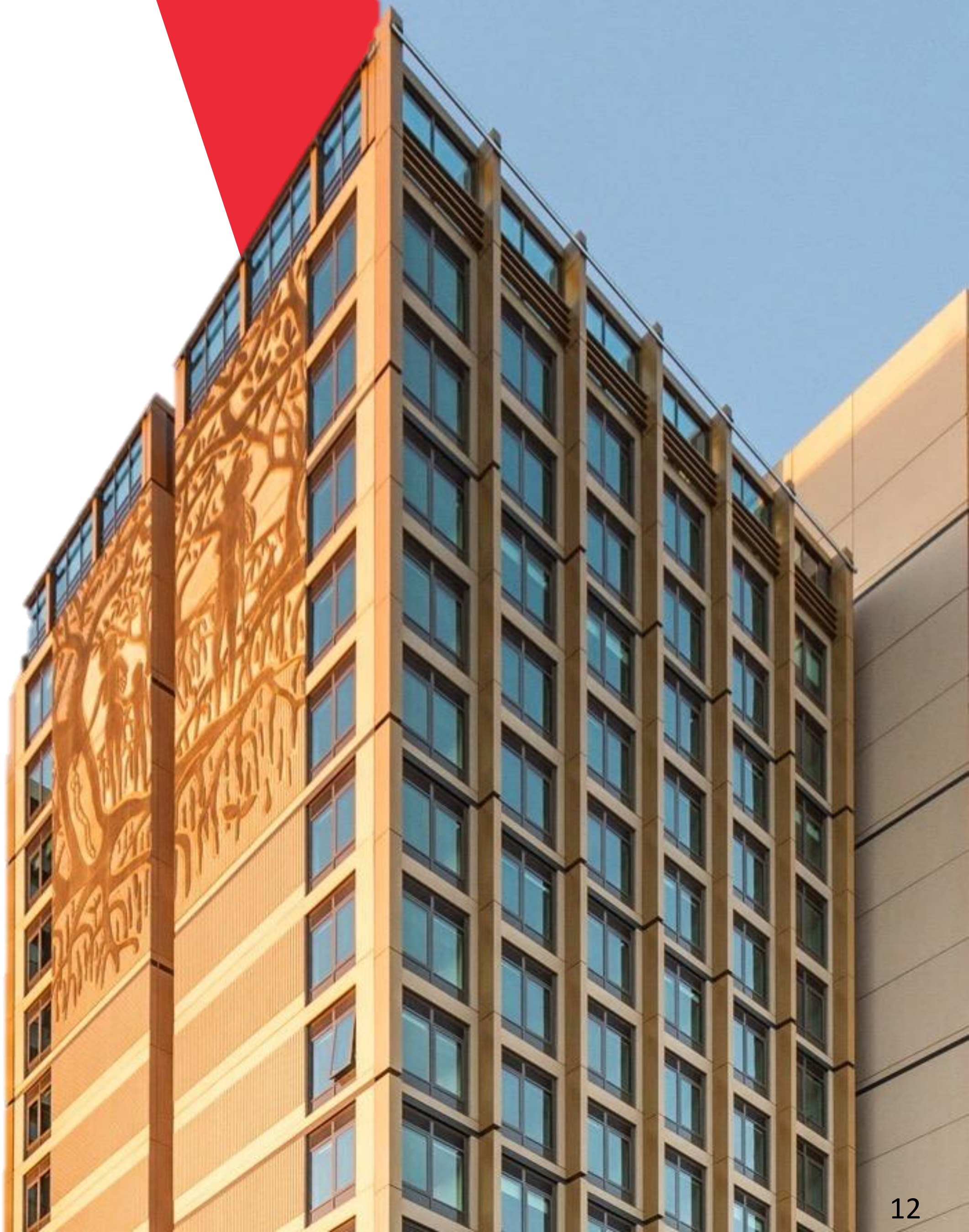
21% EQUITY STAKE

344 ROOMS

Q3'26 TARGET COMPLETION

REFURBISHMENT ONGOING

AUSTRALIA PROPERTIES



DEVELOPMENT PROPERTIES

Land subdivisions and securing Development Approvals to capture long-term Australian housing demand

Park Central Brisbane (Mixed-use)[1]

DA approval obtained in 2024 but are looking to refine this approval in 2026

Cryna (I, II, III) Projects[2]

DA approval aimed for 2H2026 for 2,000 residential lots

Lowood One[1]

DA approval obtained, infrastructure works targeted to commence in 1H2026, for 358 residential lots

[1] *Development properties held by subsidiaries*
[2] *Development properties held through a joint venture*

INVESTMENT PROPERTIES – PBSA

Sponsor stakes complementing **Wee Hur managed funds**

PBSA Portfolio

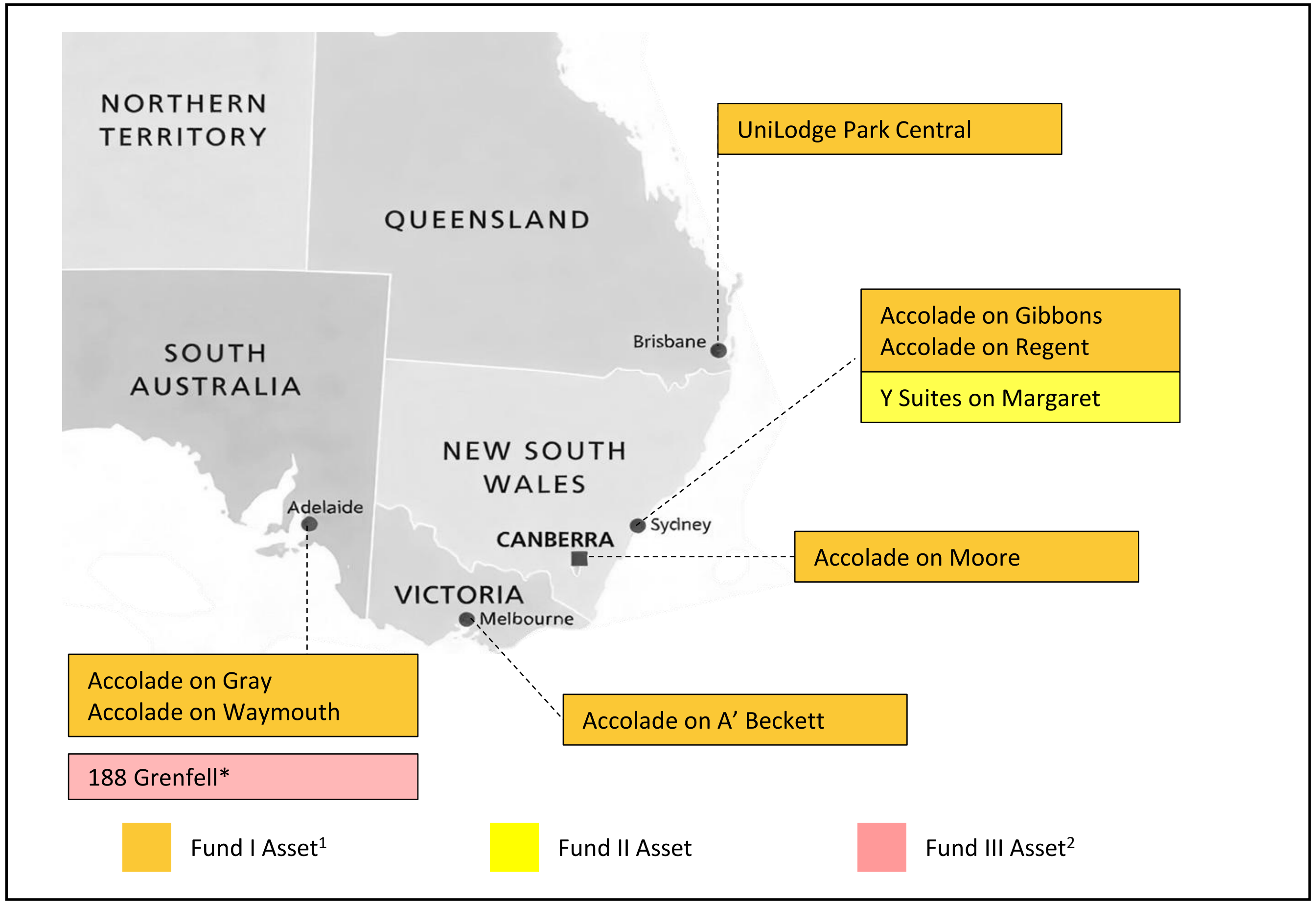
9
Properties

6,779
Total Beds

Greystar Fund[1]
13% Stake

Wee Hur PBSA Fund II
30% Stake

Wee Hur PBSA Fund III[2]
20.1% Stake



[1] PBSA Assets under Fund I are no longer managed by the Group since 01 October 2025
[2] Asset is under construction expected to be completed in 4Q2027

CONSTRUCTION

CONSTRUCTION

Record high order book driven by HDB project wins

Awards

WSH AWARDS Performance 2025

HDB AWARDS 2025 – 65 YEARS OF SHAPING HOMES

GREEN AND GRACIOUS BUILDER Award

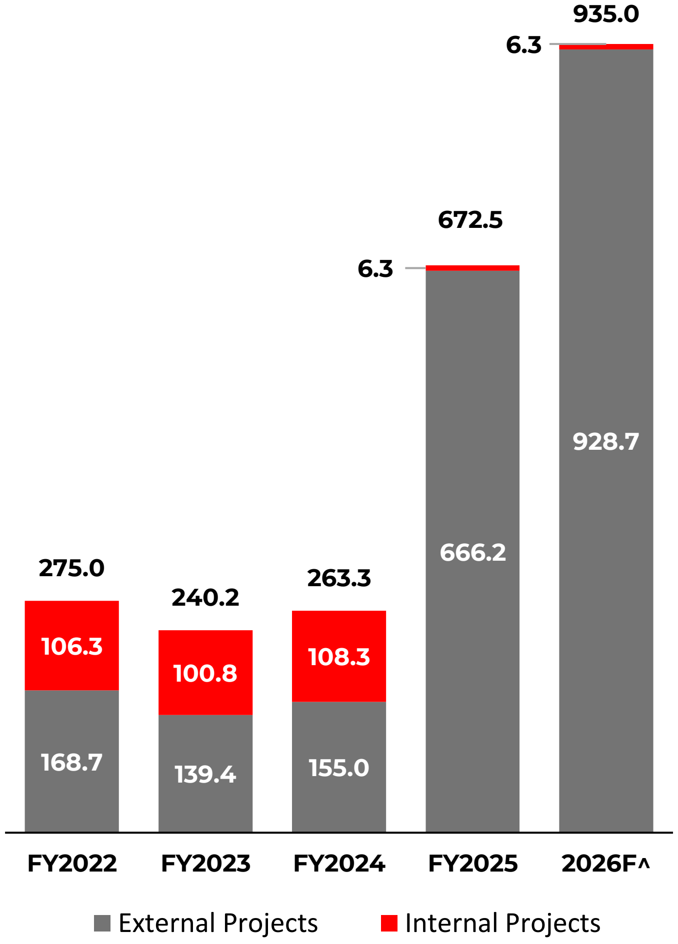
bizSAFE STAR

A1 Financial Status

Project Completion Timeline*

Project	Completion
Bartley Vue	2Q 2026
Mount Vernon Funeral Parlour	4Q 2026
Teochew Building	3Q 2027
Wycombe Abbey School	1Q 2028
HDB ER Project	4Q 2028
HDB FD Project	4Q 2029
Upper Thomson Development	4Q 2030

Construction Order Book



* Project timelines are subject to changes

^ Projected orderbook for 2026

MANAGEMENT PLATFORMS

REAL ESTATE FUND MANAGEMENT - PBSA

Proven ability to deliver returns while positioning for larger-scale growth

Fund management platform driving recurring fee income and scalable growth through an asset-light model

Management Fee	Development Fee	Performance Fee

Fund I Exited

A$1.6B
Gross Selling Price

S$299.6M
Net Proceeds

S$38.4M
Performance Fee

- **Retained 13% stake** in GS Australia Student Venture I Trust, with flexibility to exit if opportunities arise
- Established strong trust with leading institutional investors such as GIC, resulting in healthy performance fees and enabling future AUM growth with lower capital commitment

Fund II

409
Beds

30%
Sponsor Stake

- Single-asset fund anchored by Y Suites on Margaret, Sydney, operational since Feb 2025

Fund III

708
Beds

20.16%
Sponsor Stake

- Single-asset fund anchored by a 708-bed PBSA development in Grenfell, Adelaide, expected to be completed in 4Q2027

** As of 31 Dec 2025*

OTHER MANAGEMENT PLATFORMS

HOSPITALITY

Y Suites on Margaret, Sydney

409	99%
BEDS	OCCUPANCY RATE

OPERATIONAL

Y Suites on Frome, Adelaide

708	H2 2027
BEDS	TARGET OPENING

UNDER CONSTRUCTION

PRIVATE INVESTMENTS

KKX Capital – The Group's private investment platform

- Developing inhouse capabilities
- Focus on building scalable middle-market businesses across the Asia-Pacific region

ALTERNATIVE INVESTMENTS

ALTERNATIVE INVESTMENTS

Focusing on private credit, private equity, and venture capital opportunities

PRIVATE CREDIT

Income-focused, asset-backed lending strategies

ShoreVest
China-based private credit manager focused on asset-backed lending and distressed opportunities, typically secured against real assets at 30–60% LTV.

TBP SCIF Australia / Bacena Capital
Australia-focused real estate-backed lending fund targeting short-duration loans at 60–75% LTV, with returns benchmarked above the RBA cash rate.

VI Asia Private Credit Fund
APAC-focused senior secured lending strategy targeting mid-market companies, with a focus on first-lien loans and quarterly income distributions.

EMERGING TECHNOLOGIES

Exposure to innovation across construction and deep tech

Zacua Ventures Builders Fund
Global VC fund investing in early-stage construction technology across sustainability, urbanisation, and productivity themes.

Document Crunch
AI-driven contract intelligence platform for the construction industry, acquired by Trimble (TRMB) in 2026.

WaveScan Technologies
Singapore-based deep-tech company specialising in non-destructive testing solutions, with applications across infrastructure and construction.

GROWTH-ORIENTED

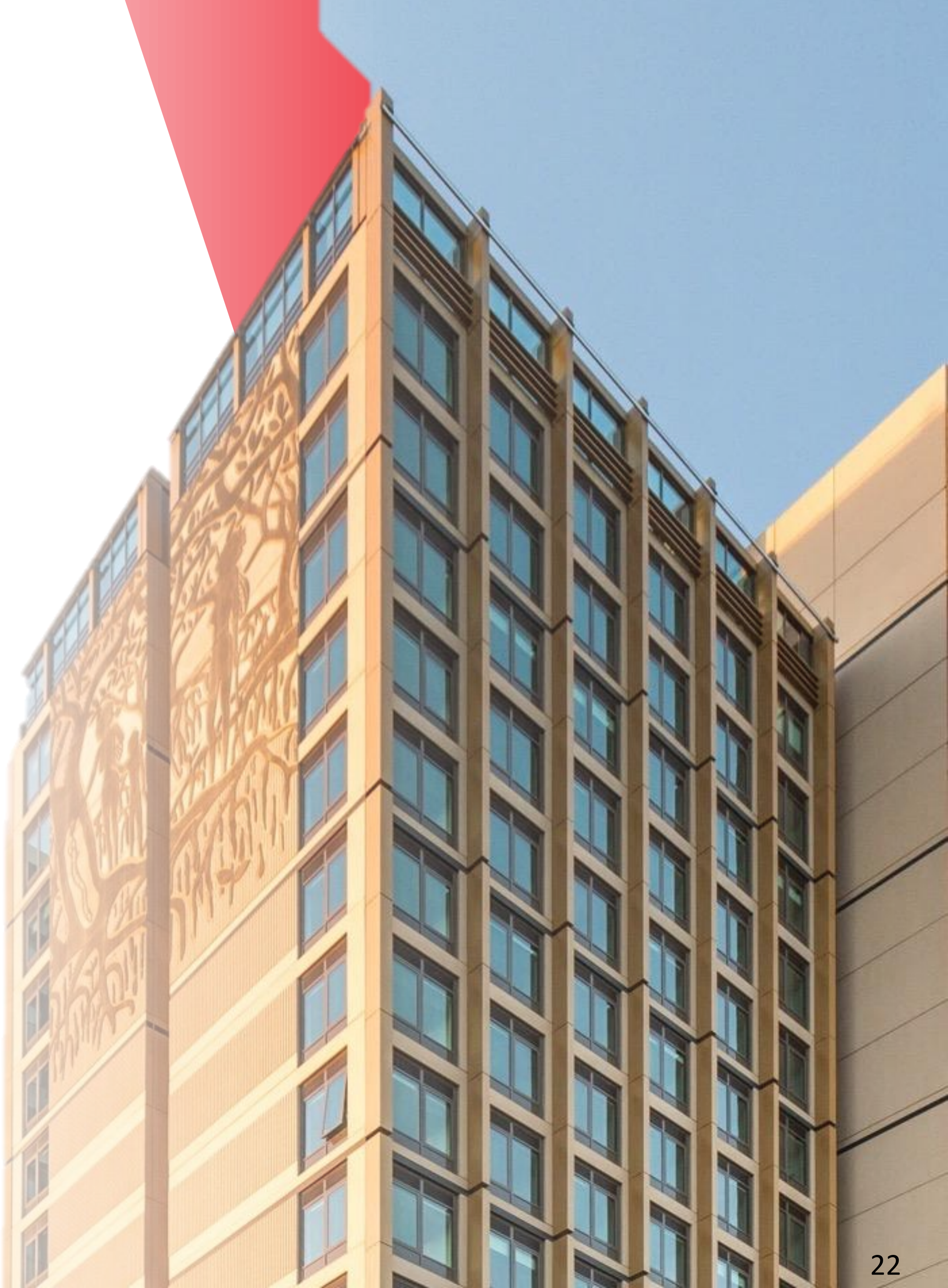
Targeting scalable sectors and long-term value creation

Broadrick Opportunities Fund I
Private equity fund focused on international K–12 education platforms in high-growth markets such as Saudi Arabia and Thailand.

TVM Healthcare SEA Fund
Healthcare-focused fund investing in expansion-stage companies across Southeast Asia.

PME Fund I
Mid-market industrial platform strategy targeting precision engineering and automation businesses, with an operational value creation approach.

FY2025 FINANCIAL PERFORMANCE



KEY FINANCIALS FY2025

Revenue

S$295M

▲ +47% year-on-year

FY2024: S$200.8M

Adjusted Net Profit*

S$106M

▲ +130% year-on-year

FY2024: S$45.8M –excl. fair value & one-offs

PATMI

S$68M

▲ +27% year-on-year

FY2024: S$54.0M

Gross Profit Margin

46%

▲ +4.7 ppt improvement

FY2024: 41.3% | GP S$135.7M

Total Assets

S$1.22B

▲ From S$1.03B

As at 31 December 2025

Operating Cash Flow

S$139M

▲ +118% from S$63.8M

Strong capital recycling capacity

EPS

7.44c

▲ From 5.88c

Per ordinary share

NAV Per Share

S$0.71

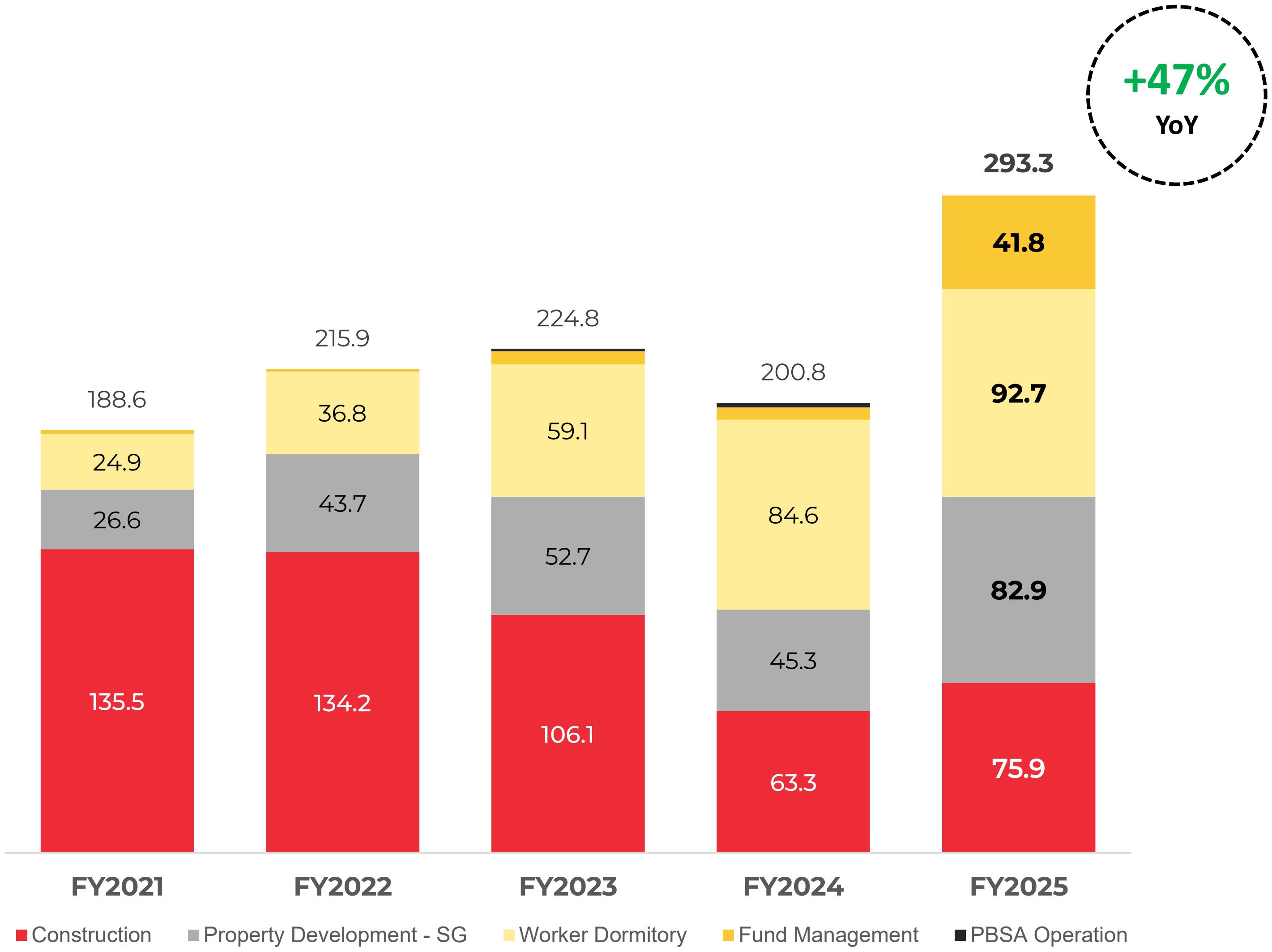
— Maintained

Equity to shareholders S$648.4M

** Adjusted for other gains and losses, other income–others, and share of profit/(loss) from associates and joint ventures*

FY2025 REVENUE

Growth driven by strong performance across core segments



Construction (+19.9% YoY)

Increase in revenue mainly due to recognition of work completed in FY2025.

Property Development (+83.1% YoY)

Driven by progressive revenue recognition from the Bartley Vue project, which achieved 84.9% completion in FY2025

Worker Accommodation (+9.6 YoY)

Increase in revenue due to positive rental revisions, stable occupancy and initial contributions from Pioneer Lodge

Fund Management (+S$36.3m YoY)

Boosted by one-off performance fee following the successful exit of Fund I

SHAREHOLDER RETURNS - FY2025

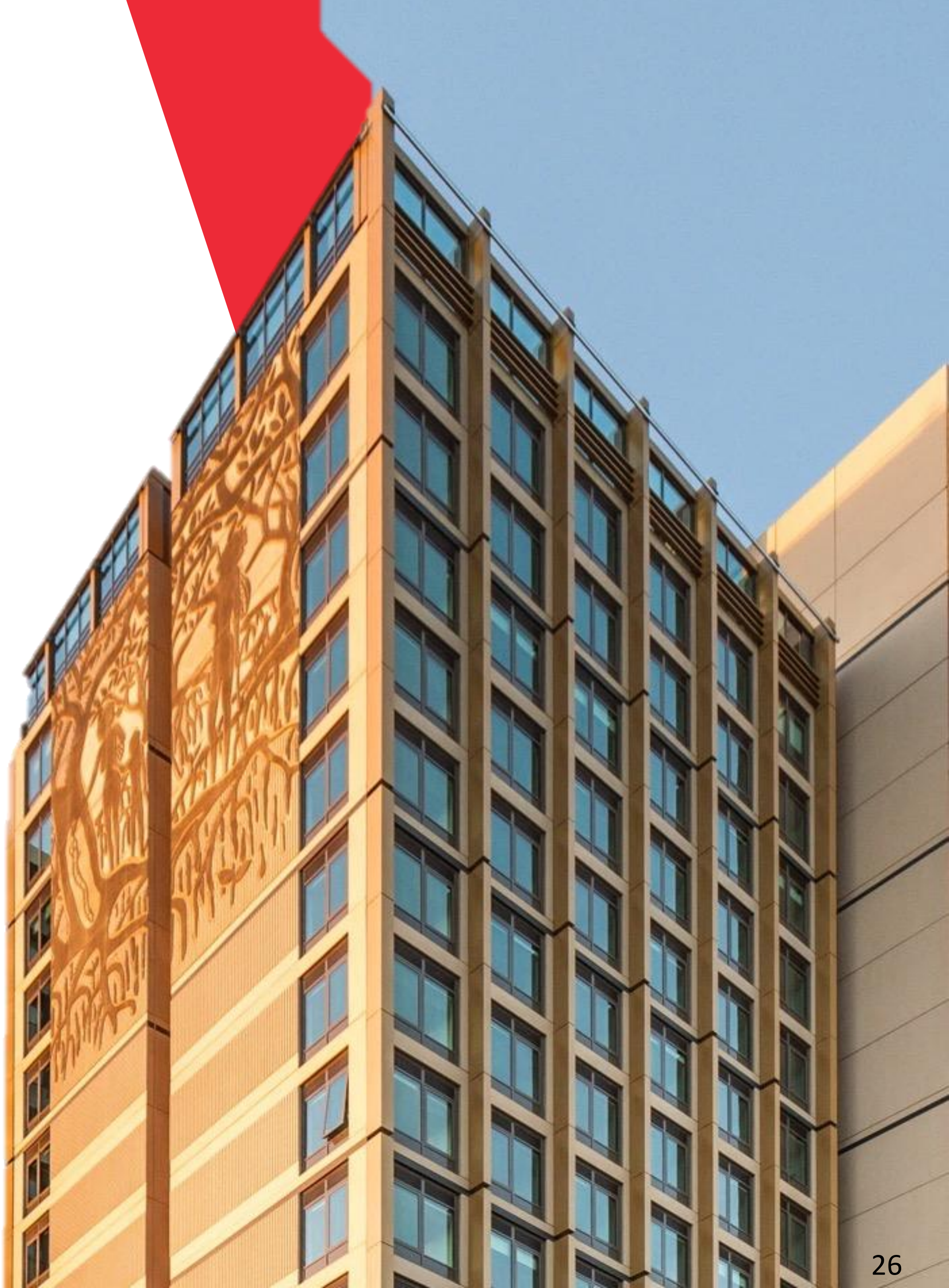
TOTAL ANNUAL RETURN*

125.1%

INTERIM DPS 0.5c	FINAL DPS (PROPOSED) 1.0c
TOTAL PAYOUT ~S$13.8M	PAYOUT RATIO 20.2%

** Source: Bloomberg, from 1 January 2025 to 31 December 2025; total annual returns assuming dividends are reinvested at spot price*

OUTLOOK



Growth Drivers

FORWARD MOMENTUM

步步为营
精益求精

"Advancing steadily while striving for continuous improvement" — guiding philosophy for FY2026 and beyond.

CAPITALISE ON SINGAPORE'S CONSTRUCTION BOOM 01

- Record high construction order book of **S$935 million** with capacity to scale
- **67% increase in workers' dormitory** capacity to meet growing demand

GROW RECURRING INCOME PLATFORMS 02

- Ramp up **workers' dormitories** with Pioneer Lodge
- Progress **Wycombe Abbey School and Doubletree by Hilton**
- Generate fee income through **Fund II and Fund III**
- Continue to build **long-term, stable income assets** alongside the development pipeline.

*Generating immediate liquidity for reinvestment

AUSTRALIA LAND SUBDIVISION 03

- Target DA for **2,000+ residential lots at Cryna** in 2026
- Progress on **Lowood** infrastructure works

PBSA 04

- Using **sponsor stakes** and our fund management **capability** to double down on our PBSA expertise
- In **Australia** - we already have 2 more projects in the pipeline, and continue to see more opportunities
- We are looking elsewhere in Asia Pac - **Hong Kong** as a first stop

*Building long-term NAV

THE MULTI-YEAR VALUE CREATION ROADMAP
2026 & BEYOND

WORKERS' DORMIOTRY

TVD Lease Renewal Discussions with JTC is Progressing Positively Ahead of October 2026 Expiry

INVESTMENT PROPERTY

DoubleTree by Hilton (344 rooms) Opens September 2026, Generating Recurring Room Revenue when Stabilized

PROPERTY DEVELOPMENT- SINGAPORE

Upper Thomson GLS (596 units) Sales Launch Targeted 1H 2027, Revenue Recognized Progressively Through to 4Q 2030

INVESTMENT PROPERTY

Wycombe Abbey School Singapore Opens September 2028, Generating Long-Term Recurring Income

PROPERTY DEVELOPMENT- AUSTRALIA

Lowood Land Subdivision Breaks Ground End 2026, Unlocking Land Bank Value Progressively Through JV with Local Homebuilders

STUDENT ACCOMMODATION

Y Suites On Frome (708 Beds) Operational by Semester 1, 2028; Actively Exploring PBSA Expansion into New Markets

Figures as at 31 December 2025 unless otherwise stated.

ESG HIGHLIGHTS

SUSTAINABILITY & ESG

Integrated into operations, capital allocation and community impact

ENVIRONMENTAL

Operational efficiency & climate integration

- Strengthened **integration** of climate-related considerations into operations
- Ongoing efforts to improve **energy efficiency** across assets
- Leveraging **technology and innovation** (incl. AI) to enhance productivity and reduce resource intensity
- Continued focus on **sustainable** built environment practices

SOCIAL

People, safety & community

- Maintained strong safety performance with **zero fatalities**
- Ongoing investment **in employee development** and capability building
- Workers' dormitories designed to provide safe, quality **living environments** (Core business impact)
- Through Wee Hur Foundation:
- ✓ Raised S$357,000+ via inaugural **charity** initiative
- ✓ Supported children and families via partner charities

GOVERNANCE

Discipline, transparency, and long-term stewardship

- Strong emphasis on prudent **capital allocation** and disciplined execution
- Continued evolution towards **institutional-grade** governance framework
- Active Board oversight and structured **governance processes**
- Clear **alignment** between strategy, risk management, and long-term value creation

Our Approach

✓ Practical **ESG integration**
✓ Aligned with **long-term shareholder value creation**
✓ Focused on **what is material to our business**

THANK YOU

We welcome your questions and look forward to your continued support