NOTICE OF VALUATION OF REAL ASSETS::NOTICE OF RECENT VALUATION OF PROPERTIES

Issuer & Securities

Issuer/ Manager

WEE HUR HOLDINGS LTD.

Securities

WEE HUR HOLDINGS LTD. - SG1W55939399 - E3B

Stapled Security

No

Announcement Details

Announcement Title

Notice of Valuation of Real Assets

Date &Time of Broadcast

28-Feb-2025 19:06:50

Status

New

Announcement Sub Title

Notice of Recent Valuation of Properties

Announcement Reference

SG250228OTHRLBR3

Submitted By (Co./ Ind. Name)

Tan Ching Chek

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

Please refer to the attached announcement.

Additional Details

Valuation Details

Date of Valuation	Name of the Valuer	Description of Property	Valuation Currency	Valuation Amount
31/12/2024	Knight Frank Pte Ltd	Tuas South Dormitory, 70 Tuas South Avenue 1, Singapore 637285	Singapore Dollar	40,000,000

31/12/2024	Knight Frank Pte Ltd	Pioneer Lodge, State Land Lot 4564K PT Mukim 6 at Soon Lee Road, Singapore	Singapore Dollar	53,370,583
31/12/2024	Savills Valuations Pty Ltd	Y Suites on Redfern, 104-116 Regent Street, Redfern, NSW 2016	Australian Dollar	225,915,230

Valuation of Reports available for inspection at address during office hours

Shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address at general@weehur.com.sg.

Reports available till date

31/05/2025

Attachments

20250228 WeeHur AnnNoticeofValuationPropertiesfinal.pdf

Total size =527K MB

偉合控股有限公司

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

NOTICE OF RECENT VALUATION OF PROPERTIES

The Board of Directors (the "**Board**") of Wee Hur Holdings Ltd. (the "**Company**" and together with its subsidiaries, the "**Group**") wish to update the shareholders of the Company that in accordance with the Group's accounting policies, a valuation exercise has been conducted on the following properties of the Group on an open market value for existing use basis:

A) Investment Properties owned by Subsidiary

Active System Engineering Pte. Ltd.		
Date of Valuation	:	31 December 2024
Name of Valuer	:	Knight Frank Pte Ltd
Description of Property	:	Tuas South Dormitory, 70 Tuas South Avenue 1, Singapore 637285
Market Value	:	S$40,000,000

Active System Development Pte. Ltd.		
Date of Valuation	:	31 December 2024
Name of Valuer	:	Knight Frank Pte Ltd
Description of Property	:	Pioneer Lodge, State Land Lot 4564K PT Mukim 6 at Soon Lee Road, Singapore
Market Value	:	S$53,370,583

B) Investment Properties owned by Associate

The Trust Company (Australia) Limited ATF WH Redfern Trust		
Date of Valuation	:	31 December 2024
Name of Valuer		Savills Valuations Pty Ltd
Description of Property	:	Y Suites on Redfern, 104-116 Regent Street, Redfern, NSW 2016
Market Value	:	A$225,915,230 (equivalent to approximately S$190,943,552)

Shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address: general@weehur.com.sg.

The valuation reports are available for inspection until 31 May 2025.

In addition, the Board also wishes to update the shareholders of the Company the fair values# of the following investment properties as at 31 December 2024:

*# On 15 December 2024, Perpetual Corporate Trust Limited (as trustee of WH PBSA Trust) ("**Vendor**"), had entered into a unit sale agreement ("**Unit Sale Agreement**") with Evolution Trustees Limited ACN 611 839 519 as trustee of GS Australia Student Venture I Mid Trust (the "**Purchaser**") in relation to the proposed disposal by the Vendor of all of the units in each of WH Buranda Trust, WH Gray Street Trust, WH Waymouth Trust, WH Abeckett Trust, WH Gibbons Trust, WH Regent Trust and WH Moore Trust to the Purchaser (the "**Proposed Disposal**").*

On 28 February 2025, shareholders' approval was obtained for the proposed disposal of 37.1% of the units held by the Company which constitutes a partial disposal of the Company's stake. Accordingly, Management has adopted the purchase price of the investment properties included in the Unit Sale Agreement to determine its fair value as at 31 December 2024 given Management had assessed that there have been no significant factors to indicate that the fair value of the investment properties have materially changed from the date of the Unit Sale Agreement.

Investment Properties owned by WH PBSA Trust

The Trust Company (Australia) Limited ATF WH Buranda Trust		
Date of Valuation	:	31 December 2024
Description of Property	:	UniLodge Park Central, 8 Gillingham Street, Woolloongabba, Brisbane, Queensland 4102
Fair Value	:	A$312,500,000 (equivalent to approximately S$264,125,000)
The Trust Company (Australia) Limited ATF WH Gray Street Trust		
Date of Valuation	:	31 December 2024
Description of Property	:	UniLodge City Gardens, 105 Gray Street, Adelaide, South Australia 5000
Fair Value	:	A$146,000 000 (equivalent to approximately S$123,399,200)
The Trust Company (Australia) Limited ATF WH A'Beckett Trust		
Date of Valuation	:	31 December 2024
Description of Property	:	Y Suites on A'Beckett, 183 - 189 A'Beckett Street, Melbourne VIC 3000
Fair Value	:	A$269,000,000 (equivalent to approximately S$227,358,800)
The Trust Company (Australia) Limited ATF WH Waymouth Trust		
Date of Valuation	:	31 December 2024
Description of Property	:	Y Suites on Waymouth, 128 Waymouth Street, Adelaide, South Australia 5000

Fair Value	:	A$161,000,000 (equivalent to approximately S$136,077,200)
The Trust Company (Australia) Limited ATF WH Moore Trust		
Date of Valuation	:	31 December 2024
Description of Property	:	Y Suites on Moore, 7-9 Moore Street, Canberra ACT 2601
Fair Value	:	A$204,000,000 (equivalent to approximately S$172,420,800)
The Trust Company (Australia) Limited ATF WH Regent Trust		
Date of Valuation	:	31 December 2024
Description of Property	:	Y Suites on Regent, 100 Regent Street, Redfern, NSW 2016
Fair Value	:	A$240,000,000 (equivalent to approximately S$202,848,000)
The Trust Company (Australia) Limited ATF WH Gibbons Trust		
Date of Valuation	:	31 December 2024
Description of Property	:	Y Suites on Gibbons, 13, 15 Gibbons Street, Redfern NSW 2016
Fair Value	:	A$260,000,000 (equivalent to approximately S$219,752,000)

By Order of the Board
Wee Hur Holdings Ltd.

Tan Ching Chek
Company Secretary
28 February 2025