GENERAL ANNOUNCEMENT::PRESENTATION SLIDES FOR NOTES ISSUANCE

Issuer & Securities

Issuer/ Manager

WEE HUR HOLDINGS LTD.

Securities

WEE HUR HOLDINGS LTD. - SG1W55939399 - E3B

Stapled Security

No

Announcement Details

Announcement Title

General Announcement

Date &Time of Broadcast

19-Aug-2025 17:21:46

Status

New

Announcement Sub Title

Presentation Slides for Notes Issuance

Announcement Reference

SG250819OTHRO6CC

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 presentation slides.

Attachments

Investor Presentation 20250819.pdf

Total size =3889K MB



Wee Hur Holdings Ltd

Disclaimer

This presentation has been prepared by Wee Hur Holdings Ltd ("**Wee Hur**" or the "**Group**") for information purposes only and does not constitute or form part of any offer, invitation or solicitation, whether in Singapore or any other jurisdiction nor should this presentation or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

This presentation may contain forward-looking statements (whether express or implied) that involve assumptions, risks, uncertainties and contingencies, with respect to future business decisions, which are subject to change and in many cases outside the control of the Group. Whilst any such statements may reflect the Group's current expectations, beliefs, hopes, intentions or strategies regarding the future and assumptions in light of currently available information, they are not guarantees of future performance or events and involve known and unknown risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks. Examples of these factors may include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. The Group does not guarantee any future performance or event or undertake any obligation to update publicly or revise any forward-looking statements. The Group also does not intend to update any of the forward-looking statements after the date of this presentation to conform those statements to actual results.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Group regarding future events which may or may not take place. No representation or warranty express or implied is made as to, and no reliance should be placed upon, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation. Neither Wee Hur nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance upon or distribution of this presentation or its contents or otherwise arising in connection with this presentation.

This presentation is confidential, is being made available to selected recipients only and is solely for the information of such recipients. This presentation must not be reproduced, redistributed or passed on to any other person or published, in whole or in part, for any purpose without the prior written consent of the Group.

Table of Contents

Section 1
Company Overview 4

Section 2
Key Strengths 18

Section 3
Financial Highlights 25

Section 4
Growth Strategies 28



偉合控股有限公司
WEE HUR HOLDINGS LTD

Company Overview

45 Years of Building Singapore, Investing for Tomorrow

偉合控股有限公司
WEE HUR HOLDINGS LTD

Founded in 1980 and listed on the SGX-ST since 2008, Wee Hur is One of the Most Trusted Names in the Built Environment

With heritage in real estate, Wee Hur has innovated to become a multi-asset investment house:

CONSTRUCTION

- Residential, industrial, commercial to institutional buildings.

REAL ESTATE FUND MANAGEMENT

- Manage family offices to institutional capital.
- 2 successful billion-dollar transactions.

PROPERTY DEVELOPMENT

- SG: Industrial & Residential.
- AU: Mixed-Use.
- AU: Land Subdivision.

HOSPITALITY OPERATIONS

- Dedicated brand to manage PBSA[1] portfolio.

INVESTMENT PROPERTIES

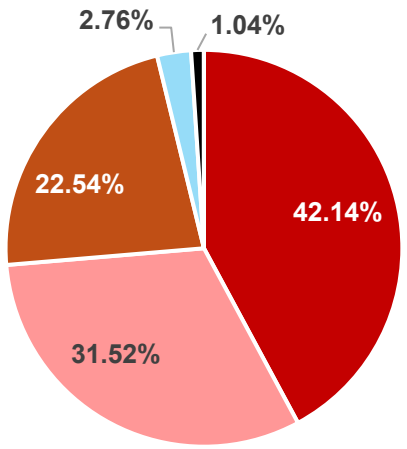
- AU: PBSA[1] – 4th largest portfolio, with 6,779 beds across 9 assets.
- SG: Workers Dormitory – 2nd largest portfolio, with 26,244 beds across 2 assets.

ALTERNATIVE INVESTMENTS

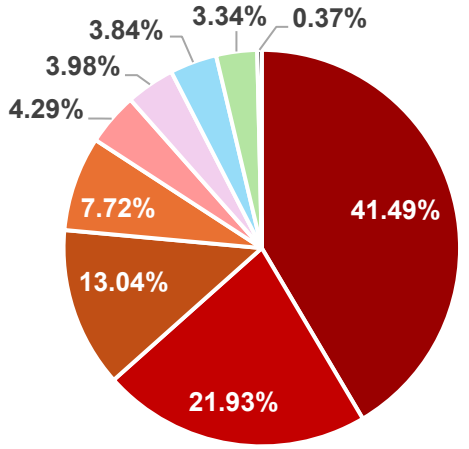
- Venture Capital, Private Equity and Private Credit.

FY24 Segmental Performance

Revenue: SGD200.79 million



Assets: SGD1.03 billion



PBSA
Workers' Dormitory
SG Property Development
AU Property Development
Building Construction
Corporate
Fund Management
Alternative Investment
PBSA Operation

Net Profit[2]: SGD57.0m
Net Debt to TNW[2]: 0.05x
Development Properties[2]: SGD109.3m
Investment Properties[2]: SGD185.9m

(1) Purpose-built student accommodation ("PBSA").
(2) As of 31 December 2024.

Board of Directors and Senior Management

Board of Directors



Mr Goh Yeow Lian
Executive Chairman and Managing Director



Mr Goh Yeo Hwa
Executive Director



Mr Lye Hoon Yip Raymond
Independent Director



Mr Goh Yew Tee
Executive Director and Deputy Managing Director



Dr Foo Say Mui Bill
Lead Independent Director



Mr Goh Yew Gee
Non-Executive Director

Senior Management

Mr Goh Chengyu
CEO, Wee Hur Development
- Over 15 years of experience in construction and property development
- Responsible for the overall function of property development

Mr Goh Wee Ping
CEO, Wee Hur Capital and CIO, Wee Hur Holdings
- Responsible for the Group's fund management arm, focused on executing PBSA-related strategies in Australia
- Works with other Group Executives on capital markets, investments, asset allocation, investor relation, and more

Ms Lim Poh Choo, Janet
CFO, Wee Hur Holdings
- Over 25 years of accounting, finance and management experience
- Member, Institute of Singapore Chartered Accountants & CPA Australia
- Accredited Tax Advisor, Singapore Institute of Accredited Tax Professionals

Mr Lu Tze Chern, Andy
CEO, Wee Hur Construction
- Responsible for the overall operation of the Group's construction arm.
- Bachelor of Science (Civil Engineering) from Purdue University, USA.

Mr Sua Chen Shiua
Executive Director, Wee Hur Construction
- Responsible for the overall tender and contract functions of Wee Hur Construction

Mr Goh Cheng Huah
Director, Investment and Development, Wee Hur Capital
- Over 30 years of experience in construction and property development
- Responsible for PBSA property development and operation management

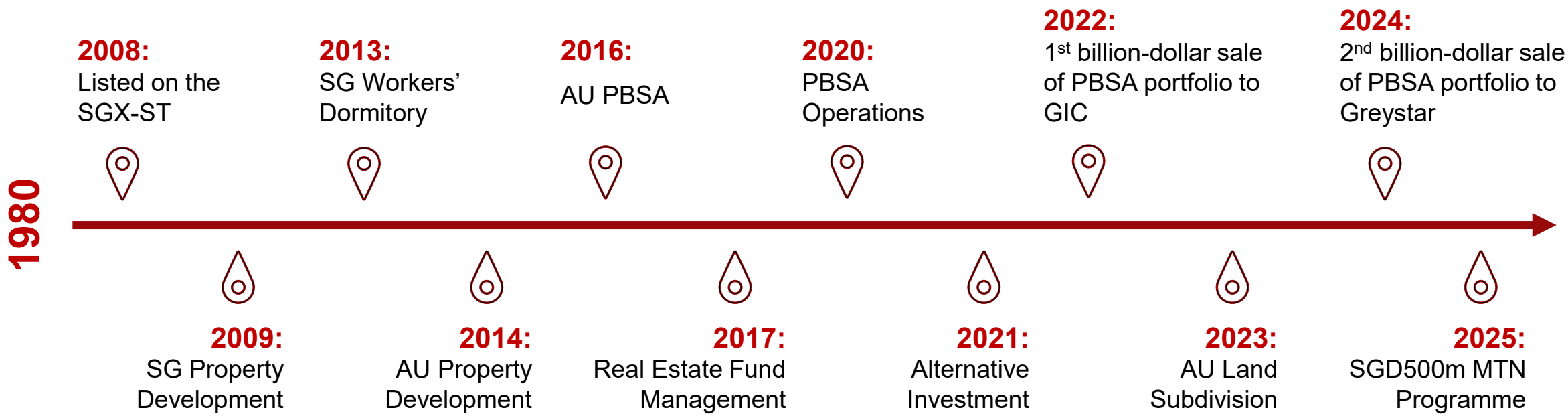
Ms Gaw Chu Lan
Director, Administration and Finance, Wee Hur Holdings
- Responsible for all administrative and finance functions of the Group, including corporate finance, administrative and human resources matters

Key Milestones

偉合控股有限公司
WEE HUR HOLDINGS LTD

Track Record of Establishing New Growth Pillars

See Early, Build Right, Scale Prudently and Invite Partners



Family-led and Future-ready, Anchored by Multi-generational Leadership

Corporate & Shareholding Structure



Mr Goh Yeow Lian
- *43.75% deemed interest*
- *0.77% direct shareholding*



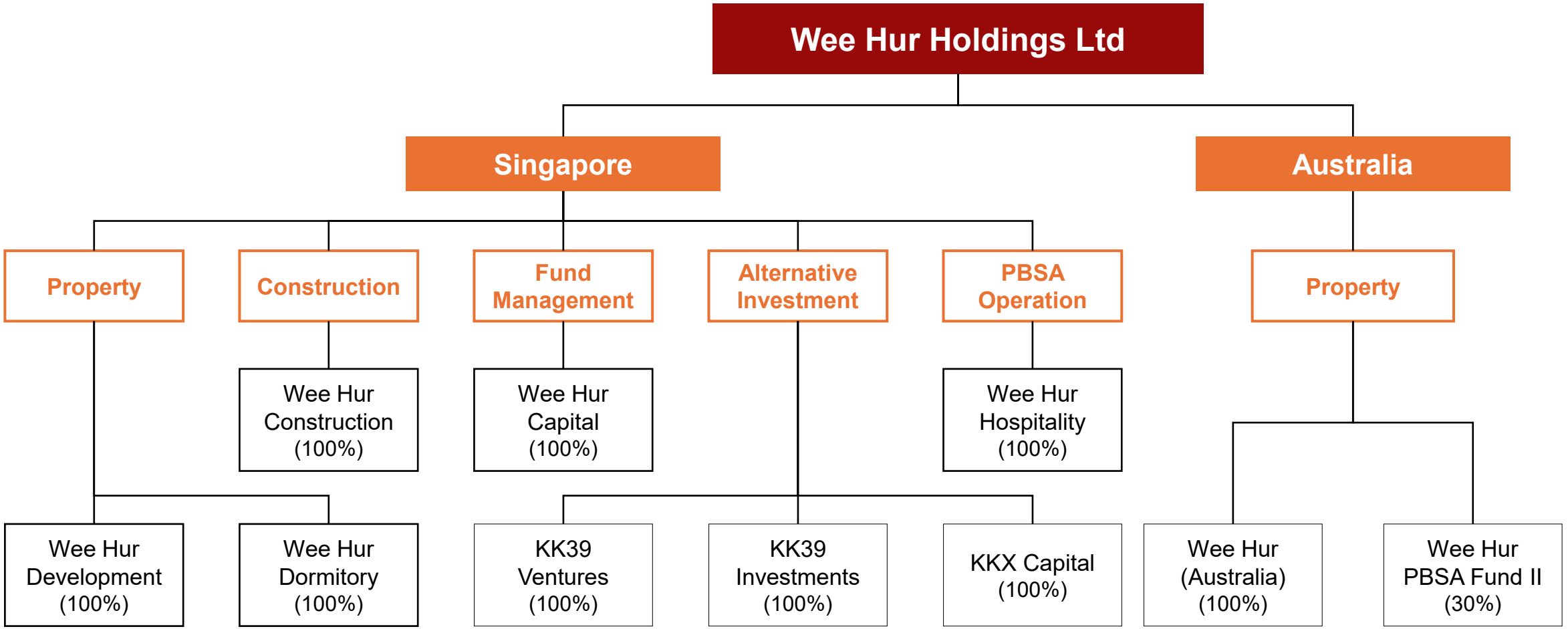
Mr Goh Yeo Hwa
- *4.00% deemed interest*
- *1.25% direct shareholding*



Mr Goh Yew Tee
- *1.09% deemed interest*
- *0.94% direct shareholding*



Mr Goh Yew Gee
- *0.87% deemed interest*
- *1.31% direct shareholding*



Core Businesses

偉合控股有限公司
WEE HUR HOLDINGS LTD

1. PROPERTY DEVELOPMENT & INVESTMENT PROPERTIES
2. CONSTRUCTION
3. FUND MANAGEMENT
4. PURPOSE-BUILT STUDENT ACCOMMODATION OPERATIONS

1 Property Development - Singapore

> 15 Years in Property Development

- ✓ Residential Properties
- ✓ Industrial Properties

SGD45.26m Revenue In FY24

Notable Completed Projects

- ✓ Premier @ Kaki Bukit
- ✓ Parc Botannia
- ✓ Parc Centros
- ✓ Villas @ Gilstead

On-going Development Properties

Bartley Vue

@ Jalan Bunga Rampai (Residential)

TOP: End 2025



115 Apartment Units

9.8k Sq m Gross Floor Area

100% Sales Rate

99-year Leasehold

75% Equity Interest

Mega@Woodlands

@ 39 Woodlands Close (Industrial)



517 Strata-titled units

98k Sq m Gross Floor Area

99% Sales Rate

30-year Leasehold

60% Equity Interest

1 Investment Properties - Singapore

偉合控股有限公司
WEE HUR HOLDINGS LTD

Ventured into the **worker's dormitory business in 2013**

SGD84.61 million[1] | Revenue In FY24

Tuas View Dormitory

@ Tuas South Avenue One



15,744 Beds

93% Average Occupancy Rate

60% Equity Interest

Pioneer Lodge

@ 39a Soon Lee Road

Fully Operational by End-2025



3,144 Beds As at 2Q 2025

10,500 Beds By end 2025

60% Equity Interest

(1) SGD84.6 million of revenue recorded in the Group's FY24 annual report was 100% derived from Tuas View Dormitory as Pioneer Lodge was not operational in FY24.

1 Property Development - Australia

偉合控股有限公司
WEE HUR HOLDINGS LTD

Wee Hur (Australia) Pte Ltd

11-year track record in Australia:

- ✓ Mixed-use Properties
- ✓ Residential Land Subdivision
- ✓ Completed 8 PBSA Projects



Park Central

Mixed-use Development
@ Buranda Plot 2

Obtained developmental approval in 2Q 2024

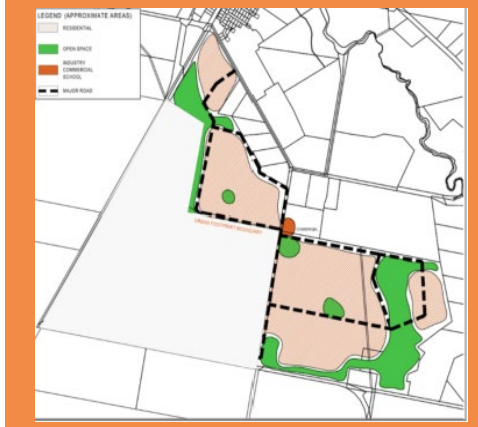
- **13.0k sqm** of Land
- **100%** Effective Group Interest
- **Freehold** Tenure

Land Subdivision / Residential Projects



Lowood One
@ 2983 Forest Hill, Fernvale Road

- **416.8k sqm** of Gross Land Area
- **70%** Effective Group Interest
- **358** Residential Lots
- **Freehold** Tenure



Cryna One
@ Lot 3 Cryna Road

- **945.0k sqm** of Gross Land Area
- **28%** Effective Group Interest

Cryna Two
@ 101 Cryna Road

- **490.0k sqm** of Gross Land Area
- **28%** Effective Group Interest

Cryna Three
@ 154 Cryna Road

- **174.1k sqm** of Gross Land Area
- **28%** Effective Group Interest

- **>2.0k** residential plots
- **Freehold** Tenure

2 Construction

Wee Hur Construction – wholly-owned subsidiary

- ✓ **BCA-registered contractor** with A1 financial status
- ✓ Projects: residential, commercial, industrial, institutional, restoration and conservation; additions, alterations, refurbishment, upgrades of existing buildings, and restoration and conservation of heritage and conservation buildings
- ✓ **Notable projects completed within last five years**: (i) St John's – St Margaret's Church; (ii) MacPherson Blossom; (iii) Potong Pasir Nursing Home; (iv) Tanglin Trust School; (v) Parc Botannia; (vi) Eurokars Showroom; and (vii) Chew Farm

Ongoing Public Sector Projects

Bartley Beacon



Completion: Q1 2025

Newly Awarded



Expected Completion: Q4 2029

Construction Orderbook:

SGD629.0 million[1]

FY24 Revenue:

SGD63.3 million

Ongoing Private Sector Projects

Bartley Vue



Expected Completion: Q4 2025

Pioneer Lodge



Expected Completion: Q4 2025 (Phase 2)

Mount Vernon Funeral Parlour Complex



Expected Completion: Q3 2026

Teochew Building



Expected Completion: Q2 2027

(1) As at 30 June 2025

3 Fund Management

The Group derives its revenue from the **fund management fee earned by Wee Hur Capital** in its capacity as fund manager for **Fund II** as well as **distributions** received as a stakeholder in unit trusts

~AUD1.80b Gross Asset Value	**2016** Year of Fund Inception	**4th** Largest PBSA Portfolio in Australia
6,071 Beds Managed Since Inception	**SGD5.54m** Revenue in FY2024	**8** PBSA Assets in Prime Locations

Fund I

Established Fund I in March 2017 and completed the **sale of seven operational PBSA assets** of 5,662 beds across five cities in Australia to Evolution Trustees (trustee of GS Australia Student Venture I Mid Trust) in April 2025.

Fund II

One operational asset, **Y Suites on Margaret, with 409 beds in Sydney, Australia**, completed in February 2025. Following the disposal of Fund I, the Group continues to manage Fund II.

Fund III

The planned PBSA development in **Grenfell, Adelaide (708 beds, targeted for completion in 2H 2027)** is currently under a holding structure and will be transferred to Fund III.

3 Fund Management

2015
- Developed **1,578-bed PBSA** at Buranda in Brisbane
- Largest single-phase PBSA facility in Brisbane

2017
- **Incorporated Wee Hur Capital** to raise funds for PBSA platform strategy
- Manager of Wee Hur PBSA Master Trust ("**Fund I**")

2021
- Wee Hur PBSA Fund II ("**Fund II**") constituted for development of land parcel in Sydney, **Y Suites on Margaret**

2022
- Announced **sale of 49.9% stake by Wee Hur and other investors in Fund I** to RECO Weather

2023
- **Completion of disposal** of 49.9% stake in Fund I

2024
- Announced **disposal of Group's 37.1% indirect stake in seven PBSA assets** to Evolution Trustees (trustee of GS Australia Student Venture I Mid Trust.
- Continues to manage Y Suites on Margaret under Fund II

2025
- Established **Fund III** for development site in Grenfell, Adelaide (708 beds, target completion: 2H 2027, Operational start: 1Q 2028)
- **Completion of disposal** of Group's 37.1% indirect stake in seven PBSA assets

3 Fund Management

偉合控股有限公司
WEE HUR HOLDINGS LTD

Disposal completed on 20 April 2023

Fund I Portfolio Recap

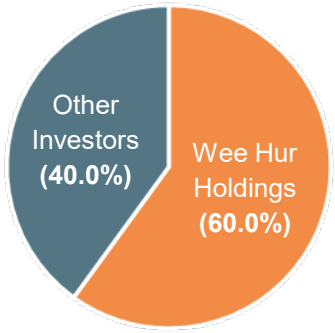
Wee Hur Holdings and other investors in Fund I

49.9% Disposal to

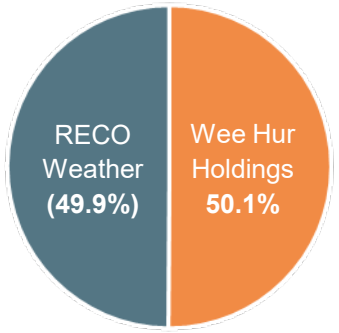
RECO Weather

Gross Purchase Price: **AUD567.9 million**

Prior to Sale Agreement



Post-Sale



Sale completed on 1 April 2025

Sale of PBSA Assets

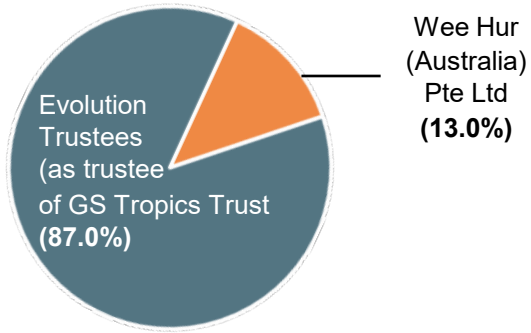
Perpetual Corporate Trust Ltd (as trustee of Wee Hur PBSA Trust)

7 PBSA Assets[1] Sold to

Evolution Trustees (as trustee of GS Australia Student Venture I Mid Trust)

Gross Purchase Price: **AUD1.60 billion**
Net Proceeds: circa **AUD340 million**

Post-Sale



(1) Sale of the Group's 37.1% indirect stake in WH Buranda Trust, WH Gray Street Trust, WH Waymouth Trust, WH Abeckett Trust, WH Gibbons Trust, WH Regent Trust and WH Moore Trust

4 PBSA Operations

偉合控股有限公司
WEE HUR HOLDINGS LTD

In 2019, Wee Hur Hospitality was incorporated to spearhead property management for PBSA portfolio in Australia

Operated by Y Suites

Sydney



Y Suites on Margaret
(409 beds)

Operated by Y Suites until 30 September 2025, after which Greystar to take over

Sydney

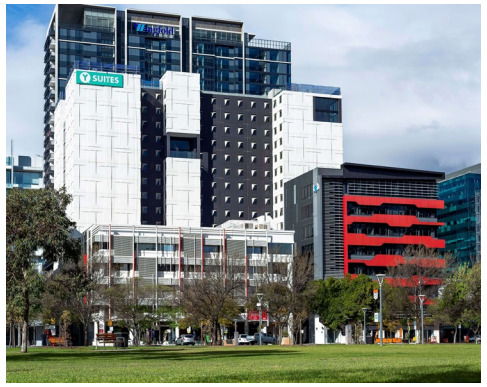


Y Suites on Gibbons
(472 beds)



Y Suites on Regent
(408 beds)

Adelaide



Y Suites on Waymouth
(811 beds)



Y Suites City Gardens
(772 beds)

Canberra



Y Suites on Moore
(733 beds)

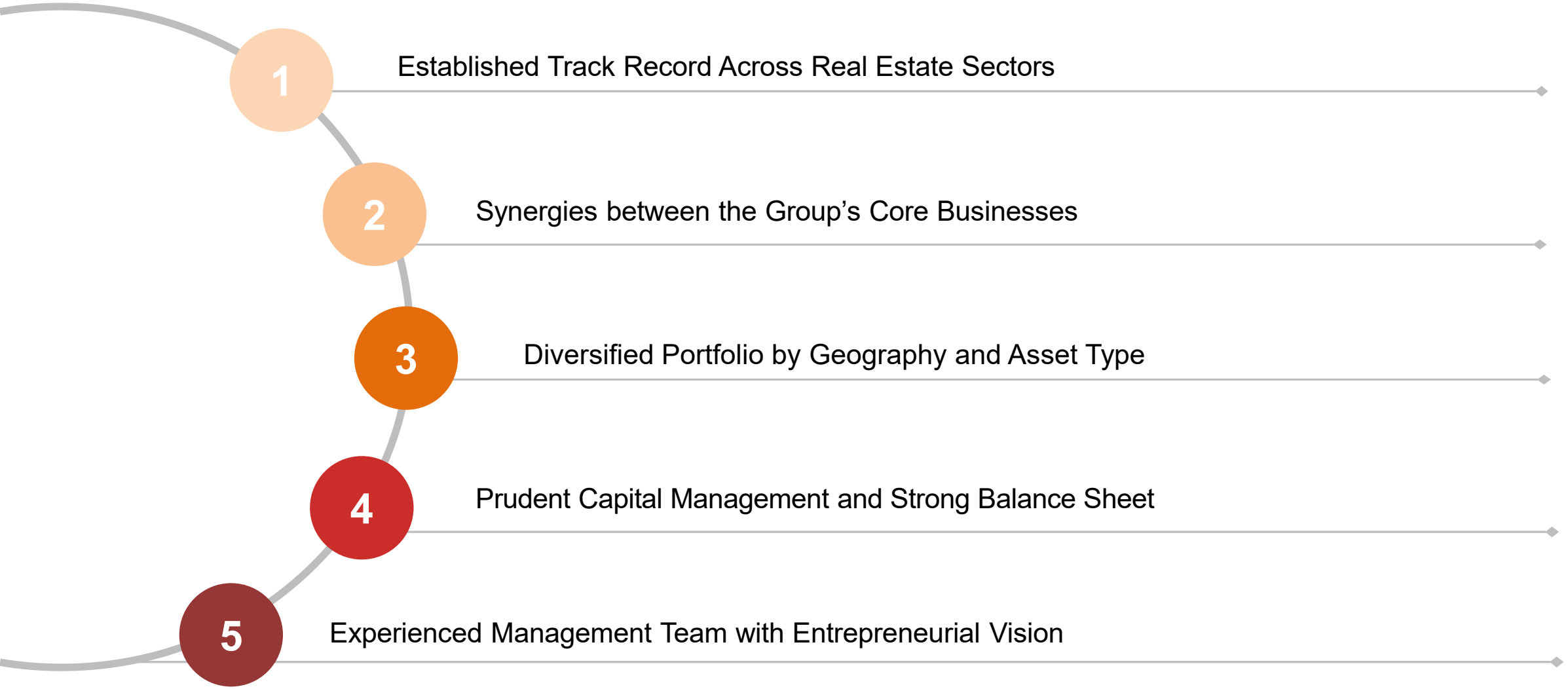
Y SUITES



偉合控股有限公司
WEE HUR HOLDINGS LTD

Key Strengths

Competitive Strengths



Established Track Record Across Real Estate Sectors

偉合控股有限公司
WEE HUR HOLDINGS LTD

Wee Hur Development

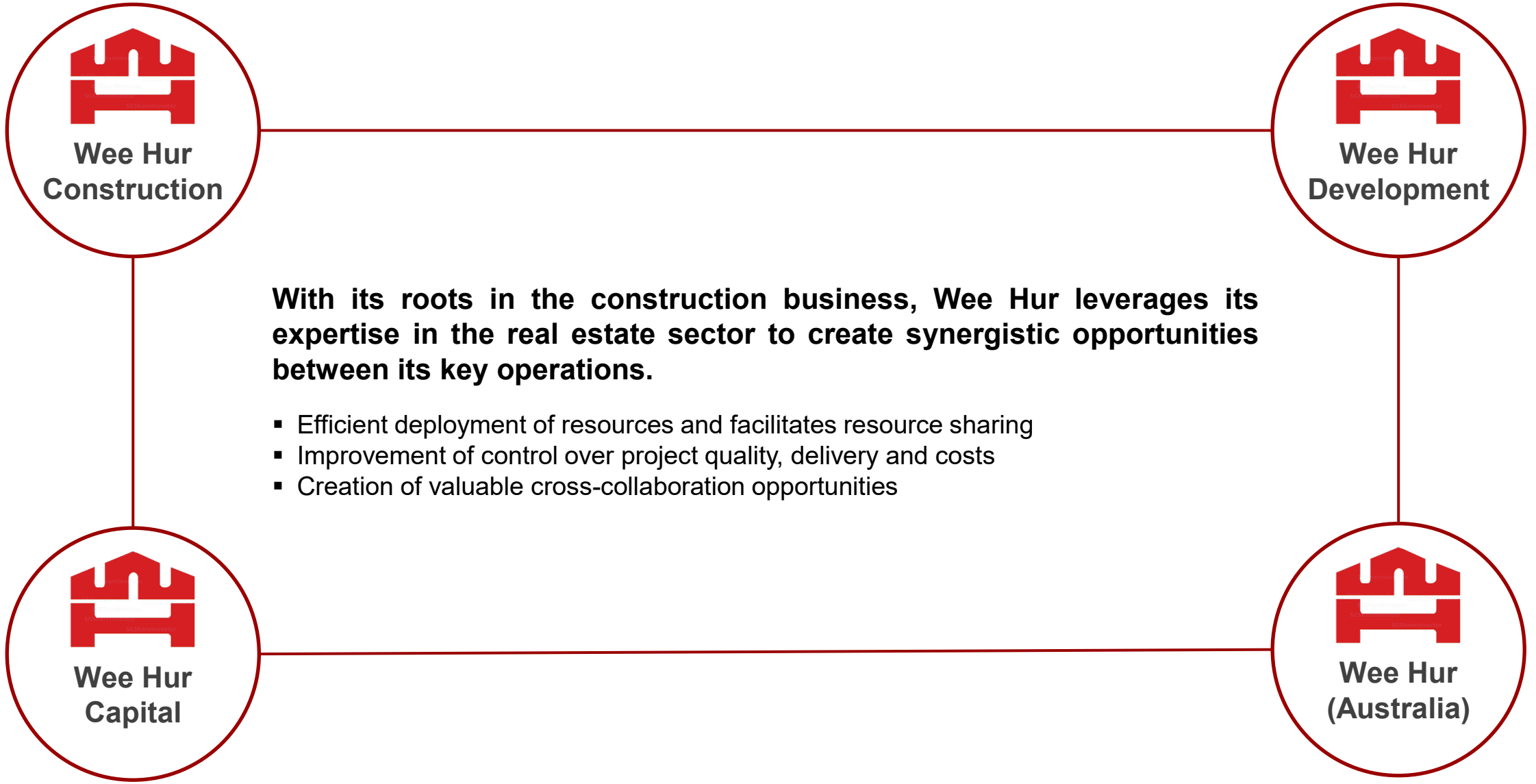
- Recognised developer that has successfully delivered industrial and residential build-to-sell development projects in Singapore since 2009

Wee Hur Construction

- Established as a reliable builder in the local construction industry, being recognised for its ability to deliver completion of its projects in a timely manner even when faced with highly complex projects and tight schedules
- More than 45 years of experience undertaking both public and private sector building projects across a wide range of project categories
- BCA registered contractor with A1 financial status – able to tender for public sector construction projects of unlimited value

Entity	Awards & Accolades
Wee Hur Holdings	Forbes Asia: ▪ Forbes Asia's 200 Best Under A Billion (2015) Brand Finance: ▪ Top 100 Singapore Brands (2015 – 2024)
Wee Hur Development	Building and Construction Authority: ▪ Green Mark Gold Plus Award – Parc Centros (2014), Parc Botannia (2018) ▪ Green Mark Award (Gold) – Mega@Woodlands (2018) ▪ Construction Excellence Award – Mapletree Pioneer Logistics Hub (2020)
Wee Hur Construction	Building and Construction Authority: ▪ Construction Excellence Award (Certificate of Merit) – Nexus@one-north (2016), Parc Centros (2018), Punggol West C40 (2020) ▪ Green & Gracious Builder Award – Star (2017)

Synergies between the Group's Core Businesses



With its roots in the construction business, Wee Hur leverages its expertise in the real estate sector to create synergistic opportunities between its key operations.

- Efficient deployment of resources and facilitates resource sharing
- Improvement of control over project quality, delivery and costs
- Creation of valuable cross-collaboration opportunities

Diversified Portfolio by Geography and Asset Type

Workers' Dormitory Assets: SGD226.3 million
as of 31 December 2024

- **Tuas View Dormitory:**
  15,744 beds with an average occupancy rate of 93% as of 31 December 2024.
- **Pioneer Lodge:**
  Partially operational (3,144 beds in 2Q25), to be fully operational by 4Q25 (10,500 beds).

- **Key Drivers:**
  High demand for dormitory beds is expected to persist on the back of inflow of foreign workers.

PBSA Assets: SGD428.1 million
as of 31 December 2024

- **Fund I – PBSA (AUM: ~SGD1,346 million equivalent):**
  Retained 13% stake in the portfolio
- **Fund II – PBSA (AUM: ~SGD191 million equivalent):**
  Y Suites on Margaret (409 beds) in Sydney, Australia, completed in February 2025.
- **Fund III – PBSA:**
  New PBSA development in Grenfell, Adelaide in 2025 (708 beds), target completion by 2027.

- **Key Drivers:**
  Growth potential of PBSA with interest from global institutional investors, coupled with rapid growth of median land prices.

Tuas View Dormitory



Pioneer Lodge



Park Central



Y Suites on Margaret



Prudent Capital Management and Strong Balance Sheet

Low Gearing Ratio of circa 22%[1]

- Low gearing ratio and maintenance of healthy capital base enables the Group to strengthen its core businesses and capitalise new growth opportunities to ensure continued value creation for all stakeholders.

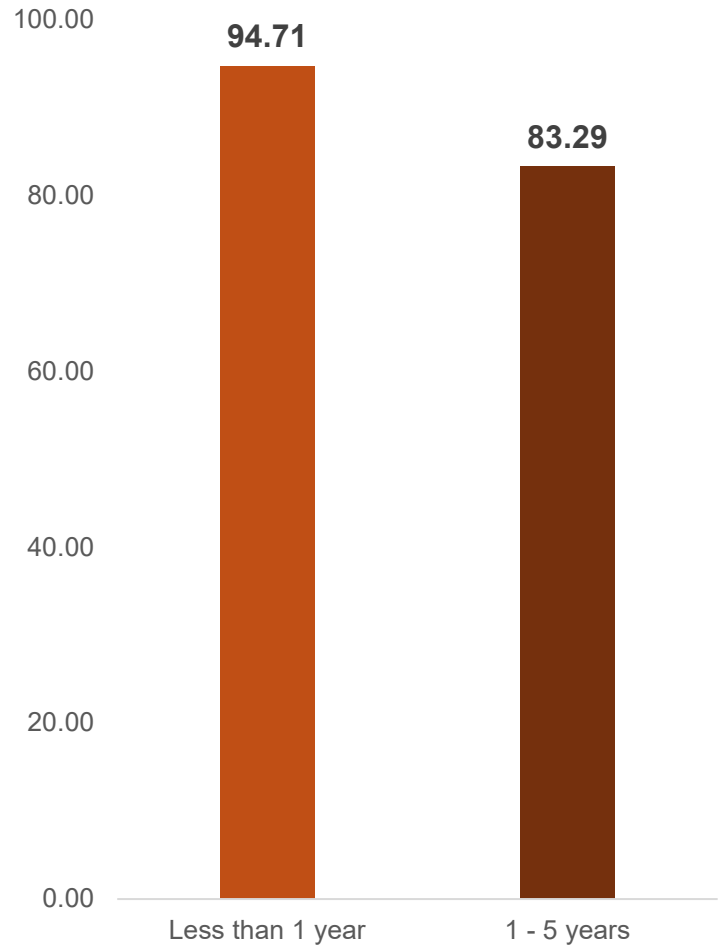
Adequate Cash & Bank Balances of SGD277.12m[2]

- Commitment to a prudent capital management approach assists the Group with maintaining investor and creditor confidence as well as navigating emerging issues.

Balanced Weighted Average Debt Maturity

- Group has adequate levels of cash and short-term deposits to meet its working capital requirements and a balanced weighted average debt maturity that provides wider financial flexibility.

Debt Maturity Profile[2] (SGD 'm)



(1) Gearing ratio defined as Total Debt / Total Debt and Equity.
(2) As of 30 June 2025.

Experienced Management Team with Entrepreneurial Vision



INNOVATING FROM CONCRETE TO CAPITAL PLATFORMS



Management Team

- The Group boasts an experienced and qualified management team with a successful track record in managing its businesses. Most of the Group's Executive Directors and Executive Officers have been instrumental in its development since the establishment of the Issuer.

- Possesses an in-depth knowledge of the property development, property investment, construction, accommodation and fund management businesses and has built up strong business relationships with key players within the industries over the years.

- Management team adopts a hands-on approach and is actively involved in the daily operations of the Group. This approach fosters a close working relationship between the management and staff. The Group's management team also is supported by a pool of long serving and committed staff.

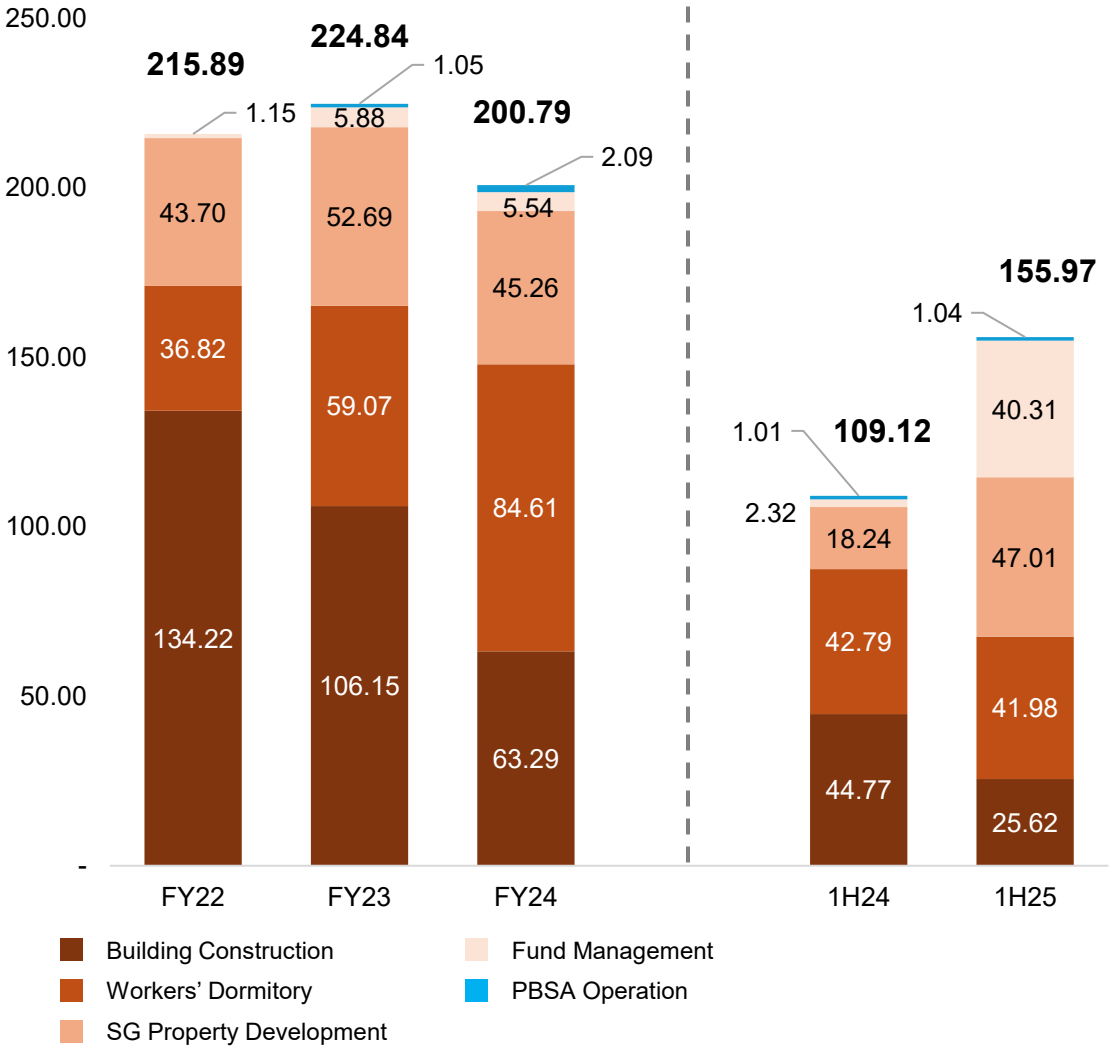


偉合控股有限公司
WEE HUR HOLDINGS LTD

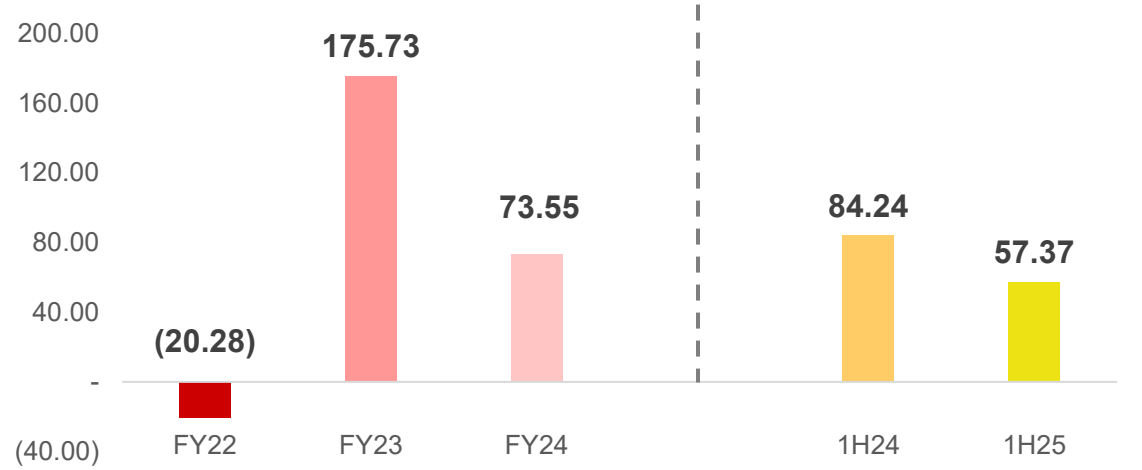
Financial Highlights

Track Record of Stable Profitability

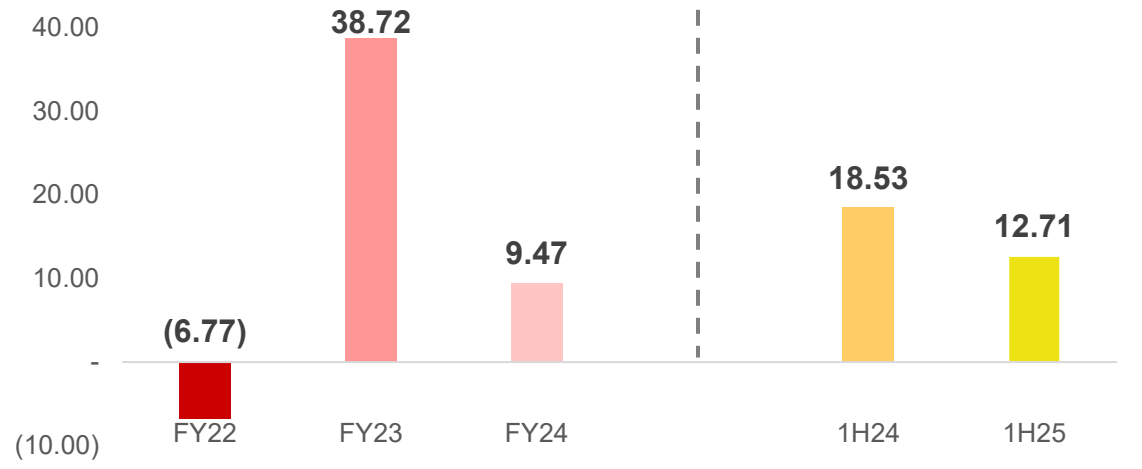
Total Revenue (SGD 'm)



EBITDA[1] (SGD 'm)



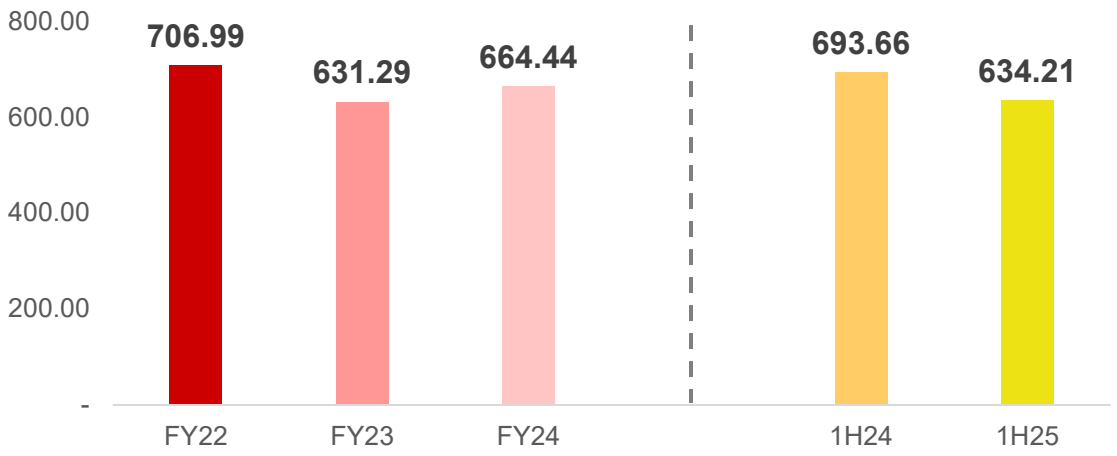
Interest Coverage Ratio[2] (x)



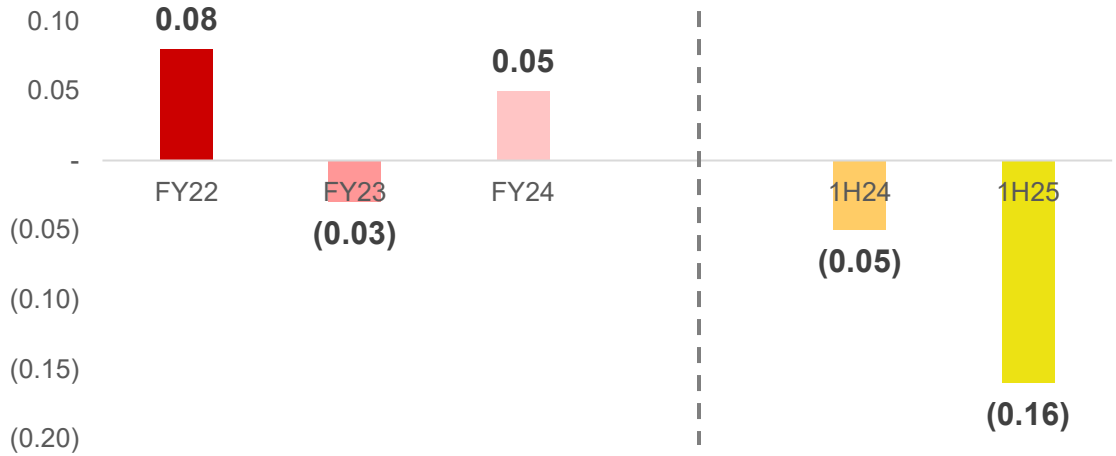
(1) EBITDA is defined as earnings before interest, tax, depreciation and amortization (EBITDA = Net Income + Interest Expense + Income Tax Expense + Depreciation + Amortisation).
(2) Interest coverage ratio ("ICR") defined as EBITDA divided by interest expense (ICR = EBITDA / Interest Expense).

Prudent Capital Management

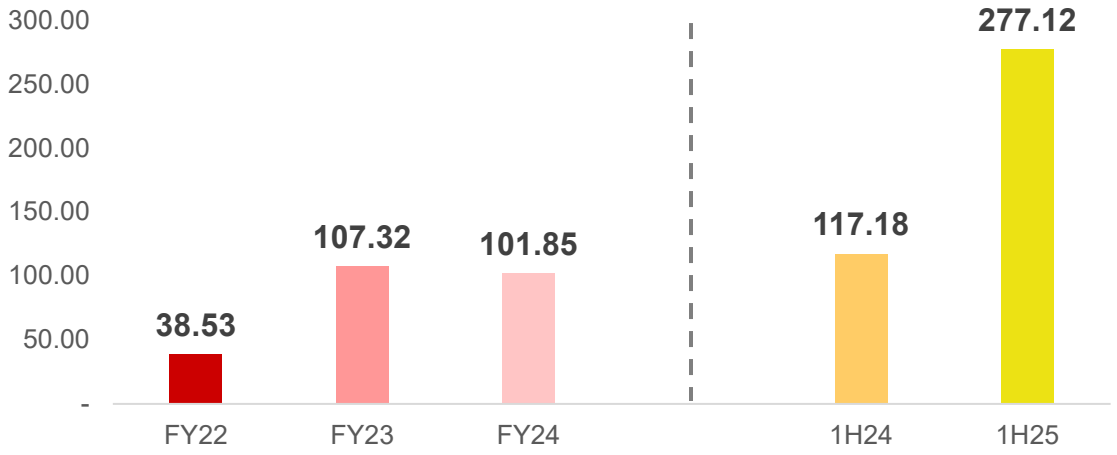
Tangible Net Worth[1] (SGD 'm)



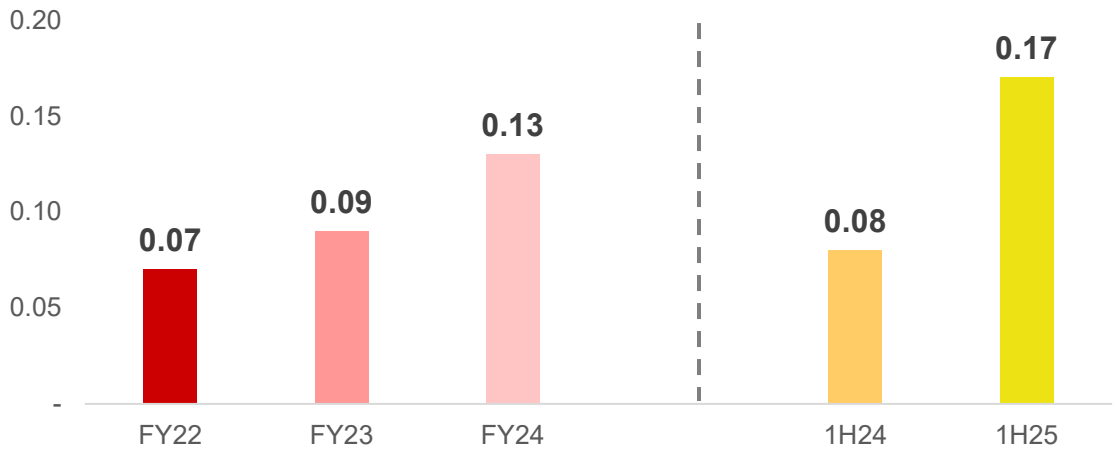
Net Debt to TNW[2] (x)



Cash and Bank Balances (SGD 'm)



Debt Over Total Assets[3] (x)



(1) Tangible Net Worth ("TNW") defined as total equity minus intangible assets and goodwill, add back deferred tax liabilities (TNW = Total Equity – Other Intangible Assets – Goodwill + DTL).
(2) Net Debt = Total Borrowings – Cash and Bank Balances.
(3) Total Debt / Total Assets; Total debt includes only interest-bearing borrowings (e.g., bank loans, bonds and other financial debt).



偉合控股有限公司
WEE HUR HOLDINGS LTD

Growth Strategies

Wee Hur: The Next 45 Years

偉合控股有限公司
WEE HUR HOLDINGS LTD

Entrepreneurial Spirit

- **Focus on projects with higher contract value**
- **Undertake a wide spectrum of projects**
- **Identify and pursue opportunities for expansion**
- **Diversification**
- **Capital recycling**
- **Leverage on investment and operational expertise to scale business**

Multi-asset Investment House with Real Estate Heritage

Being curious to identify and **investing early** are core pillars of Wee Hur's DNA.

Core Business

- Construction
- Property Development
- Workers' Dormitory
- Real Estate Fund Management

Generates steady cash flow, so that…

Growth Engines

- Land Subdivision
- Alternative Investments (Private Credit, Private Equity)

Can **provide value uplifts** across the business for the next 45 years.



偉合控股有限公司
WEE HUR HOLDINGS LTD

Q&A