# ASSET ACQUISITIONS AND DISPOSALS::PROPOSED DISPOSAL OF PROPERTY AT 188 GRENFELL STREET, ADELAIDE SA 5000 TO WH GRENFELL TRUST 1

## Issuer & Securities

Issuer/ Manager

WEE HUR HOLDINGS LTD.

Securities

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## Announcement Details

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Proposed Disposal of Property at 188 Grenfell Street, Adelaide SA 5000 to WH Grenfell Trust 1

Announcement Reference

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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.

## Attachments

WHF3A_Annct Proposed Disposal.pdf

Total size =166K MB

偉合控股有限公司
**WEE HUR HOLDINGS LTD.**
(UEN: 200619510K)
(Incorporated in the Republic of Singapore)

**PROPOSED DISPOSAL OF PROPERTY LOCATED AT 188 GRENFELL STREET, ADELAIDE SA 5000 TO WH GRENFELL TRUST 1**

## 1. INTRODUCTION

1.1. The board of directors (the "**Board**" or the "**Directors**" of Wee Hur Holdings Ltd. (the "**Company**", and together with its subsidiaries, the "**Group**") refers to its announcement dated 22 October 2025 in relation to, *inter alia*, the constitution of Wee Hur PBSA Fund III A ("**WHF3A**") and its sub-trusts (the "**Previous Announcement**").

1.2. Unless otherwise defined, capitalised terms used herein shall have the meanings as ascribed to them in the Previous Announcement.

1.3. The Board wishes to announce that ACUD, an 80% indirectly owned Australian subsidiary of the Company (the "**Vendor**") (with the remaining 20% owned by the Goh Family Members through an entity known as WM (PBSA 3) Pte. Ltd.), has on 31 October 2025 entered into the sale and purchase agreement ("**SPA**") for the disposal of its property located at 188 Grenfell Street, Adelaide SA 5000 ("**Grenfell Property**") (the "**Proposed Disposal**").

1.4. The purchaser of the Grenfell Property is Grenfell Trust, an indirect 90.48%-owned sub-trust of WHF3A constituted on 27 October 2025 (the "**Purchaser**").

1.5. As at the date of this announcement, the Company (through its 80% ownership of ACUD) holds an 80% interest in the Grenfell Property. Following the Proposed Disposal, and in line with the Resultant Interest in WHF3A, the Company will retain an indirect 20%[1] stake in the Grenfell Property, with the remaining 36.98%[2] to be held by Other Investors, and 33.5%[3] to be held by the Goh Directors and their Associates.

1.6. As disclosed in the Previous Announcement, the Proposed Disposal is a partial disposal and restructuring by the Company of approximately 60% of its interest in the Grenfell Property, reducing its direct interest from 80% to 20%, with the balance of its retained interest to be held indirectly through WHF3A.

1.7. Please refer to the Previous Announcement for details regarding: (a) the Grenfell Property, (b) the Vendor, (c) the Purchaser, (d) the rationale for the Proposed Disposal, (e) the consideration in relation to the Proposed Disposal, (f) the value of assets to be disposed pursuant to the Proposed Disposal, (g) the financial effects of the Proposed Disposal, (h) the relative figures of the Proposed Disposal computed on the bases set out in Rule 1006(a) to 1006(e) of the Listing Manual, and (i) the Company's intended use of proceeds from the Proposed Disposal.

[1] The Company will hold a 22.11% stake in WHF3A, which will in turn hold a 90.48% stake in the Head Trust.
[2] The Other Investors will hold a 40.87% stake in WHF3A, which will in turn hold a 90.48% stake in the Head Trust.
[3] The Goh Directors and their Associates will hold a 37.03% stake in WHF3A, which will in turn hold a 90.48% stake in the Head Trust.

## 2. PRINCIPAL TERMS OF THE PROPOSED DISPOSAL

### 2.1. Conditions Precedent

Completion (as defined in paragraph 2.2 of this announcement) is conditional upon, *inter alia*, the following conditions (the "**Conditions**", each a "**Condition**") being satisfied or waived in accordance with the terms of the SPA.

In respect of the Purchaser, either:

(a) waiving its entitlement to be served with a Form 1 Vendor's Statement pursuant to section 7 of the Land and Business (Sale and Conveyancing) Act 1994 (South Australia); and

(b) procuring a legal practitioner to provide an independent legal advice certificate in the prescribed form no later than two (2) Business Days prior to the Date for Settlement.

If the Purchaser fails to satisfy these conditions, it will be in default under the SPA and the default provisions therein shall apply.

### 2.2. Completion

(a) Completion of the Proposed Disposal ("**Completion**") is expected to take place on 28 November 2025, or such other date as the parties may agree in writing (the "**Completion Date**"), subject to satisfaction or waiver of the Conditions.

(b) The Conditions shall be satisfied on or prior to the Completion Date, failing which either the Vendor or the Purchaser may terminate the SPA and the SPA shall cease to have further effect. No party shall have any claim against the other parties, save for antecedent breaches and claims, and the parties are released from further performing their obligations under the SPA.

### 2.3. Termination

Either the Purchaser or the Vendor is entitled to terminate the SPA in the event that any Condition is not satisfied or waived on or before the Completion Date, or in the event of a default by the other party under the SPA, including failure to complete the sale and purchase of the Grenfell Property in accordance with the terms of the SPA.

On termination of the SPA, the parties are released from further performing their further obligations under the SPA save for accrued rights and remedies of the unaffected party.

## 3. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

3.1. **Appendix A** to this announcement sets out the interests of the Directors and controlling shareholders of the Company in WHF3A as of the date of this announcement.

3.2. Mr Goh Yeow Lian, Mr Goh Yew Tee, Mr Goh Yeo Hwa, Mr Goh Yew Gee, being directors of the Company and also Interested Persons, have abstained from deliberating on, making recommendations on and approving the Proposed Disposal.

3.3. As at the date of this announcement, the controlling shareholders of the Company are GSC Holdings Pte. Ltd. and Mr Goh Yeow Lian through his interest in GSC Holdings Pte. Ltd. As Mr Goh Yeow Lian is one of the Interested Persons, GSC Holdings Pte. Ltd. and Mr Goh Yeow Lian are therefore deemed interested in the Interested Person Transactions.

3.4. Save as provided in this Announcement, none of the Directors, and to the best of the Directors' knowledge, none of the substantial shareholders of the Company, and their respective associates, have any interest, direct or indirect, in the Proposed Disposal other than through their direct or indirect shareholdings in the Company, if any.

## 4. DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the SPA will be made available for inspection during normal business hours at the registered office of the Company at 39 Kim Keat Road, Wee Hur Building, Singapore 328814 for three (3) months from the date of this announcement.

## 5. CAUTION IN TRADING

Shareholders are advised to exercise caution before making any decision in respect of their dealings in the shares of the Company. Shareholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

## 6. RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this Announcement constitutes full and true disclosure of all material facts about the Proposed Disposal, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Announcement misleading. Where information in this Announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Announcement in its proper form and context.

By Order of the Board

Dr. Foo Say Mui Bill
Lead Independent Director
3 November 2025

## APPENDIX A

## DISCLOSURE OF INTERESTS

The interests of the Directors and controlling shareholders of the Company in WHF3A as at the date of this announcement are set out below:

| Name | Direct Interest | | Deemed Interest | | Total Interest | |
|---|---|---|---|---|---|---|
| | No. of Units | %[1] | No. of Units | %[1] | No. of Units | %[1] |
| **Directors** | | | | | | |
| Goh Yeow Lian[2] | - | - | 12,600 | 22.11 | 12,600 | 22.11 |
| Goh Yew Tee | - | - | - | - | - | - |
| Goh Yeo Hwa | - | - | - | - | - | - |
| Goh Yew Gee | - | - | - | - | - | - |
| Dr. Foo Say Mui (Bill) | - | - | - | - | - | - |
| Lye Hoong Yip Raymond | - | - | - | - | - | - |
| **Substantial Shareholders** | | | | | | |
| Goh Yeow Lian[2] | - | - | 12,600 | 22.11 | 12,600 | 22.11 |
| GSC Holdings Pte. Ltd.[3] | - | - | 12,600 | 22.11 | 12,600 | 22.11 |

**Notes:**

(1) Based on the total issued unitholding of 57,000 units in WHF3A as at the date of this announcement.

(2) By virtue of section 4 of the Securities and Futures Act 2001 of Singapore, Goh Yeow Lian is deemed to have an interest in the 12,600 units held by the Company in WHF3A through his interest in the Company.

(3) By virtue of section 4 of the Securities and Futures Act 2001 of Singapore, GSC Holdings Pte. Ltd. is deemed to be interested in the 12,600 units held by the Company through its interest in the Company.