REPL::ANNUAL GENERAL MEETING::VOLUNTARY

Issuer & Securities

Issuer/ Manager

WEE HUR HOLDINGS LTD.

Security

WEE HUR HOLDINGS LTD. - SG1W55939399 - E3B

Announcement Details

Announcement Title

Annual General Meeting

Date &Time of Broadcast

29-Apr-2026 17:50:16

Status

Replacement

Announcement Reference

SG260414MEETEXEF

Submitted By (Co./ Ind. Name)

Teo Ah Hiong

Designation

Company Secretary

Financial Year End

31/12/2025

Event Narrative

Narrative Type	Narrative Text
Additional Text	Please refer to the attached AGM Presentation Slides.

Event Dates

Meeting Date and Time

29/04/2026 11:00:00

Response Deadline Date

26/04/2026 11:00:00

Event Venue(s)

Place

Venue(s)	Venue details
Meeting Venue	The AGM of the Company will be convened and held at Aloft Singapore Novena, 16 Ah Hood Road, Singapore 329982 on Wednesday, 29 April 2026 at 11.00 a.m..

	There will be no option for shareholders to participate via electronic means.

Attachments

FY2025 Wee Hur AGM Presentation_FINAL.pdf

Total size =4157K MB

Related Announcements

Related Announcements

14/04/2026 06:09:31

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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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.



AGENDA

01 FY2025 HIGHLIGHTS

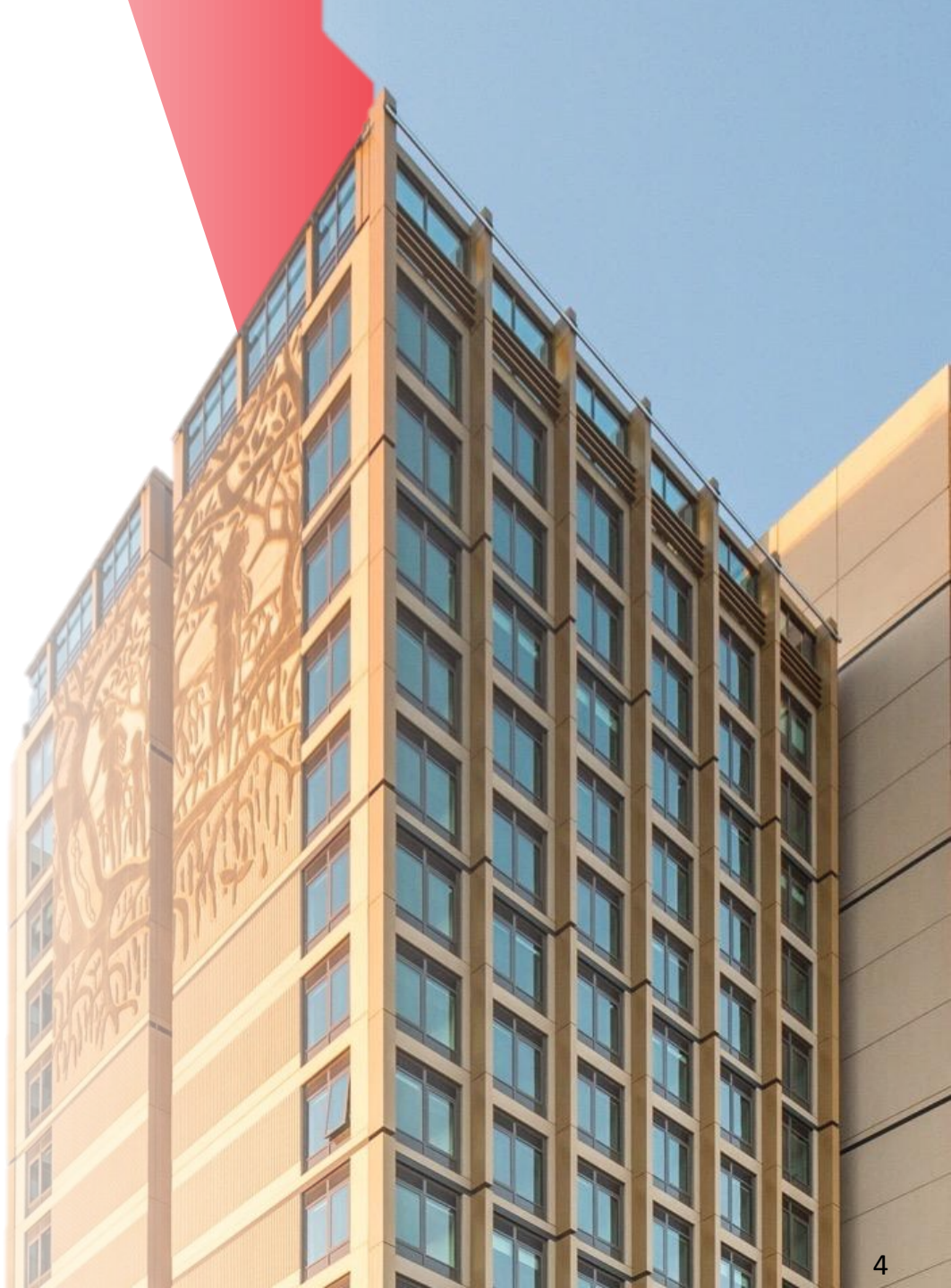
02 BUSINESS UPDATES

03 FY2025 FINANCIAL PERFORMANCE

04 OUTLOOK

05 ESG HIGHLIGHTS

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

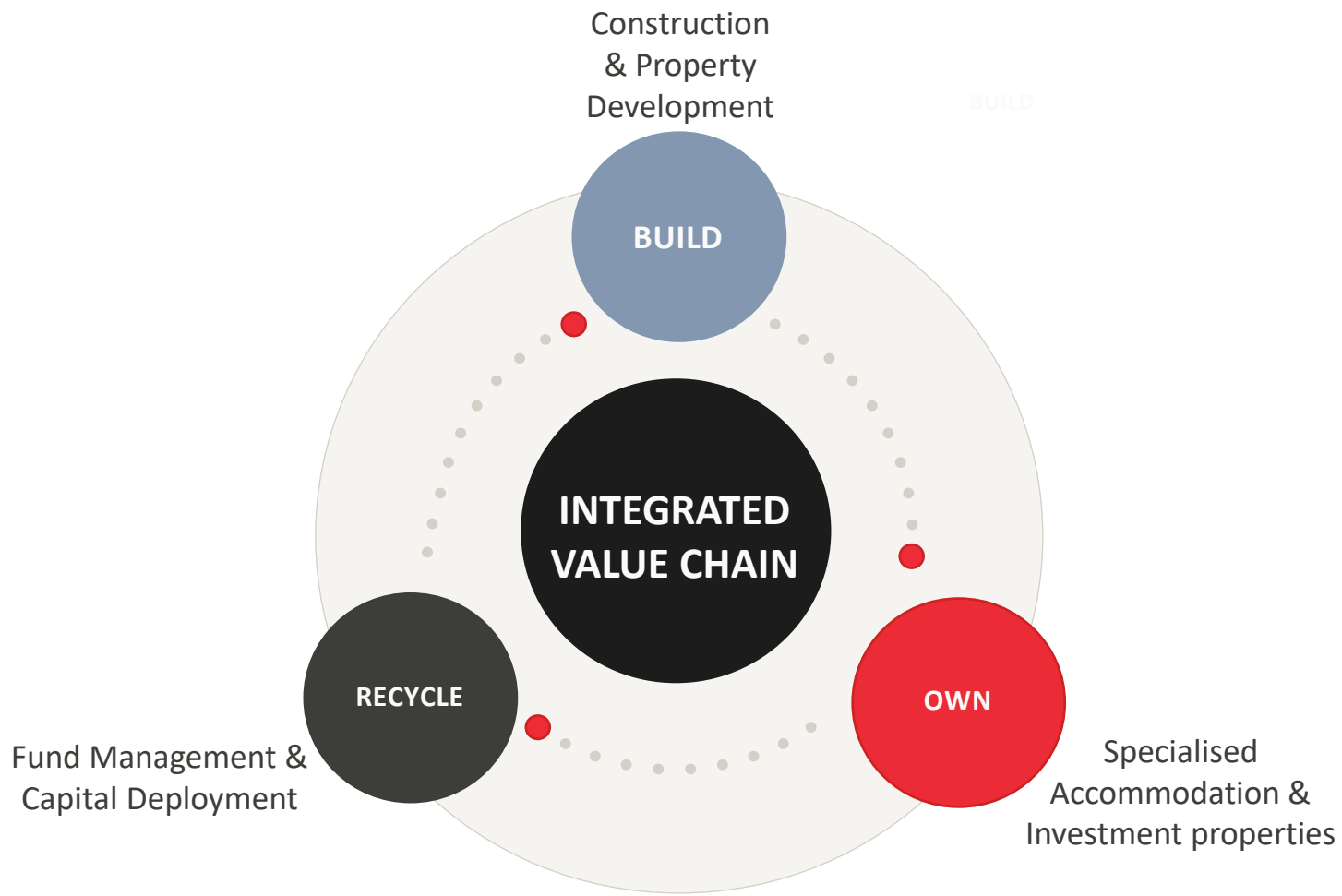
Australia Properties
Development Property
Investment Property

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	Q4’26	H1’27
RESIDENTIAL UNITS	CONSTRUCTION START	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%

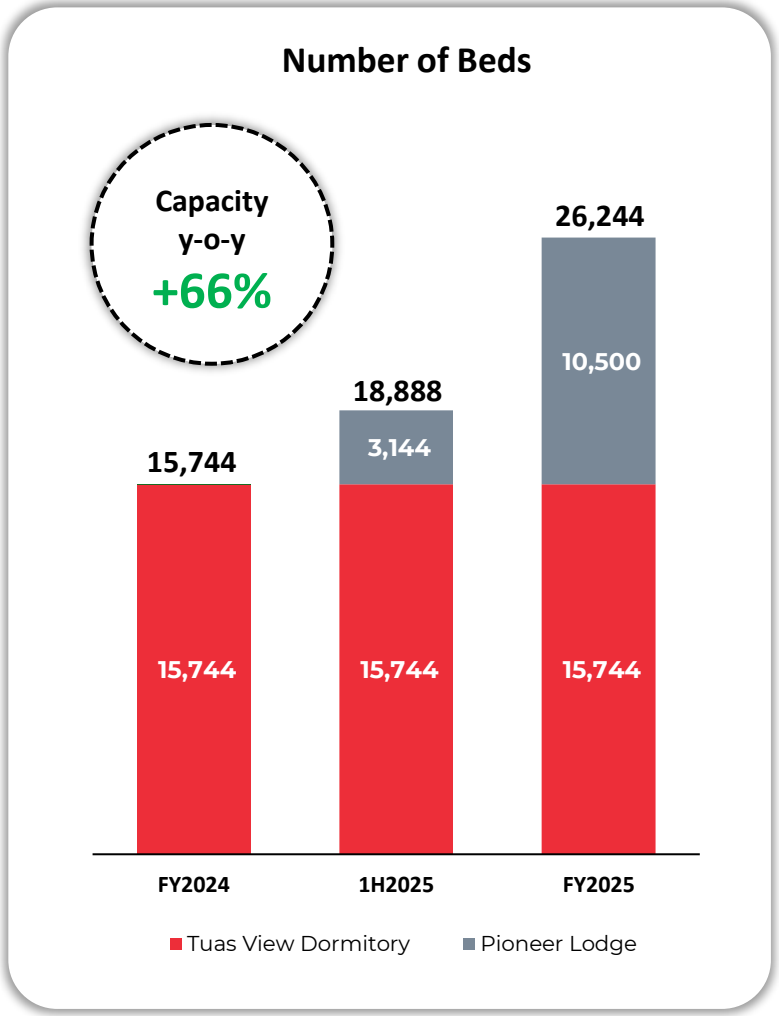
PIONEER LODGE ^

NDS compliant



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

Lease Tenure
6+6-year lease from Dec 2023
Latest occupancy: 75%



 # 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%	1,800	2028
EQUITY STAKE	STUDENT CAPACITY	TARGET OPENING

UNDER DEVELOPMENT



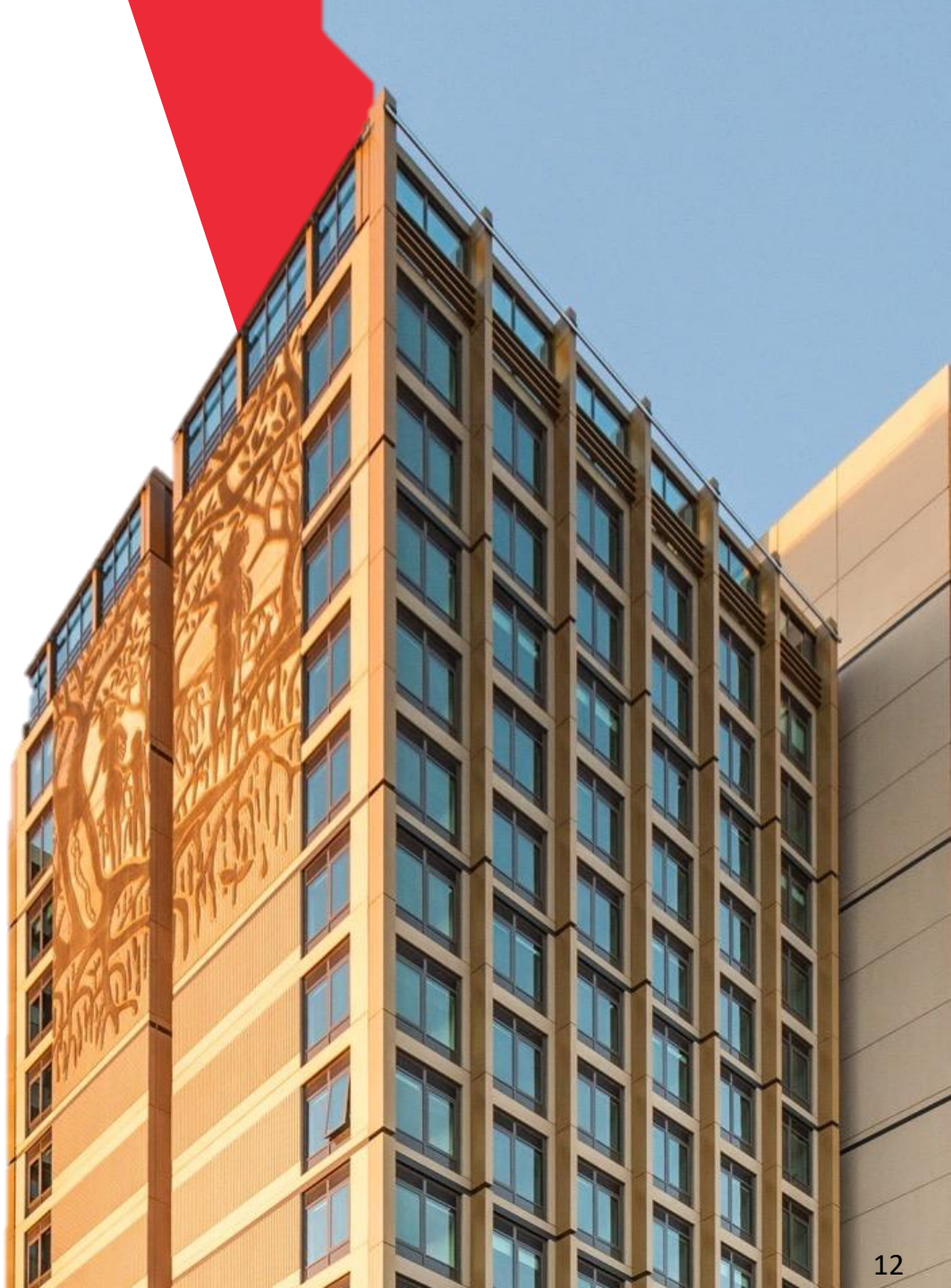
HOTEL MIRAMAR (DOUBLETREE BY HILTON)

- 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%	344	Q3’26
EQUITY STAKE	ROOMS	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**

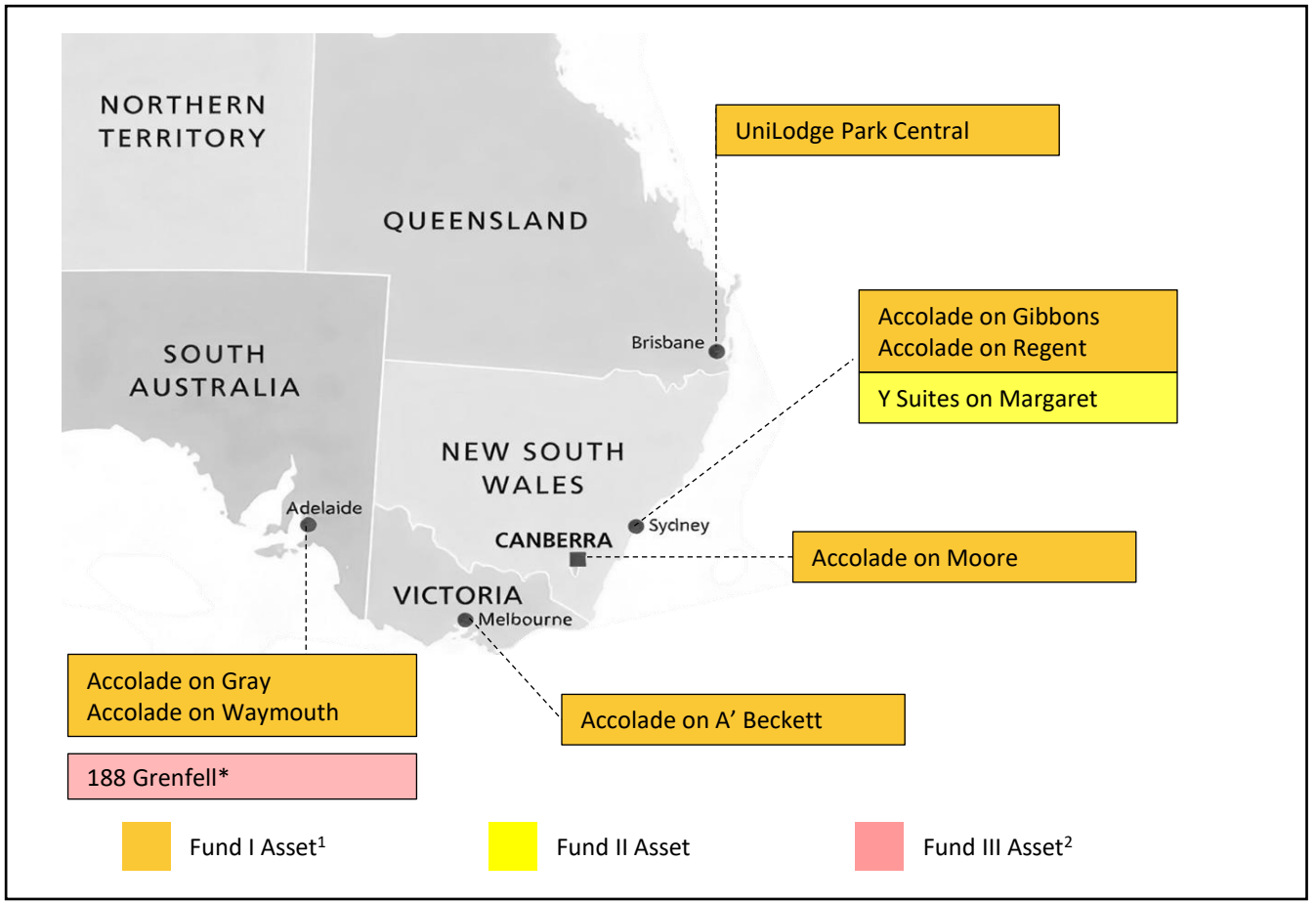
PBSA Portfolio

9	**6,779**
Properties	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

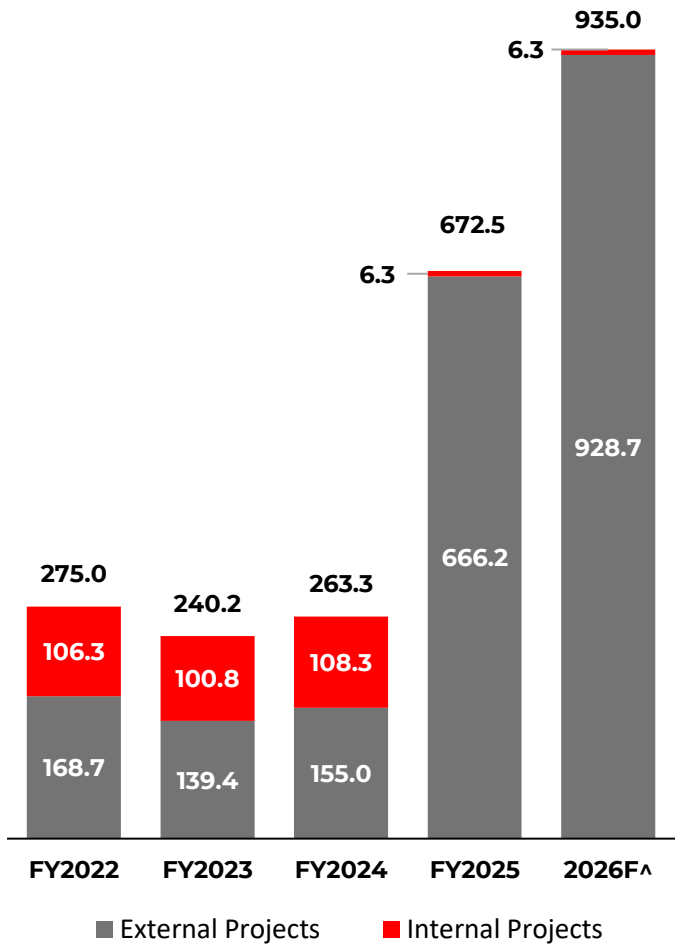
bizSAFE STAR

A1 Financial Status

Project Completion Timeline*

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

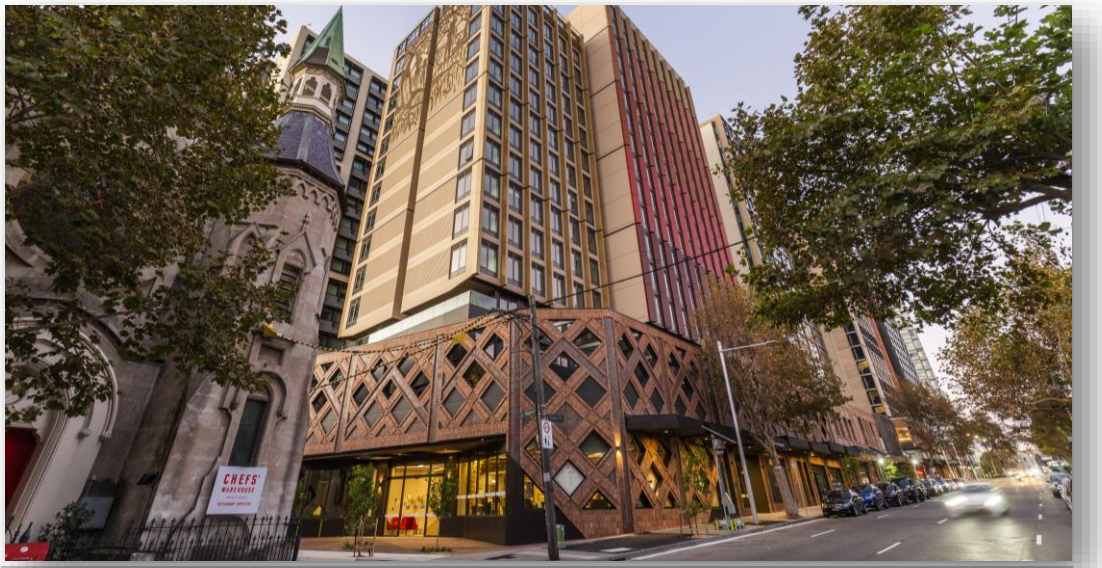
708
Beds

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

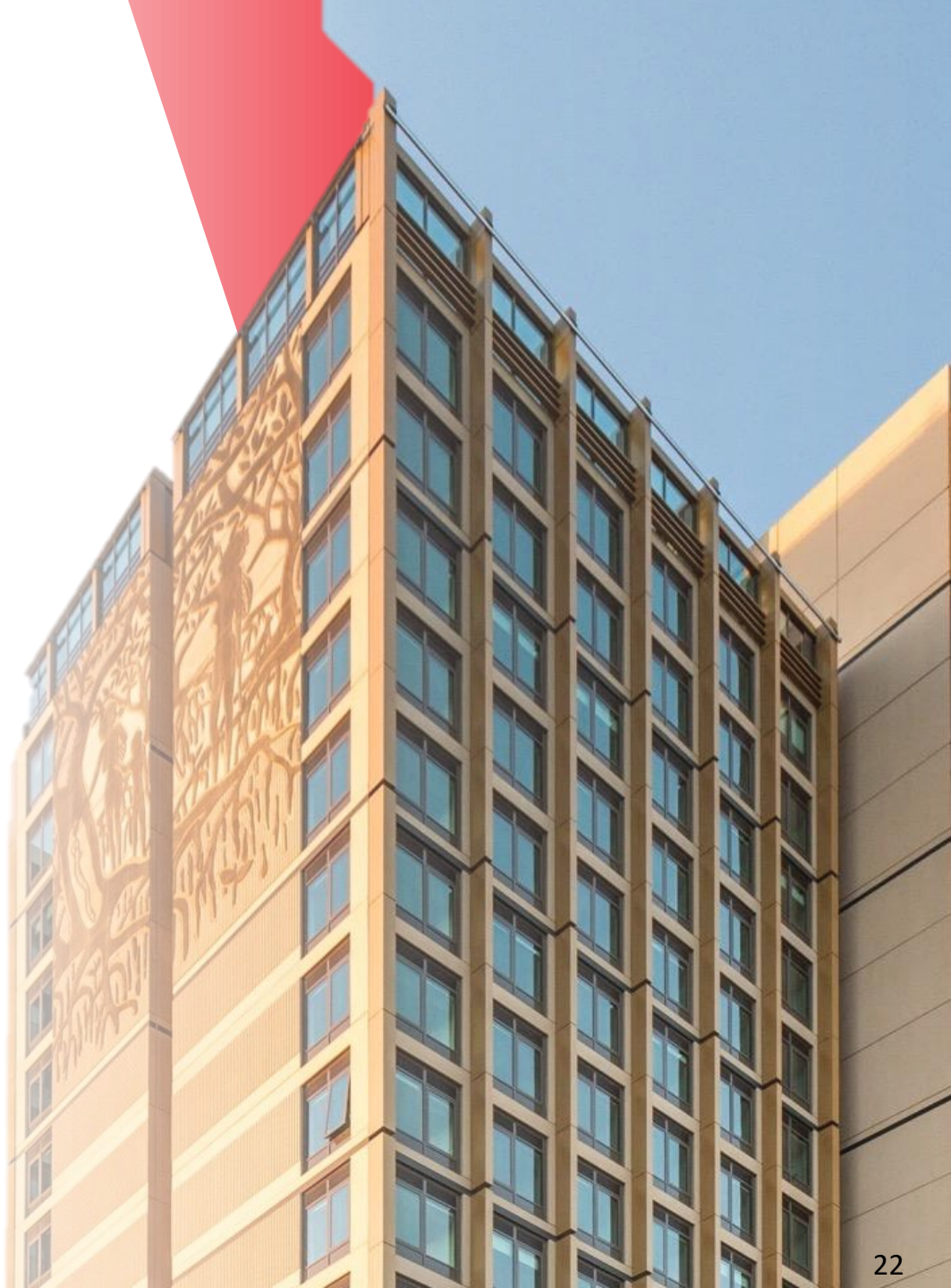
Targeting scalable sectors and long-term value creation

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

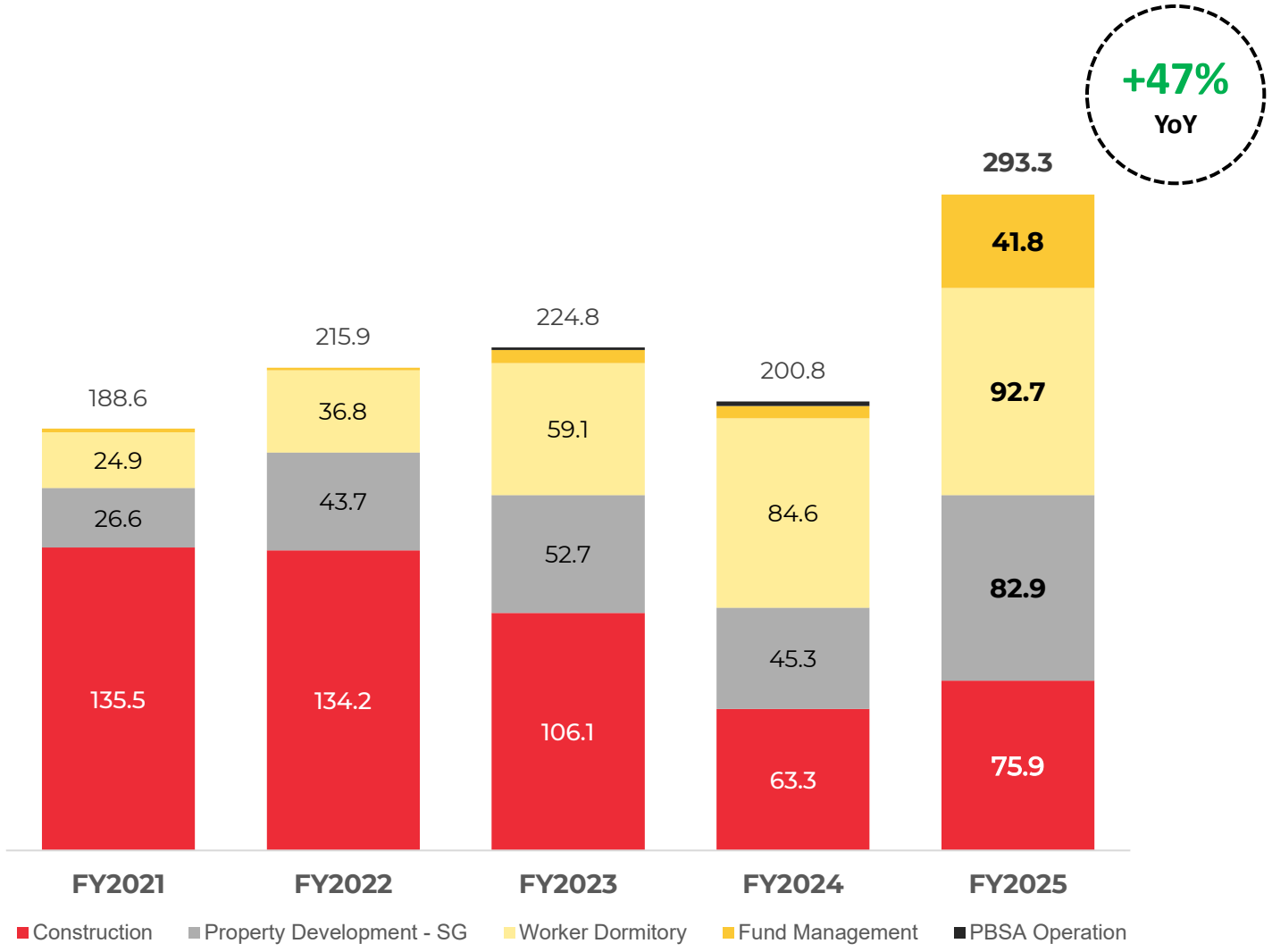
— Maintained

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*

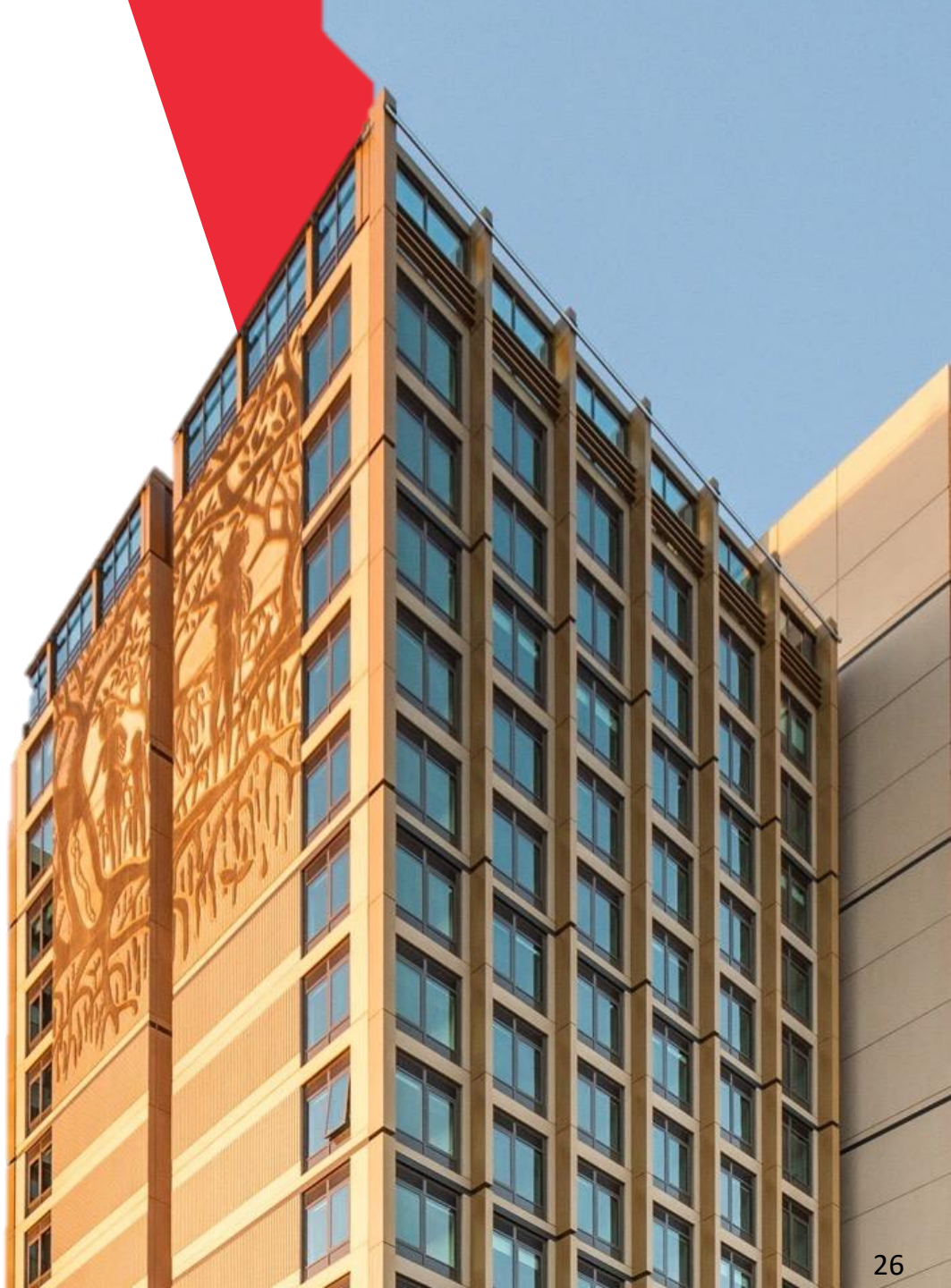
125.1%

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

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



OUTLOOK



FORWARD MOMENTUM

步步为营
精益求精

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

Growth Drivers

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

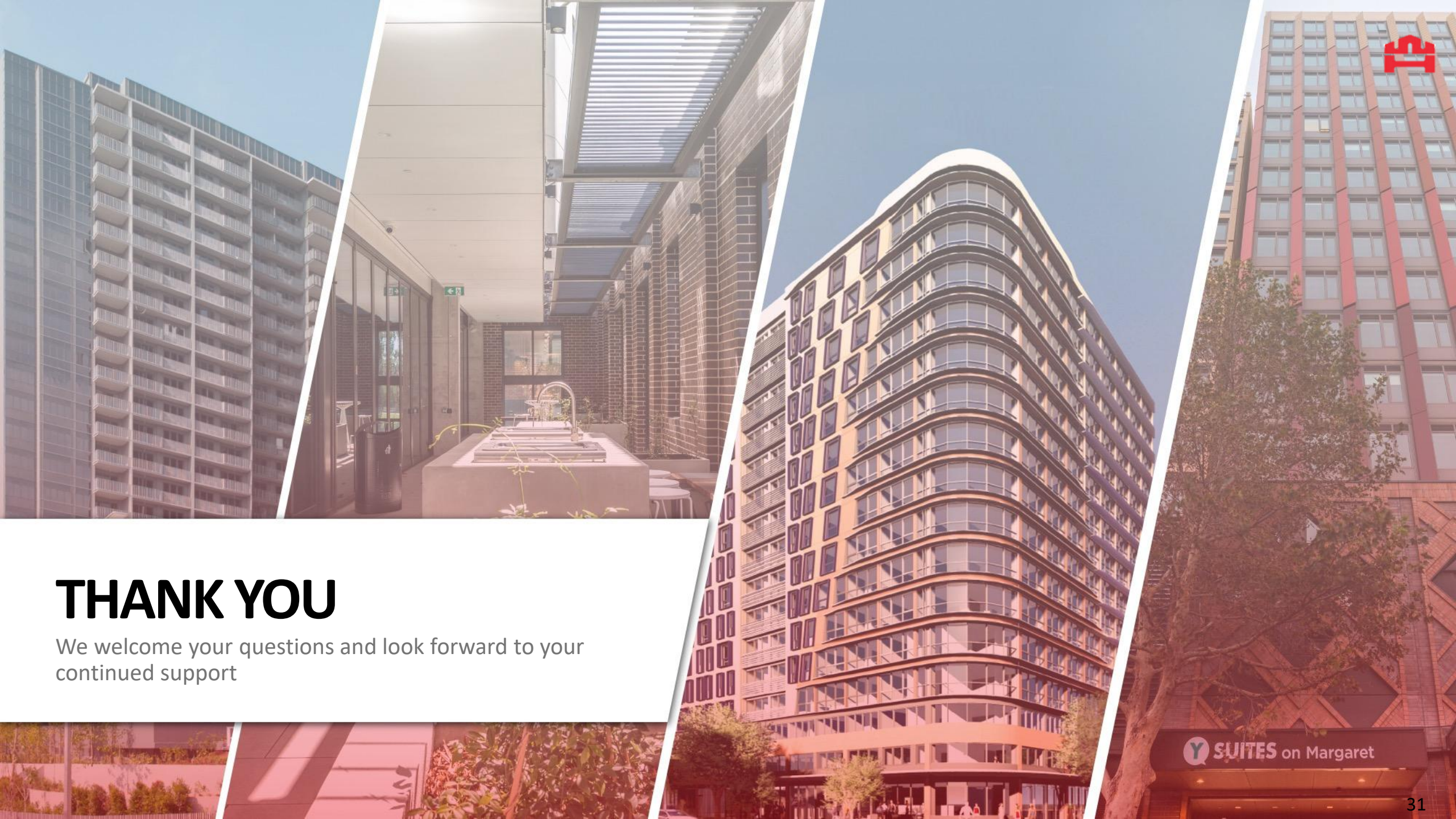
- Strong emphasis on prudent **capital allocation** and disciplined execution
- Continued evolution towards **institutional-grade** governance framework
- Active Board oversight and structured **governance processes**
- Clear **alignment** between strategy, risk management, and long-term value creation

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