REPL::ANNUAL GENERAL MEETING::VOLUNTARY

Issuer & Securities

Issuer/ Manager
GUOCOLAND LIMITED

Security
GUOCOLAND LIMITED - SG1R95002270 - F17

Announcement Details

Announcement Title
Annual General Meeting

Date &Time of Broadcast
23-Oct-2025 18:29:51

Status
Replacement

Announcement Reference
SG250924MEETTZ3L

Submitted By (Co./ Ind. Name)
Ng Chooi Peng

Designation
Group Company Secretary

Financial Year End
30/06/2025

Event Narrative

Narrative Type	Narrative Text
Additional Text	Please refer to the attached documents: 1. Notice of Annual General Meeting; 2. Proxy Form; and 3. Letter to Shareholders in relation to the Proposed Renewal of the Share Purchase Mandate.
Additional Text	Please refer to the attached results of GLL's 49th AGM as well as corporate presentation slides.

Event Dates

Meeting Date and Time
23/10/2025 14:30:00

Response Deadline Date
20/10/2025 14:30:00

Event Venue(s)

Place

Venue(s)	Venue details
Meeting Venue	The 49th AGM will be held, in a wholly physical format, at MICE Room 1, Network Hub Level 2, Guoco Midtown, 128 Beach Road, Singapore 189773 on Thursday, 23 October 2025 at 2.30 p.m.

Attachments

49th AGM Results 23Oct25.pdf

49th AGM Presentation 23Oct25.pdf

Total size =1961K MB

Related Announcements

Related Announcements

17/10/2025 17:41:14
24/09/2025 07:18:21

GuocoLand Limited

(Reg. No. 197600660W)

RESULTS OF THE 49TH ANNUAL GENERAL MEETING HELD ON 23 OCTOBER 2025

GuocoLand Limited (the "**Company**") wishes to announce that all the resolutions set out in the Notice of the 49th Annual General Meeting ("**AGM**") dated 24 September 2025 were put to, and duly passed, by poll vote at the 49th AGM held on 23 October 2025.

(A) The information as required under Rule 704(16) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST")

(1) Breakdown of all valid votes cast at the 49th AGM

The results of the poll on each of the resolutions put to the vote at the 49th AGM are set out below:

Resolution number and details		Total number of shares represented by votes for and against the relevant resolution	For		Against	
			Number of shares	As a percentage of total number of votes for and against the resolution (%)	Number of shares	As a percentage of total number of votes for and against the resolution (%)
ORDINARY BUSINESS						
1	Declaration of First and Final Dividend of 7 cents per ordinary share	871,404,195	871,323,287	99.99	80,908	0.01
2	Approval of Director fees of S$561,000	871,364,295	871,233,487	99.98	130,808	0.02
3	Re-election of Mr Cheng Hsing Yao as a Director	871,363,695	871,274,195	99.99	89,500	0.01
4	Re-election of Mr Saw Kok Wei as a Director	871,330,195	865,830,028	99.37	5,500,167	0.63
5	Re-election of Ms Madeleine Lee Suh Shin as a Director	871,330,195	871,213,129	99.99	117,066	0.01
6	Re-appointment of KPMG LLP as Auditors of the Company and authorisation of the Directors to fix their remuneration	871,367,095	871,250,987	99.99	116,108	0.01
SPECIAL BUSINESS						
7	Renewal of Share Issue Mandate	871,335,095	871,137,987	99.98	197,108	0.02
8	Renewal of Share Purchase Mandate	871,482,095	871,401,187	99.99	80,908	0.01

(2) Details of parties who are required to abstain from voting on any resolution(s), including the number of shares held and the individual resolution(s) on which they are required to abstain from voting

No party, directly or indirectly holding shares in the Company, was required to abstain from voting on any resolution(s) put to the vote at the 49th AGM.

(3) Name of firm and/or person appointed as scrutineer

CACS Corporate Advisory Pte. Ltd. was appointed as the independent scrutineer at the 49th AGM.

(B) The information as required under Rule 704(8) of the Listing Manual of the SGX-ST

Mr Saw Kok Wei, who was re-elected as a Director of the Company at the 49th AGM, will remain as Chairman of the Audit and Risk Committee ("**ARC**"), a Member of the Nominating Committee, and a Member of the Remuneration Committee. Ms Madeleine Lee Suh Shin, who was re-elected as a Director of the Company at the 49th AGM, will remain as a Member of the ARC. The Board of Directors of the Company considers Mr Saw and Ms Lee to be independent.

By Order of the Board

Ng Chooi Peng
Group Company Secretary
23 October 2025

GuocoLand

49th Annual General Meeting

Presentation to Shareholders

23 October 2025

FY2025 year in review

Macro environment

- Geopolitical uncertainties persisted due to US tariffs and continued international conflicts
- In Singapore, the property market saw continued demand in both the commercial and residential sectors, underpinned by a healthy GDP growth and stable employment rates

Lentor projects performing well

Sales status as at 30 June 2025

100% Lentor Modern

99% Lentor Hills Residences
Lentor Central Residences

98% Lentor Mansion

Deepened presence in Singapore

4

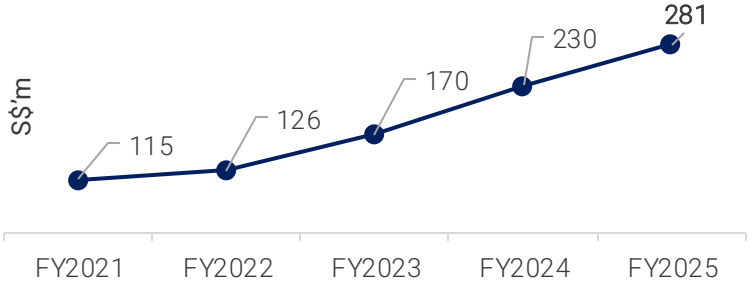
New land plots – Margaret Drive, Faber Walk, Tengah Garden Avenue and River Valley Green (Parcel B)

Guoco Midtown integrated development completed

TOP Achieved for Midtown Modern and Guoco Midtown II

100% Sold for Midtown Modern and committed occupancy for Guoco Midtown II

Commercial projects providing stable recurring rental revenue



Figures as at 30 June 2025

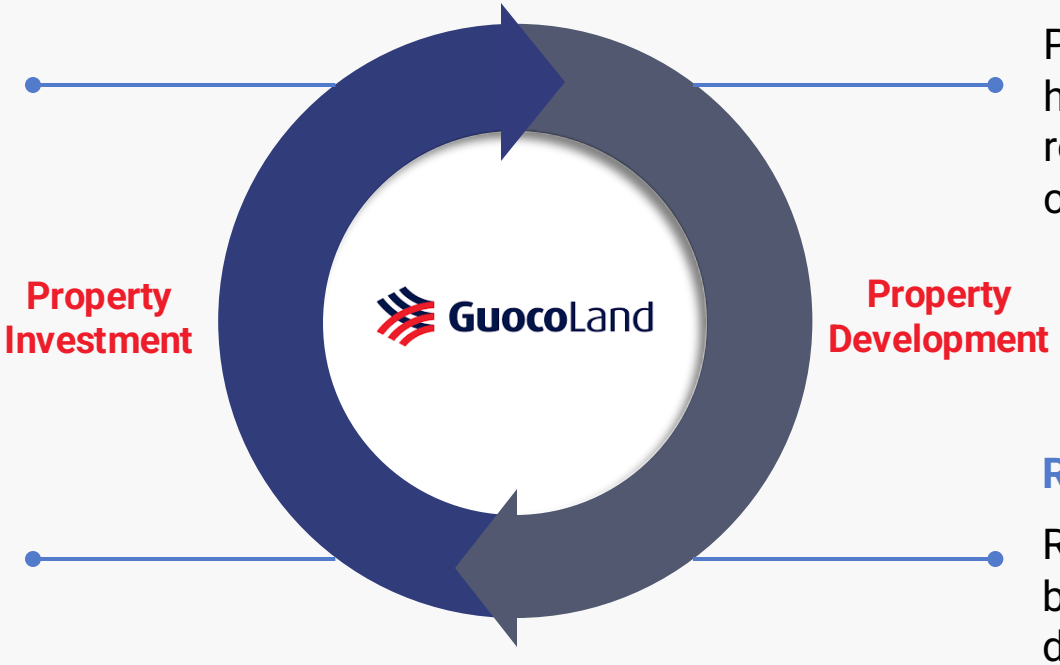
Creating value through our twin-engine growth strategy and full value chain capabilities

Portfolio of best-in-class investment properties

Stable recurring rental revenue from premium Grade A assets in Singapore and China

Uplifting neighbourhoods

Proficiency in identifying high-potential sites, as well as rejuvenating places and communities



Strong asset management capabilities

High occupancy rates with diversified tenant base, healthy weighted average lease expiry and positive rental reversions

Reputable brand

Recognised for high-quality builds, innovative user-centric designs, and service orientation

FY2025 key financial highlights

5%

Revenue

S$1,916m

-7%

Operating profit

S$299m

-17%

Attributable profit

S$107m

0.01x

Debt[1]-to-assets

0.44x

1 ct/sh

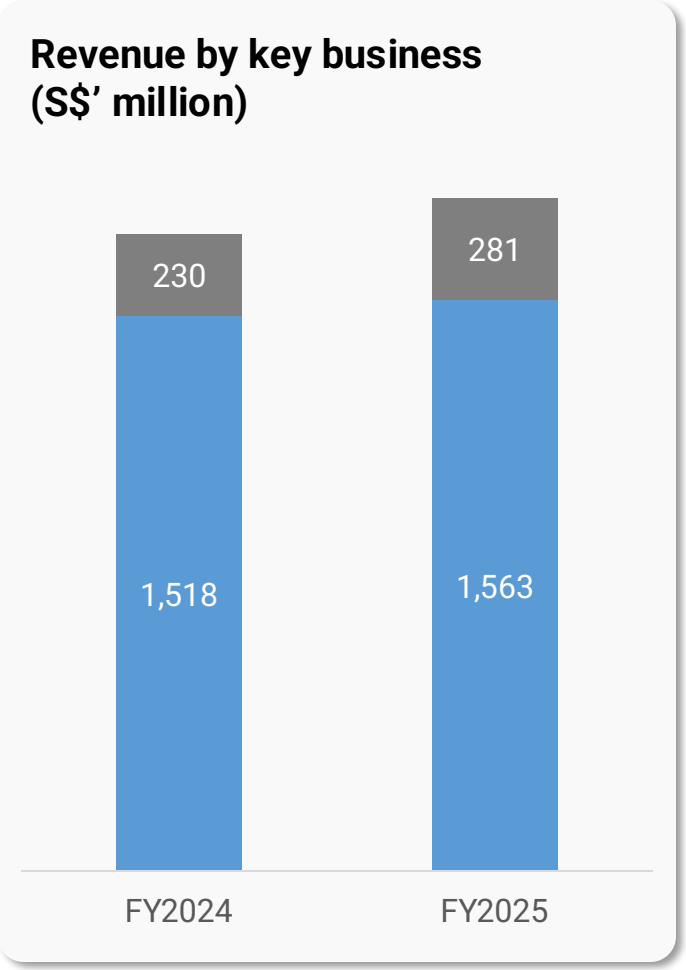
Dividends

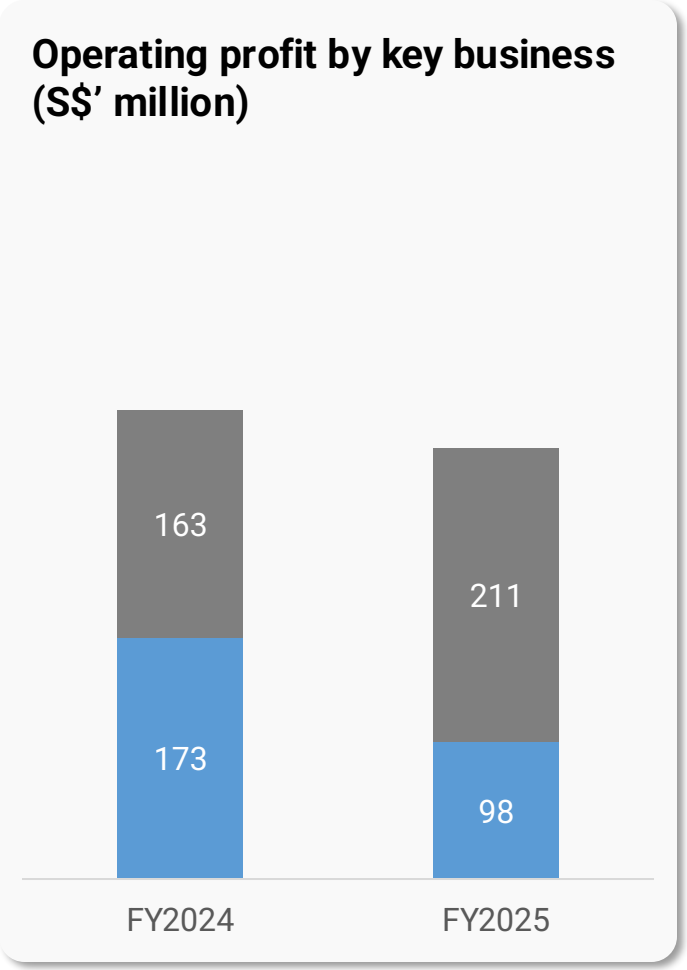
7

cts / share

[1] Debt is defined as total loans and borrowings

Twin-engine growth strategy underpins results



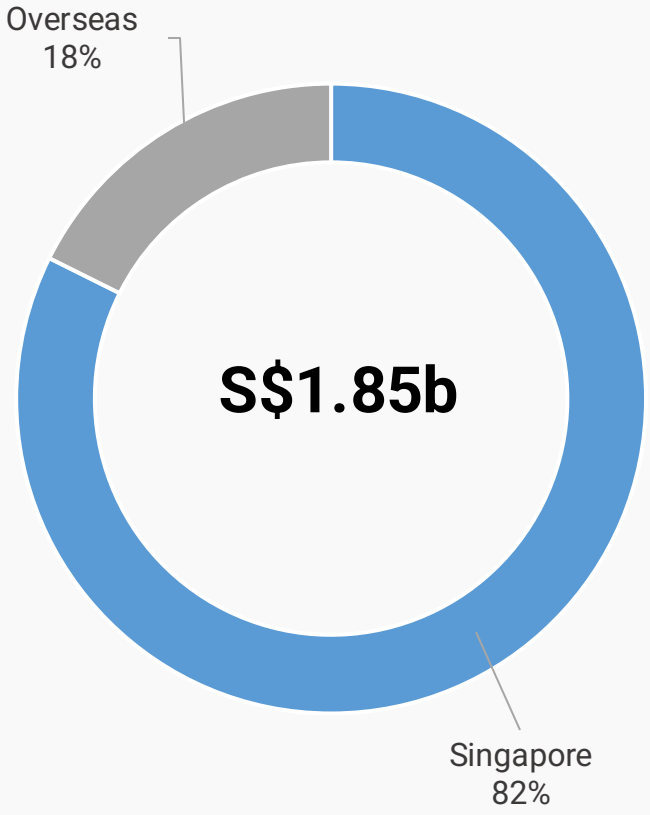


Property Development Property Investment

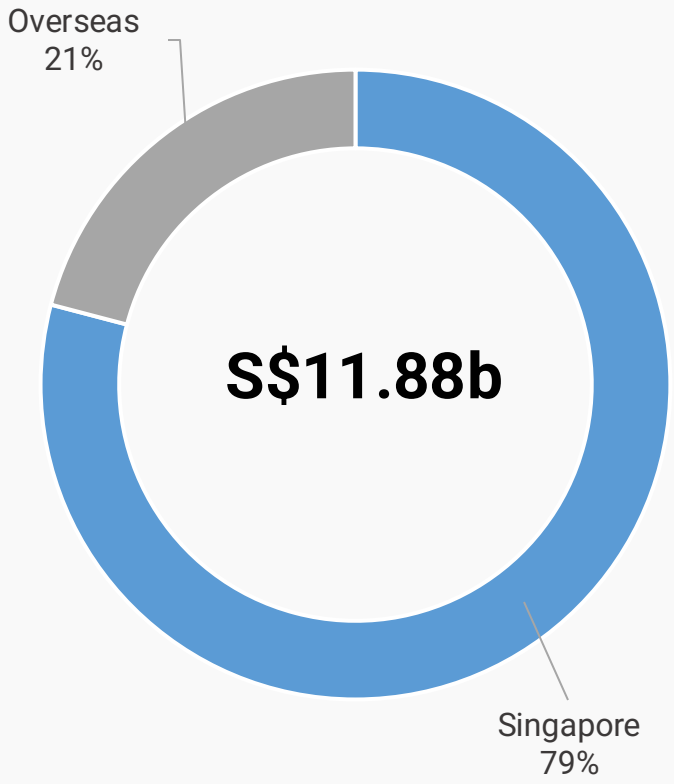
- **Higher revenue for FY2025 was mainly driven by**
  - Higher rental revenue from Guoco Tower and Guoco Midtown
  - Progressive recognition of profits from the residential developments in Singapore that are substantially sold
- **Singapore operating profit grew 15% to S$382m for FY2025 from S$332m for FY2024**
  - The higher operating profit from Singapore was offset by an allowance for foreseeable losses made in 2H2025 on China development properties
    - ~RMB 1b and RMB 900m in sales value achieved in FY2024 and FY2025 respectively improved liquidity and reduced gearing

Singapore continues to anchor the Group's performance

Revenue by key segments[1]



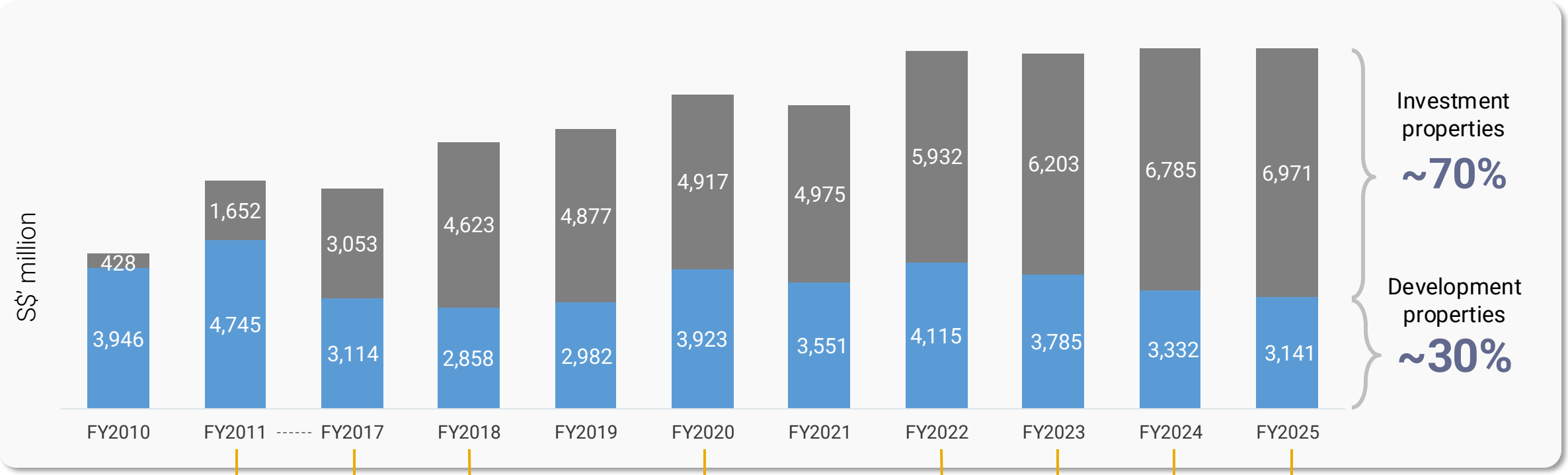
Assets by key segments[1]



Figures as at 30 June 2025
[1] Excludes Unallocated

Transforming our asset profile

Growing investment properties while maintaining base of development properties



Guoco Tower site acquired

Guoco Tower achieved TOP

Guoco Midtown site acquired

Midtown Modern (Guoco Midtown II) site acquired

Lentor Modern site acquired

Guoco Changfeng City (South Tower) reclassified as IP

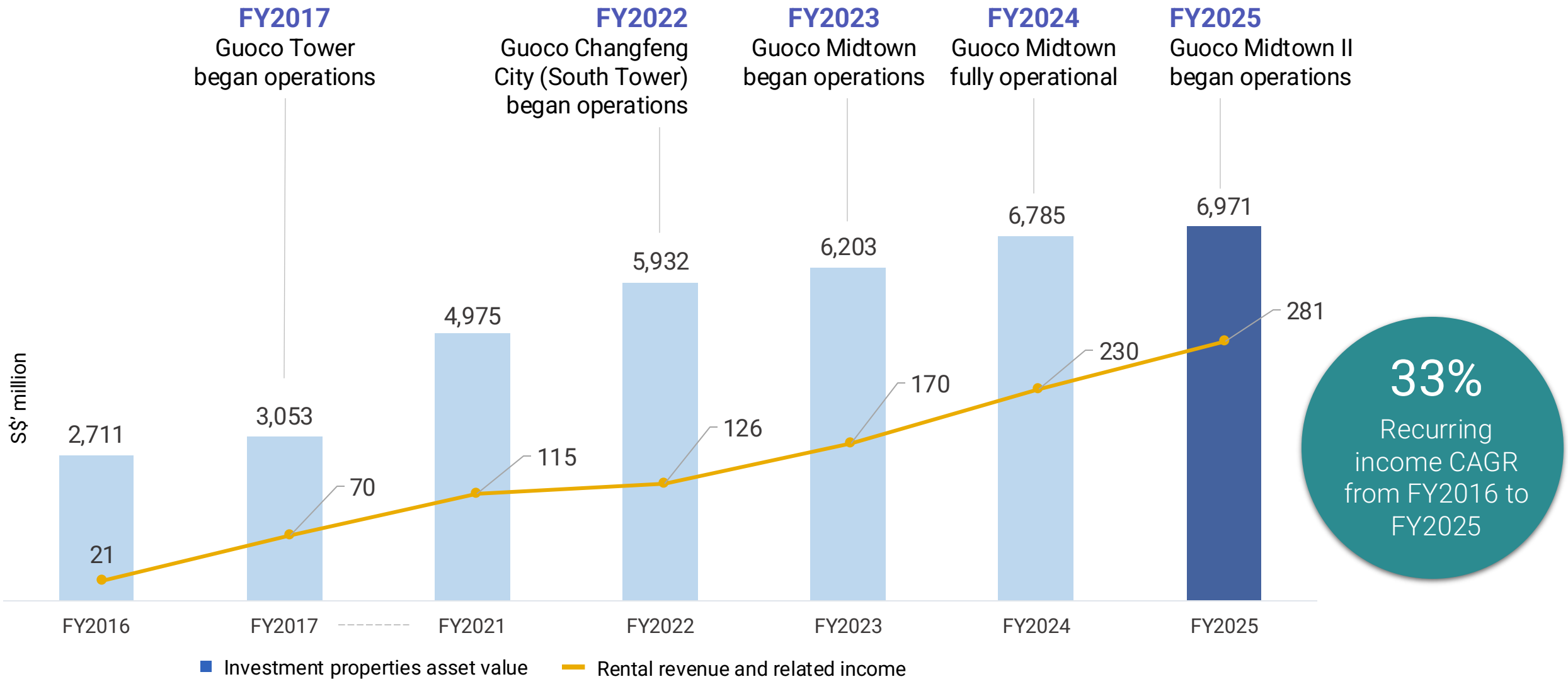
Guoco Midtown office tower achieved TOP

Guoco Changfeng City (North Tower) reclassified as IP

Guoco Midtown II achieved TOP

GuocoLand

Growing recurring income base



33%
Recurring income CAGR from FY2016 to FY2025

Business highlights

Transforming neighbourhoods with a portfolio of high-quality, user-centric developments in Singapore

CBD

Guoco Tower
Completed
Committed occupancy: 100%

20 Collyer Quay
Completed
Committed occupancy: 98%[1]

Guoco Midtown
Completed
Committed occupancy: 100%

Midtown Bay
Completed
64% sold

Midtown Modern
Completed
100% sold

Guoco Midtown II
Completed
Retail committed occupancy: 100%

Lentor

Lentor Modern
Completed: August 2025
100% sold
Retail committed occupancy: 86%[2]

Lentor Hills Residences
Target completion: 2Q 2026
99% sold

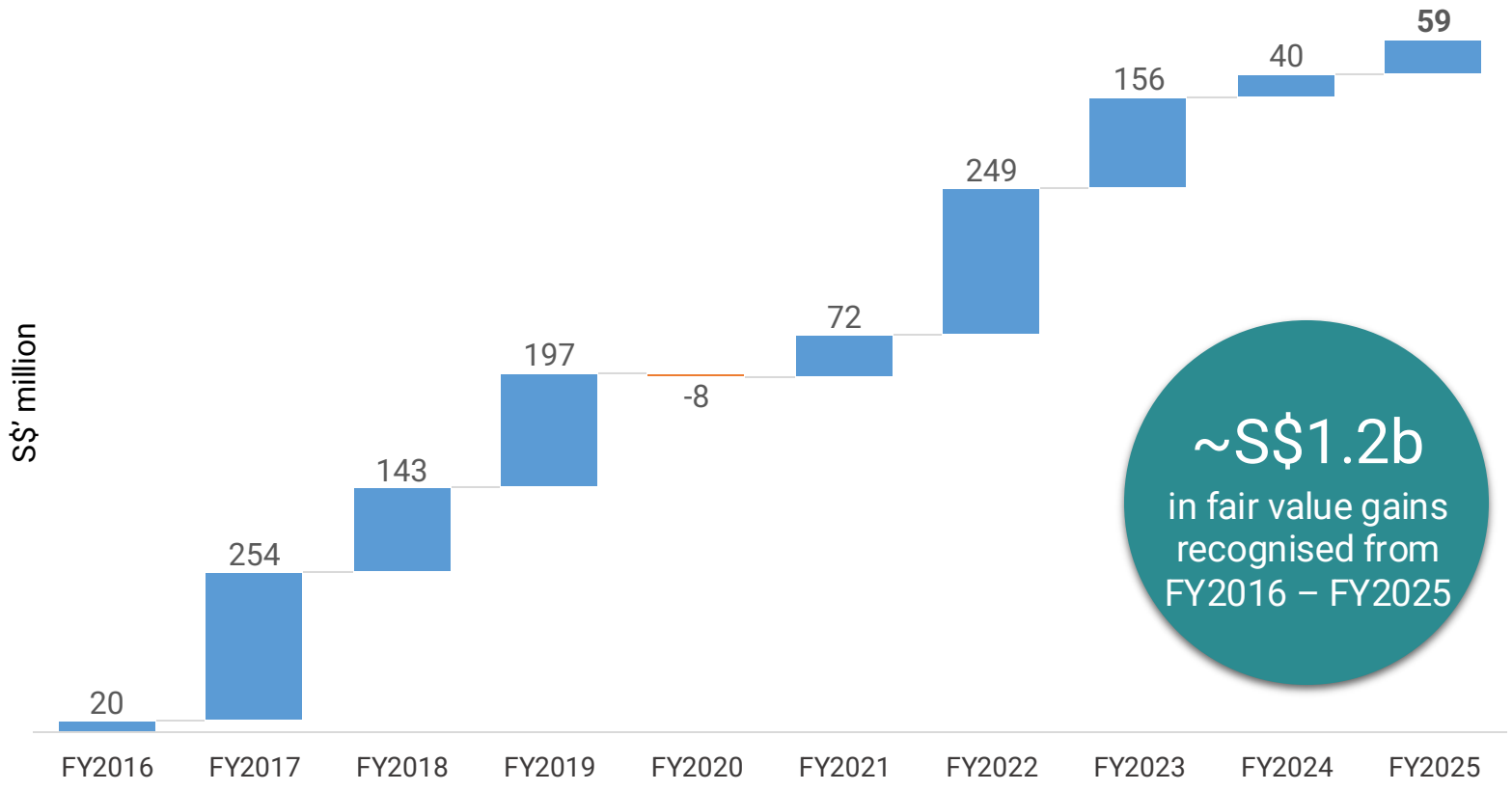
Lentor Mansion
Target completion: 1H 2028
98% sold

Lentor Central Residences
Target completion: End-2027
99% sold

Figures as of 30 June 2025
List of properties not exhaustive
[1] Includes pre-committed leases and leases under offer
[2] To date and includes leases under offer

Creating value for the long term

Generating shareholder value through fair value gains of investment properties



~S$1.2b
in fair value gains recognised from FY2016 – FY2025

Strong leasing rates and high tenant retention

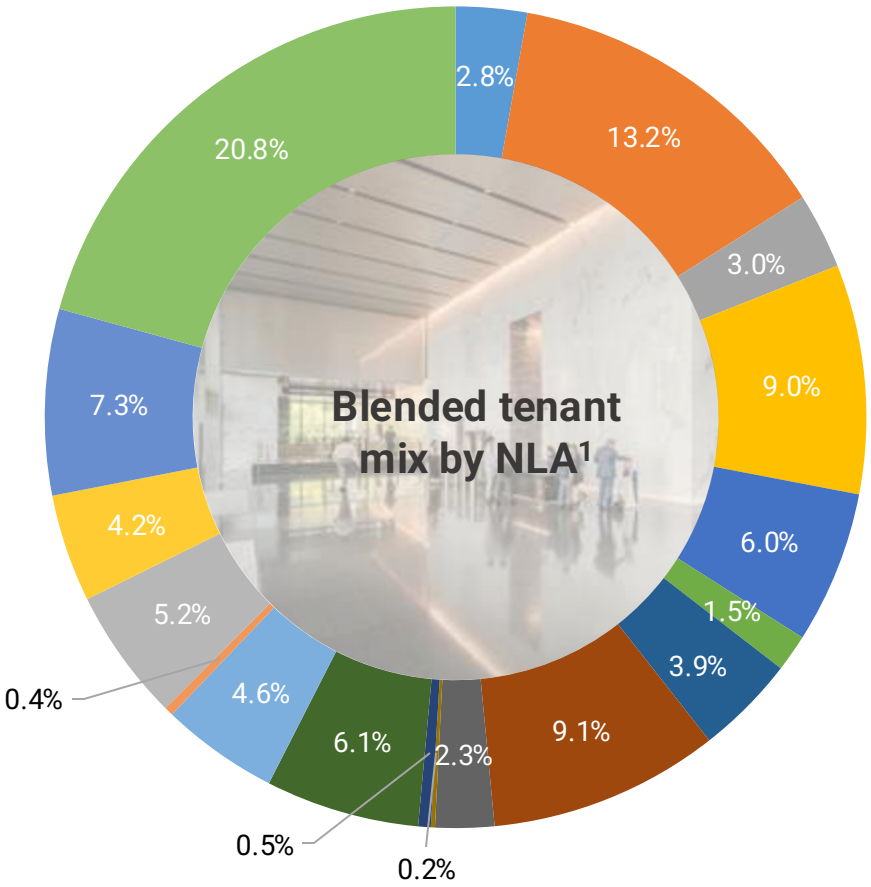
Healthy weighted average lease expiry of 3.02[1] years

Rental rates at top end of market range and positive rental reversions

[1] Blended for Guoco Tower and Guoco Midtown

Diversified leasing strategy provides resilience

- Diversified tenant base across industries boosts portfolio resilience and lowers concentration risk
- Stable, recurring income from rental revenue



- Automotive
- Banking & Finance
- Chemical/ Energy/ Oil & Gas
- Commodities & Trading
- FMCG
- Hospitality
- Insurance
- Investment Services & Consultancy
- Legal
- Management Consultancy
- Manufacturing
- Media
- Medical/Pharmaceutical
- Others
- Real Estate
- Services
- Shipping
- Telecommunication/IT/Software & Technology

[1] Blended for Guoco Tower and Guoco Midtown

GUOCO TOWER: Transformed Tanjong Pagar

Integrating Grade A offices, premium retail and F&B spaces, prestigious residences, and a luxury business hotel in a vibrant mixed-use destination

GUOCO MIDTOWN: A Flagship Integrated Development

Transformation of Bugis–Beach Road district to continue with newly-opened overhead link bridge and underground pedestrian network connecting Bugis MRT and Marina Centre to Guoco Midtown

Widening our foothold with sustained investments in land sites with strong attributes and catchment in Singapore

FY 2022

Jul'21: Acquired 1st site in Lentor
Lentor Modern, a mixed-use development with 605 units and a retail mall

Jan'22: Acquired 2nd site in Lentor
Lentor Hills Residences with 598 units

FY 2023

Sep'22: Launched Lentor Modern

Apr'23: Acquired 3rd Lentor site
Lentor Mansion with 533 units

FY 2024

Jul'23: Launched Lentor Hills Residences

Sep'23: Acquired 4th Lentor site
Lentor Central Residences with 477 units

Mar'24: Launched Lentor Mansion

Apr'24: Acquired Upper Thomson (Parcel B) site
Springleaf Residence with 941 units

FY 2025

Aug'24: Acquired Margaret Drive site
Penrith with 462 units

Nov'24: Acquired Faber Walk site
Faber Residence with 399 units

Jan'25: Acquired Tengah Garden Avenue site
(~860 units)

Feb'25: Acquired River Valley Green (Parcel B) site
River Modern with 455 units

Mar'25: Launched Lentor Central Residences

FY 2026

Aug'25: Launched Springleaf Residence

Oct'25: Launched Faber Residence

Oct'25: Launched Penrith

Upcoming Launches
- River Modern
- Tengah Garden Avenue

SPRINGLEAF RESIDENCE:

First high-rise development in Springleaf with a biodiversity-sensitive design approach

GuocoLand sells 92% of units at Springleaf Residence, with an average price of $2,175 psf

By Cecilia Chow / EdgeProp Singapore | August 17, 2025 2:52 PM SGT

Crowd at preview of Springleaf Residence a fortnight ago

- 941-units across five 25-storey towers and a conserved four-storey building, which was part of the former Upper Thomson Secondary School
- Less than 2-min walk to Springleaf MRT station
- Launched in August 2025 with over 92% units sold over the launch weekend

Transforming neighbourhoods with new launches

Faber Residence
(Launched at 86%)

- Near established schools and key business hubs
- Walking distance to future Jurong Town Hall MRT on JRL
- Waterfront development next to the Pandan River

River Modern

- High-end waterfront development comprising two towers with some commercial shops on the first floor
- Directly connected to Great World MRT and Great World shopping mall

Penrith
(Launched at 97%)

- Walking distance to Queenstown MRT station
- Connected to the Alexandra Canal Linear Park and Alexandra-Queensway Park Connector

Tengah Garden Avenue

- Tengah's first private mixed-use development comprising residential towers with integrated retail amenities
- Connected to the future Hong Kah MRT on JRL

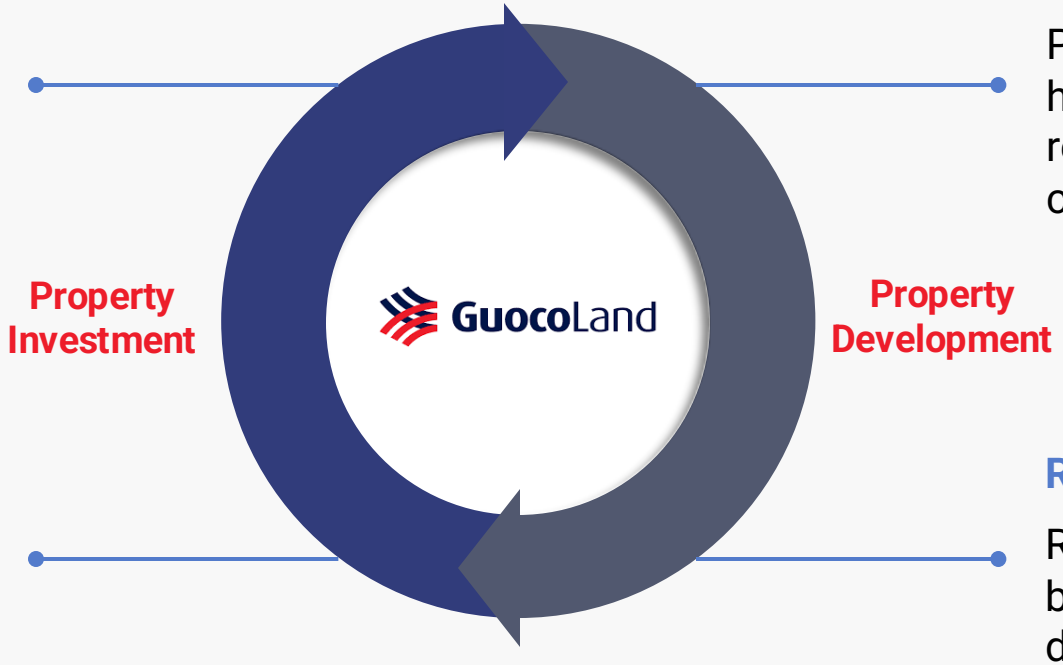
Creating value through our twin-engine growth strategy and full value chain capabilities

Portfolio of best-in-class investment properties

Stable recurring rental revenue from premium Grade A assets in Singapore and China

Uplifting neighbourhoods

Proficiency in identifying high-potential sites, as well as rejuvenating places and communities



Strong asset management capabilities

High occupancy rates with diversified tenant base, healthy weighted average lease expiry and positive rental reversions

Reputable brand

Recognised for high-quality builds, innovative user-centric designs, and service orientation

Disclaimer

- This presentation has been prepared by GuocoLand Limited (the "Company") solely to provide information in connection with a potential investment in securities to be issued by GLL IHT Pte. Ltd. and/or the Company. By viewing all or part of this presentation, you agree to maintain confidentiality regarding the information disclosed in this presentation. Any failure to comply with these restrictions may constitute a violation of applicable securities laws. This presentation is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any securities, nor should it or any part of it form the basis of, or be relied in any connection with, any contract or commitment whatsoever.

- The information contained in this presentation has not been independently verified. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation. Neither the Company, nor any of their respective 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, reliance or distribution of this presentation or its contents or otherwise arising in connection with this presentation. The information contained in this presentation shall be read in conjunction with the information memorandum dated 28 September 2017 (the "Information Memorandum") and you should not rely on any information other than that contained in the Information Memorandum.

- This presentation has not been and will not be registered as a prospectus with the MAS under the Securities and Futures Act, Chapter 289 of Singapore (the "SFA"). Accordingly, this presentation may not be circulated or distributed to any person in Singapore other than to (i) an institutional investor (as defined in Section 4 of the SFA) pursuant to Section 274 of the SFA; (ii) to a relevant person (as defined in Section 275(2) of the SFA) pursuant to Section 275(1) of the SFA, or (iii) any person pursuant to an offer referred to in Section 275(1A) of the SFA, and in accordance with the applicable conditions specified in Section 275 of the SFA (collectively, the "Relevant Persons"). This presentation is directed only at such Relevant Persons and is not intended for distribution to any other persons.

- Neither this presentation nor any copy or portion of it may be sent or taken, transmitted or distributed, directly or indirectly, into the United States, Canada, Japan, the People's Republic of China or any other jurisdiction which prohibits the same, or to any U.S. person (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the "Securities Act"). By attending this presentation, you warrant that you are not a U.S. person. The securities have not been, and will not be, registered under the Securities Act, or the securities laws of any state of the United States or other jurisdictions and the securities may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state or local securities laws. The Company does not intend to make a public offering of securities in the United States. This presentation is not for distribution in, nor does it constitute an offer for sale of securities in the United States or in any jurisdiction where, or to any person to whom, such offer would be unlawful.

- By attending this presentation, you represent and warrant that you are lawfully able to receive the information contained in this presentation under the laws of the jurisdiction in which you are located. This presentation may not be forwarded or distributed to any other person and may not be copied or reproduced in any manner. Failure to comply with this directive may violate applicable laws.

- This presentation includes forward-looking statements. These statements contain the words "anticipate", "believe", "intend", "estimate", "expect", "plan" and words of similar meaning. All statements other than statements of historical facts included in this presentation, including, without limitation, those regarding the Company's financial position, business strategy, plans and objectives of management for future operations (including development plans and objectives relating to the Company's products and services) are forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of the Company to be materially different from results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Company's present and future business strategies and the environment in which the Company will operate, and must be read together with those assumptions. These forward-looking statements speak only as at the date of this presentation. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of the Company. Past performance is not necessarily indicative of future performance. The forecast financial performance of the Company is not guaranteed. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current views of the Company on future events. The Company and their respective affiliates, advisors and representatives expressly disclaim any obligation or undertaking to disseminate any updates or revisions, except as required by law, to any forward-looking statements contained herein to reflect any change in the Company's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

- The information and opinions contained in this presentation noted above are subject to change without notice.