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BHCC Holding Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 1552)

**I) DISCLOSEABLE AND CONNECTED TRANSACTION AT SUBSIDIARY LEVEL
IN RELATION TO PAYMENT OF TENDER DEPOSIT; AND**

**(II) VOLUNTARY ANNOUNCEMENT IN RELATION TO ENTERING INTO OF THE
PRE-BID AGREEMENT IN RESPECT OF SUBMISSION OF TENDER AND
FORMATION OF JOINT VENTURE**

PAYMENT OF TENDER DEPOSIT

The Company is pleased to announce that, on 19 August 2025, BHCC Project 2, an indirect wholly-owned subsidiary of the Company, together with the Other Tenderers, have jointly submitted the Tender to the Tenderee for the lease of the Land for industrial development in Singapore. As required under the conditions of Tender, the Tender Deposit (including the BHCC Deposit in the amount of approximately S\$3,000,000 (equivalent to approximately HK\$18,000,000), representing no less than 5% of the Tender Price has been paid to the Tenderee. In the event that the Tender be accepted, the Tender Deposit will be applied in part-payment of the Tender Price, but otherwise for unsuccessful bid, the Tender Deposit will be refunded to the Tenderers on or before the expiry of the Tender validity period, i.e. ten weeks from the date of submission of the Tender or the last day of any extended period as notified by the Tenderee.

**PRE-BID AGREEMENT IN RESPECT OF SUBMISSION OF TENDER AND
FORMATION OF JOINT VENTURE**

Prior to the payment of Tender Deposit, BHCC Project 2 and the Other Tenderers entered into the Pre-bid Agreement, in respect of, among others, the proposed joint submission of the Tender and the intention to incorporate the JV Company upon acceptance of the Tender for among others, the lease and development of the Land.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratios (as defined under the Listing Rules) in respect of the payment of the BHCC Deposit exceeds 5% but is under 25%, the payment of the BHCC Deposit will constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules. Accordingly, the payment of the BHCC Deposit is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

As at the date of this announcement, Evermega is the direct holder of 30% of the issued share capital of Tai Seng Food Point Pte. Ltd., an indirect non-wholly owned subsidiary of the

Company, Evermega is therefore a connected person of the Company at subsidiary level. As such, the payment of BHCC Deposit pursuant to the Tender jointly submitted by the Tenderers (which, among others, BHCC Project 2 and Evermega are parties), constitutes a connected transaction at the subsidiary level of the Company under Chapter 14A of the Listing Rules. The Board has approved the payment of BHCC Deposit and the independent non-executive Directors have confirmed that the terms of the payment of BHCC Deposit are fair and reasonable, on normal or better commercial terms and in the interests of the Company and the Shareholders as a whole. Accordingly, the payment of BHCC Deposit is subject to the reporting and announcement requirements but is exempt from the Shareholders' approval requirement under Chapter 14A of the Listing Rules.

Pursuant to the Pre-bid Agreement, in the event the Tender is accepted, the Tenderers intend to form the JV Company for the lease and development of the Land. A joint venture agreement will be entered into to govern, among others, the operation and capital commitment of the shareholders therein. The lease of the Land, formation of the JV Company and capital contribution of the Group are expected to constitute a notifiable transaction on the part of the Company under Chapter 14 of the Listing Rules. Furthermore, as Evermega is a connected person of the Company at subsidiary level, the formation of the JV Company with among others, Evermega, if materialises, will also constitute a connected transaction at subsidiary level of the Company. The Company will at the relevant time comply with the applicable reporting, announcement and shareholders' approval requirements under Chapter 14 and 14A of the Listing Rules.

PAYMENT OF TENDER DEPOSIT

The Company is pleased to announce that, on 19 August 2025, BHCC Project 2, an indirect wholly-owned subsidiary of the Company, together with the Other Tenderers have jointly submitted the Tender to the Tenderee for the lease of the Land for industrial development in Singapore. Details of the Tender submission are as below:

Date of Tender submission	19 August 2025
Parties	(i) the Tenderers (as joint tenderers), including: (a) BHCC Project 2; (b) Evermega; (c) H10; and (ii) the Tenderee (as tenderee, acting as agent and on behalf of the Government of Singapore)
Tender validity period	Period of ten weeks from the Tender submission date or any extended period as notified by the Tenderee
Tender result announcement date	The successful tenderer(s) shall be informed by

the Tenderee within the Tender validity period

Subject matter of Tender

The Land, being a land parcel situated at Sengkang West, Singapore, for Industrial Business 2 development with a site area of approximately 23,196.6 square meters

Tender Deposit

Under the conditions of Tender, a tender deposit of at least five per cent (5%) of the tendered sale price shall be paid at the time of the submission of each tender. The Tender Deposit, including the BHCC Deposit in the amount of approximately S\$3,000,000 (equivalent to approximately HK\$18,000,000), has been paid by the Tenderers at the time of the submission of the Tender on 19 August 2025.

In the event that the Tender be accepted, the Tender Deposit will be applied in part-payment of the Tender Price, but otherwise for unsuccessful bid, the Tender Deposit will be refunded to the Tenderers on or before the expiry of the Tender validity period or the last day of such extended period as notified by the Tenderee.

The BHCC Deposit was funded by the internal resources of the Group.

Basis for determination of the BHCC Deposit

The BHCC Deposit was determined based on (i) the requirement of the Tenderee as stipulated under the conditions of Tender in which the Tender Deposit shall be an amount representing not less than 5% of the Tender Price; and (ii) the intended pro-rata interest of 40% of BHCC Project 2 in the JV Company.

The Tender Price was in turn determined by the Tenderers with reference to (i) the prevailing market value of comparable properties in the vicinity; (ii) the developmental potential of the premises taking into account various factors including but not limited to the location and permitted uses of the Land; and (iii) historical tender statistics of comparable land parcels.

PRE-BID AGREEMENT IN RESPECT OF SUBMISSION OF TENDER AND FORMATION OF JOINT VENTURE

Prior to the payment of Tender Deposit, BHCC Project 2 and the Other Tenderers entered into the Pre-bid Agreement.

Pursuant to the Pre-bid Agreement, the Tenderers shall, among other matters, (i) jointly submit the Tender as joint tenderers for the lease of the Land; (ii) as soon as practicable after the award of the Tender, incorporate the JV Company for the sole purposes of the lease and development of the Land; and (iii) enter into a formal and definitive joint venture agreement, which shall set out among others, the shareholding structure of the JV Company and the respective rights and obligations of the parties in the JV Company.

REASONS FOR AND BENEFITS OF THE TRANSACTIONS

The Group is principally engaged in (i) the provision of building and construction works as a main

contractor and as subcontractor in reinforcement concrete works undertaken on a selected basis; (ii) properties investment including the leasing of industrial properties in Singapore; and (iii) property development.

The Group ventured into the property development business in early 2024 via the acquisition of 45% of equity interest in Tai Seng Food Point Development Pte. Ltd., which is now an indirect non-wholly owned subsidiary of the Company and the sole owner of an industrial property in Singapore currently under redevelopment for strata sale. Since the aforesaid acquisition, the Group has regularly and actively taken part in various tenders with other market players for a variety of lands uses in Singapore. Most recently, the Group entered into a joint venture agreement with other market players on 24 January 2025 in relation to the formation of a joint venture for the lease and development of a residential land parcel in Singapore, details of which are set out in the announcements of the Company dated 24 January 2025, 26 June 2025 and the circulars of the Company dated 21 March 2025 and 1 August 2025 respectively. In order to grow the Group's property development segment, the Group intends to continue to explore public land tenders and or joint venture projects for development lands of various uses, including residential, industrial and commercial projects in order to further expand and diversify its development properties portfolio. The Group considers that the Land, situated in close proximity to both established industrial park and residential areas, including the Seletar Aerospace Park and Sengkang and Yio Chu Kang residential areas, with accessible recreational, leisure and retail amenities, and is easily accessible from the Tampines Expressway, Seletar Expressway or by Light Rail Transit (LRT), has promising developmental prospects and potential. The Company is optimistic that in the event of a successful Tender, the acquisition of the Land will allow the Company to strengthen its property development segment and diversify its property development portfolio.

Having taken into account that the Tender Deposit in amount of not less than 5% of the Tender Price was a requirement provided in the conditions of the Tender and was contributed by the Tenderers on pro-rata basis of the percentage interest in the Tender, which is in line with the market norms in lease of land by way of tender in Singapore, and that such Tender Deposit will be either set-off as part payment against the Tender Price if the Tender is accepted or be refunded to the Tenderers if the Tender is rejected, the Directors therefore consider the terms of the payment of the Tender Deposit are fair and reasonable, on normal commercial terms and in the interests of the Company and the Shareholders as a whole.

INFORMATION OF THE PARTIES TO THE TRANSACTIONS

BHCC Project 2

BHCC Project 2 is a company incorporated in Singapore and is principally engaged in property development, it is an indirect wholly-owned subsidiary of the Company.

Evermega

Evermega is a company incorporated in Singapore and is principally engaged in property development. To the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, as at the date of this announcement, Evermega is owned as to 100% by Teo Wai Leong. As Evermega is the direct holder of 30% of the issued share capital of Tai Seng Food Point Development Pte. Ltd., an indirect non-wholly owned subsidiary of the Company, Evermega is therefore also a connected person of the Company at subsidiary level.

H10

H10 is a company incorporated in Singapore and is principally engaged in property development. To the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, as at the date of this announcement, H10 is owned as to 40% by Ho Lee Group Pte Ltd, 30% by Ideal Plumbing Holding Pte. Ltd., and 30% by OES Holdings Pte Ltd. Ho Lee Group Pte Ltd is in turn ultimately owned as to approximately 38.44% by Tan Hai Peng Micheal and 38.44% by Tan Hai Seng Benjamin, OES Holdings Pte Ltd is in turn owned as to 65% by Ong Chee Khoon and 30% by Ong Chee Kiam, and Ideal Plumbing Holding Pte. Ltd. is in turn owned as to 90% by Tan Bing Sing, each of H10 and its ultimate beneficial owners is an Independent Third Party.

The Tenderer

The Tenderer is a government agency of Singapore responsible for industrial development in Singapore. To the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, each of the Tenderer and its ultimate beneficial owner is an Independent Third Party.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratios (as defined under the Listing Rules) in respect of the payment of the BHCC Deposit exceeds 5% but is under 25%, the payment of the BHCC Deposit will constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules. Accordingly, the payment of the BHCC Deposit is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

As at the date of this announcement, Evermega is the direct holder of 30% of the issued share capital of Tai Seng Food Point Pte. Ltd., an indirect non-wholly owned subsidiary of the Company, Evermega is therefore a connected person of the Company at subsidiary level. As such, the payment of BHCC Deposit pursuant to the Tender jointly submitted by the Tenderers (which, among others, BHCC Project 2 and Evermega are parties), constitutes a connected transaction at the subsidiary level of the Company under Chapter 14A of the Listing Rules. The Board has approved the payment of BHCC Deposit and the independent non-executive Directors have confirmed that the terms of the payment of BHCC Deposit are fair and reasonable, on normal or better commercial terms and in the interests of the Company and the Shareholders as a whole. Accordingly, the payment of BHCC Deposit is subject to the reporting and announcement requirements but is exempt from the Shareholders' approval requirement under Chapter 14A of the Listing Rules.

Pursuant to the Pre-bid Agreement, in the event the Tender is accepted, the Tenderers intend to form the JV Company for the lease and development of the Land. A joint venture agreement will be entered into to govern, among others, the operation and capital commitment of the shareholders therein. The lease of the Land, formation of the JV Company and capital contribution of the Group are expected to constitute a notifiable transaction on the part of the Company under Chapter 14 of the Listing Rules. Furthermore, as Evermega is a connected person of the Company at subsidiary level, the formation of the JV Company with among others, Evermega, if materialises, will also constitute a connected transaction at subsidiary level of the Company. The Company will at the relevant time comply with the applicable reporting, announcement and shareholders' approval requirements under Chapter 14 and 14A of the Listing Rules.

As none of the Directors has any material interests in the payment of BHCC Deposit and the entering into of the Pre-bid Agreement and the transactions contemplated thereunder, none of the Directors is required to abstain from voting on the Board resolutions approving the same.

DEFINITIONS

Unless otherwise stated or the context requires otherwise, the terms and expression in this announcement have the following meanings:

“BHCC Deposit”	the sum of approximately S\$3,000,000 (equivalent to approximately HK\$18,000,000), being the portion of Tender Deposit contributed by BHCC Project 2
“BHCC Project 2”	BHCC Development (Project 2) Pte. Ltd., a company incorporated in Singapore and an indirect wholly-owned subsidiary of the Company
“Board”	the board of Directors of the Company
“Company”	BHCC Holding Limited, a company incorporated in the Cayman Islands with limited liability, the issued Shares of which are listed on the Main Board of the Stock Exchange (stock code: 1552)
“connected persons”	has the meaning ascribed to it in the Listing Rules and “connected” shall be construed accordingly
“Director(s)”	director(s) of the Company
“Evermega”	Evermega Pte Ltd, a company incorporated in Singapore, one of the Other Tenderers and a connected person of the Company at subsidiary level
“Group”	the Company and its subsidiaries
“H10”	H10 Holdings Pte. Ltd., a company incorporated in Singapore, one of the Other Tenderers and an Independent Third Party
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	third party(ies) independent of and not connected with the Company and connected person(s) of the Company
“JV Company”	The joint venture company to be incorporated in Singapore in the event the Tender is accepted, for the lease and development of the Land, and the JV Company is to be owned as to 40% by BHCC Project 2
“Land”	The industrial land parcel situated at Sengkang West, Singapore

“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Other Tenderers”	collectively, Evermega and H10, being the other joint tenderers under the Tender
“Pre-bid Agreement”	the pre-bid agreement entered into between BHCC Project 2 and the Other Tenderers in respect of, among others, the proposed joint submission of the Tender and the intention to incorporate the JV Company upon a successful Tender
“S\$”	Singapore dollar, the lawful currency of Singapore
“Share(s)”	ordinary share(s) of HK\$0.01 each in the share capital of the Company
“Shareholder(s)”	the holder(s) of the Share(s)
“Singapore”	The Republic of Singapore
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tender”	the tender submitted by the Tenderers to the Tenderee for the lease of the Land by way of public tender
“Tenderee”	Jurong Town Corporation
“Tenderers”	collectively, BHCC Project 2 and the Other Tenderers, as joint tenderers of the Tender
“Tender Deposit”	the tender deposit of not less than 5% of the Tender Price payable by the Tenderers to the Tenderee as stipulated under the conditions of the Tender
“Tender Price”	the bid price submitted by the Tenderers under the Tender
“%”	per cent.

In this announcement, unless the context requires otherwise, amounts denominated in S\$ have been translated to HK\$ at the exchange rate of S\$1.00:HK\$6.00 for illustration purpose only. Such conversions shall not be construed as representations that amounts in S\$ were or may have been converted into HK\$ at such rate or any other exchange rates.

By order of the Board
BHCC Holding Limited
Mr. Yang Xinping
Chairman and executive Director

Singapore, 19 August 2025

As at the date of this announcement, the Board comprises Mr. Yang Xiping and Ms. Han Yuying as executive Directors; and Ms. Chan Bee Leng, Mr. Kwong Choong Kuen (Huang Zhongquan) and Mr. Wang Lian as independent non-executive Directors.