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BHCC Holding Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1552)

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

PAYMENT OF TENDER DEPOSIT

The Company is pleased to announce that, on 9 June 2026, BHCC Project 2, an indirect wholly-owned subsidiary of the Company, together with Evermega Investment, 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\$4,400,000 (equivalent to approximately HK\$26,400,000), 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 within one (1) week from the award of the Tender.

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 holder of 35% of the issued share capital of Tai Seng Food Point, an indirect non-wholly owned subsidiary of the Company. Both Evermega and Mr. Teo are regarded as connected persons of the Company at subsidiary level. Both Evermega and Evermega Investment are wholly-owned by Mr. Teo. Evermega Investment, being an associate of Mr. Teo, is therefore also a connected person of the Company at subsidiary level. As such, the payment of BHCC Deposit pursuant to the Tender jointly submitted by BHCC Project 2 and Evermega Investment, 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.

PAYMENT OF TENDER DEPOSIT

The Company is pleased to announce that, on 9 June 2026, BHCC Project 2, an indirect wholly-owned subsidiary of the Company, together with the Other Tenderer 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	9 June 2026
Parties	(i) the Tenderers (as joint tenderers), including: (a) BHCC Project 2; and (b) Evermega Investment; (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 Jalan Buroh, Singapore, for Industrial Business 2 development with a site area of approximately 31,151.5 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\$4,400,000 (equivalent to approximately HK\$26,400,000), has been paid by the Tenderers at the time of the submission of the Tender on 9 June 2026.

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 paid will be refunded to the Tenderers within one (1) week from the award of the tender.

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 Tenderer 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 up to 51% 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.

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, 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. The Group also entered into a joint venture agreement with other market players 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 in January 2025. In order to grow the Group's property development segment, the Group has been actively exploring 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 the Land to be strategically situated near established industrial estates occupied by numerous multinational corporations and prominent businesses. Its proximity to the Jurong East and Clementi New Towns provides access to a sizeable labour pool, while the surrounding amenities, including Jurong West Stadium, Chinese Garden, JEM, IMM and Westgate, contribute to an attractive and vibrant work-live-play environment for businesses and employees. 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 (including the independent non-executive 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 Investment

Evermega Investment 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, the entire issued share capital of Evermega Investment is owned by Mr. Teo. Mr. Teo is also the holder of entire issued share capital of Evermega, which is the direct holder of 35% of the issued share capital of Tai Seng Food Point, Evermega is a connected person of the Company at subsidiary level and so is its controlling shareholder Mr. Teo. Save for the 35% interest in Tai Seng Food Point, neither Evermega and Mr. Teo holds other equity interest in any members of the Group. Evermega Investment, being an associate of Mr. Teo, is therefore also a connected person of the Company at subsidiary level.

The Tenderee

The Tenderee 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 Tenderee 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 holder of 35% of the issued share capital of Tai Seng Food Point., an indirect non-wholly owned subsidiary of the Company. Both Evermega and Mr. Teo are regarded as connected persons of the Company at subsidiary level. Both Evermega and Evermega Investment are wholly-owned by Mr. Teo. Evermega Investment, being an associate of Mr. Teo, is therefore also a connected person of the Company at subsidiary level. As such, the payment of BHCC Deposit pursuant to the Tender jointly submitted by BHCC Project and Evermega Investment, 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.

As none of the Directors has any material interests in the payment of BHCC Deposit 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\$4,400,000 (equivalent to approximately HK\$26,400,000), 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 and a 35% shareholder of Tai Seng Food Point, Evermega is a connected person of Tai Seng Food Point, i.e. a connected person at subsidiary level of the Company
“Evermega Investment”	Evermega Investment Holdings Pte Ltd, a company incorporated in Singapore and wholly-owned by Mr. Teo, being one of the joint Tenderers
“Group”	the Company and its subsidiaries
“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”	a 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 up to 51% by BHCC Project 2
“Land”	the industrial land parcel situated at Jalan Buroh, Singapore with site

	area of 31,151.5 square meters
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Teo”	Mr. Teo Wai Leong, the shareholder of the entire share capital in Evermega and Evermega Investment respectively
“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
“Tai Seng Food Point”	Tai Seng Food Point Development Pte. Ltd., an indirect non-wholly owned subsidiary of the Company and 35% shareholding of which is owned by Evermega
“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, a Singaporean government statutory board under the Ministry of Trade and Industry responsible for developing and managing industrial facilities
“Tenderers”	collectively, BHCC Project 2 and Evermega Investment, 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, 9 June 2026

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.