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BHCC Holding Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1552)

**DISCLOSEABLE TRANSACTION
IN RELATION TO PAYMENT OF TENDER DEPOSIT**

PAYMENT OF TENDER DEPOSIT

The Company is pleased to announce that, on 12 June 2026, BHCC Project 2, an indirect wholly-owned subsidiary of the Company, together with ECO Energy, have jointly submitted the Tender to the Tenderee for the lease of the Land for the development of a Civic & Community Institution (Foreign Workers' Dormitory) in Singapore. As required under the conditions of Tender, the Tender Deposit (including the BHCC Deposit in the amount of approximately S\$3,500,000 (equivalent to approximately HK\$21,000,000), 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 constitute the security deposit and will remain as security for the due and faithful performance of the contract until an equivalent payment is made by the successful tenderer in accordance with the terms of the Tender. For unsuccessful bid, the Tender Deposit will be discharged within 14 days of 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.

PAYMENT OF TENDER DEPOSIT

The Company is pleased to announce that, on 12 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 the development of a Civic & Community Institution (Foreign Workers' Dormitory) in Singapore. Details of the Tender submission are as below:

Date of Tender submission	12 June 2026
Parties	(i) the Tenderers (as joint tenderers), including: (a) BHCC Project 2; and (b) ECO Energy; (ii) the Tenderee (as tenderee, acting as agent and on behalf of the Government of Singapore)
Tender validity period	Period of one hundred and eighty (180) days from the Tender Submission Date or such longer period as may separately be agreed in writing between the Tenderer and the Authority.
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 Kranji Close, Singapore, for Civic & Community Institution (Foreign Workers' Dormitory) use, a site area of approximately 22,079.20 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\$3,500,000 (equivalent to approximately HK\$21,000,000), has been paid by the Tenderers at the time of the submission of the Tender on 12 June 2026.

In the event that the Tender be accepted, the Tender Deposit will constitute the security deposit and will remain as security for the due and faithful performance of the contract until an equivalent payment is made by the successful tenderer in accordance with the terms of the Tender. For unsuccessful bid, the Tender Deposit will be discharged within 14 days of 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 20% 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 that the Land presents an opportunity to participate in the development and operation of a Civic & Community Institution (Foreign Workers' Dormitory) in Singapore. The Land is designated for a foreign workers' dormitory development with an approved capacity of up to 7,000 workers and a maximum gross plot ratio of 3.0. The Group believes that the scale of the development, together with the 30-year lease term and the provision for ancillary commercial facilities required under the applicable licensing conditions, may provide a platform for the Group to expand its presence in the workers' accommodation sector in Singapore. 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 considered that the Tender Deposit, being not less than 5% of the Tender Price, was a requirement under the conditions of the Tender and was contributed by the Tenderers on a pro-rata basis according to their respective percentage interests in the Tender, which is consistent with market practice for land lease tenders in Singapore, and that, upon acceptance of the Tender, the Tender Deposit will constitute the security deposit and remain as security for the due and faithful performance of the contract until an equivalent payment is made by the successful tenderer in accordance with the terms of the Tender, while otherwise the Tender Deposit will be released within 14 days from the award of the Tender, 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.

ECO Energy

ECO Energy is a company incorporated in Singapore and is principally engaged in building constructions and 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 ECO Energy is owned by Mr. Yang. To the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, each of ECO Energy and its ultimate beneficial owner is an Independent Third Party.

The Tenderee

The Tenderee is a government agency of Singapore acting as agent for and on behalf of the President of the Republic of Singapore in relation to the tender for the lease of the Land. 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.

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\$3,500,000 (equivalent to approximately HK\$21,000,000), 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)
“Director(s)”	director(s) of the Company
“ECO Energy”	ECO Energy Pte Ltd, a company incorporated in Singapore and wholly-owned by Mr. Yang, 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 20% by BHCC Project 2
“Land”	the land parcel situated at Kranji Close, Singapore with site area of 22,079.20 square meters
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Yang”	Mr. Yang Tse Pin, the shareholder of the entire share capital in ECO Energy
“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”	Building and Construction Authority of Singapore ("BCA"), a Singaporean government statutory board under the Ministry of National Development
“Tenderers”	collectively, BHCC Project 2 and ECO Energy, 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 Xiping
Chairman and executive Director

Singapore, 12 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.