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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 1 October 2026, 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 executive condominium housing development in Singapore. As required under the conditions of Tender, the Tender Deposit (comprising the BHCC Deposit in the amount of approximately S\$3,700,000 (equivalent to approximately HK\$22,200,000)), 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. sixteen weeks from the Tender submission date or any extended period as agreed in writing between the Tenderee and Tenderers.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio (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, AA Beta Investment Three is indirectly owned as to 100% by AA Development, which in turn is the indirect holder of 10% of the issued share capital of Tai Seng Food Point, an indirect non-wholly owned subsidiary of the Company, AA Beta Investment Three 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 the Tenderers (which among others, BHCC Project 2 and AA Beta Investment Three 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.

PAYMENT OF TENDER DEPOSIT

The Company is pleased to announce that, on 1 October 2026, 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 executive condominium housing development in Singapore. Details of the Tender submission are as below:

Date of Tender submission	1 October 2026
Parties	(i) the Tenderers (as joint tenderers), including: (a) BHCC Project 2; (b) AA Beta Investment Three; (c) HSB Developments; and (ii) the Tenderee (as tenderee, acting as agent and on behalf of the Government of Singapore)
Tender validity period	Period of sixteen weeks from the Tender submission date or any extended period as agreed between the Tenderee and Tenderers
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 Canberra Drive, for executive condominium housing development with a site area of approximately 11,535.4 square meters and maximum gross floor area of approximately 18,457 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, comprising the BHCC Deposit in the amount of approximately S\$3,700,000 (equivalent to approximately HK\$22,200,000), has been paid by the Tenderers at the time of the submission of the Tender on 1 October 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 will be refunded to the Tenderers on or before the expiry of the Tender validity period.

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

Basis for determination of the BHCC Deposit

The BHCC Deposit was determined by reference to the requirement of the Tenderer under the conditions of Tender that the Tender Deposit shall represent not less than 5% of the Tender Price.

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 reinforced 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 sale of an executive condominium project at Canberra Drive in Singapore. The Land parcel is situated within an established residential neighbourhood in Sembawang, offering convenient access to a range of amenities and transport connections. Future residents will benefit from proximity to Canberra Plaza and Sembawang Shopping Centre, as well as Bukit Canberra, an integrated community hub offering sports, healthcare and dining facilities. Nearby schools, including Sembawang Primary School and Wellington Primary School, provide added convenience for families with school-going children. The Land is also within walking distance of Canberra MRT station on the North-South Line, providing connectivity to other parts of 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 taken into account that (i) a Tender Deposit of not less than 5% of the Tender Price is required under the conditions of the Tender; and (ii) the Tender Deposit will either be applied towards part payment of the Tender Price if the Tender is accepted or refunded to the Tenderers if the Tender is rejected, the Directors (including the independent non-executive Directors) consider that the terms of 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 real-estate development, it is an indirect wholly-owned subsidiary of the Company.

AA Beta Investment Three

AA Beta Investment Three is a company incorporated in Singapore and is principally engaged in investment holding in the real estate sector. 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, AA Beta Investment Three is indirectly owned as to 100% by AA Development, which in turn is ultimately owned as to 70% by Li Jun and as to 30% by Tan Shu Mei. As AA Development is the indirect holder of 10% of the issued share capital of Tai Seng Food Point, an indirect non-wholly owned subsidiary of the Company, AA Beta Investment Three is therefore also a connected person of the Company at subsidiary level.

HSB Developments

HSB Developments is a company incorporated in Singapore and is principally engaged in real estate 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, HSB Developments is owned as to 99% by Ng Seng Hua and 1% by Ng Swee Ngoh and each of HSB Developments and its ultimate beneficial owners is an Independent Third Party.

The Tenderee

The Tenderee is Singapore's government public housing authority. 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 ratio (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, AA Beta Investment Three is indirectly owned as to 100% by AA Development, which in turn is the indirect holder of 10% of the issued share capital of Tai Seng Food Point, an indirect non-wholly owned subsidiary of the Company, AA Beta Investment Three 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 the Tenderers (which among others, BHCC Project 2 and AA Beta Investment Three 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.

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:

“AA Beta Investment Three”	Apex Asia Beta Investment Three Pte. Ltd., a company incorporated in Singapore and an indirect wholly-owned subsidiary of AA Development
“AA Development”	Apex Asia Development Pte. Ltd., a company incorporated in Singapore and a connected person of the Company at subsidiary level
“BHCC Deposit”	the sum of approximately S\$3,700,000 (equivalent to approximately HK\$22,200,000), 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
“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
“HSB Developments”	HSB Developments Pte. Ltd., a company incorporated in Singapore, one of the Other Tenderers and an Independent Third Party

“Independent Third Party(ies)”	third party(ies) independent of and not connected with the Company and connected person(s) of the Company
“Land”	the land parcel Situated at Canberra Drive, Singapore with site area of 11,535.4 square meters
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Other Tenderers”	collectively, AA Beta Investment Three and HSB Developments, being the other joint tenderers under the 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
“Tai Seng Food Point”	Tai Seng Food Point Development Pte. Ltd., an indirect non-wholly owned subsidiary of the Company and 10% shareholding of which is owned by AA Development
“Tender”	the tender submitted by the Tenderers to the Tenderee for the lease of the Land by way of public tender
“Tenderee”	The Housing and Development Board of Singapore
“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, 1 October 2026

As at the date of this announcement, the Board comprises Mr. Yang Xinping 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.