



BUKIT SEMBAWANG ESTATES LIMITED

Company Registration No. 196700177M

60th ANNUAL GENERAL MEETING

1. **Date, time and place of Annual General Meeting.** The Board of Directors of Bukit Sembawang Estates Limited (“Company”) wishes to announce that the 60th Annual General Meeting (“AGM”) of the Company will be held, in a wholly physical format, at the Riverfront Ballroom, Level 2, Grand Copthorne Waterfront Hotel, 392 Havelock Road, Singapore 169663 on Friday, 31 July 2026 at 10.30 a.m. to transact the business set out in the Notice of AGM dated 9 July 2026.

There will be no option for shareholders to participate virtually.

2. **Notice of AGM and proxy form.** Documents relating to the AGM have been made available to members of the Company via publication on SGXNET and may be accessed on the Company’s website at www.bsel.sg/agm2026.

Printed copies of the Notice of AGM, proxy form and request form will be sent by post to shareholders. Shareholders may request for a physical copy of the Annual Report 2026 by completing the request form and returning it to the Company **by 23 July 2026**. All requests for printed documents submitted in previous years will be disregarded.

3. **Arrangements for participation in the AGM.** Shareholders (including CPF and SRS investors) may participate in the AGM by:

- (a) attending the AGM in person;
- (b) submitting questions to the Chairman of the Meeting in advance of, or at, the AGM; and/or
- (c) voting at the AGM (i) themselves; or (ii) through a duly appointed proxy(ies)¹.

Details of the steps for registration, submission of questions and voting at the AGM by shareholders, including CPF and SRS investors, are set out in the Appendix to this announcement. CPF and SRS investors who wish to request their CPF Agent Banks or SRS Operators to appoint the Chairman of the Meeting as their proxy in respect of BSEL shares held by such CPF Agent Banks or SRS Operators on their behalf should approach their respective CPF Agent Banks or SRS Operators to submit their votes by **5.00 p.m. on 20 July 2026**.

4. **Persons who hold shares through relevant intermediaries.** Persons who hold BSEL shares through relevant intermediaries, (as defined in section 181 of the Companies Act 1967), other than CPF and SRS investors, and who wish to participate in the AGM by:

- (a) attending the AGM in person;
- (b) submitting questions to the Chairman of the Meeting in advance of, or at, the AGM; and/or
- (c) voting at the AGM (i) themselves; or (ii) by appointing the Chairman of the Meeting as proxy in respect of the BSEL shares held by such relevant intermediary on their behalf,

should contact the relevant intermediary through which they hold such shares as soon as possible in order for the necessary arrangements to be made for their participation at the AGM.

¹ For the avoidance of doubt, CPF and SRS investors will not be able to appoint third party proxy(ies) (i.e., persons other than the Chairman of the Meeting) to attend, speak and/or vote at the AGM on their behalf.

5. **Record date and payment date for final dividend and special dividend.** Subject to the approval of shareholders to the Final one-tier tax exempt dividend and the Special one-tier tax-exempt dividend (the “Proposed Dividends”) at the AGM, the Share Transfer Books and Register of Members of the Company will close at 5.00 p.m. on 6 August 2026 (“Record Date”) for the purpose of determining Members’ entitlements to the Proposed Dividends. Duly completed transfers in respect of shares in the Company received up to the Record Date by the Company’s Share Registrar, B.A.C.S. Private Limited, 77 Robinson Road, #06-03 Robinson 77, Singapore 068896, will be entitled to the Proposed Dividends. Members whose securities accounts with The Central Depository (Pte) Limited are credited with the shares of the Company as at the Record Date will be entitled to the Proposed Dividends. The Proposed Dividends, if approved by the shareholders of the Company at the 60th Annual General Meeting, will be paid on 20 August 2026.
6. **Key dates/deadlines.** In summary, the key dates/deadlines which shareholders should take note of, are set out in the table below:

Key dates	Actions
5.00 p.m. on 17 July 2026 (Friday)	Deadline for shareholders to submit questions in advance. Responses to substantial and relevant questions related to the resolutions to be tabled for approval at the AGM received from shareholders as of 5.00 p.m. on 17 July 2026 will be published on the Company’s website and the SGX website on or before 24 July 2026, and, in any event, no later than 72 hours prior to the deadline for the submission of instruments appointing a proxy(ies).
5.00 p.m. on 20 July 2026 (Monday)	Deadline for CPF and SRS investors who wish to appoint the Chairman of the Meeting as proxy to approach their respective CPF Agent Banks or SRS Operators to submit their votes.
10.30 a.m. on 28 July 2026 (Tuesday)	Deadline for shareholders to submit instruments appointing a proxy(ies).
Date and time of AGM - 10.30 a.m. on 31 July 2026 (Friday) Registration commences at 9.30 a.m.	Shareholders, including CPF and SRS investors, and (where applicable) duly appointed proxies may attend the AGM in person at the Riverfront Ballroom, Level 2, Grand Copthorne Waterfront Hotel, 392 Havelock Road, Singapore 169663. <u>There will be no option to participate virtually.</u> Please bring along your NRIC/passport to enable the Company to verify your identity.
5.00 p.m. on 6 August 2026 (Thursday)	Record date for determining entitlements to the final and special dividends, subject to shareholders’ approval at the AGM.
20 August 2026 (Thursday)	Payment date for the final and special dividends, subject to shareholders’ approval at the AGM.

7. **Further information.** For more information on the AGM, shareholders can contact the Company at agm2026@bukitsembawang.sg or the Company's Share Registrar at main@zicoholdings.com.
8. **Important reminder.** Shareholders are reminded to check the Company's website at www.bse1.sg/agm2026 and SGXNET regularly for the latest updates on the status of the AGM.

By Order of the Board

Lotus Isabella Lim Mei Hua
Company Secretary
9 July 2026
Singapore

APPENDIX

Steps for registration, submission of questions and voting at the AGM

Shareholders, including CPF and SRS investors can attend the AGM in person, submit questions to the Chairman of the Meeting in advance of, or at, the AGM and/or vote at the AGM by themselves or through duly appointed proxy(ies)².

To do so, they will need to complete the following steps:

No.	Steps	Details
1.	Register in person to attend the AGM	<p>Shareholders, including CPF and SRS investors, and (where applicable) duly appointed proxies can attend the AGM in person.</p> <p>They will need to register in person at the registration counter(s) at the AGM venue on the day of the event. Registration will commence at 9.30 a.m. on that day. Please bring along your NRIC/passport to enable the Company to verify your identity.</p> <p>Shareholders are advised not to attend the AGM if they are feeling unwell.</p>
2.	Submit questions in advance of, or at, the AGM	<p>Shareholders, including CPF and SRS investors, can submit questions in advance of, or at, the AGM.</p> <p>Submission of substantial and relevant questions in advance of the AGM. Shareholders, including CPF and SRS investors, can submit substantial and relevant questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the Meeting, in advance of the AGM, in the following manner:</p> <p>(a) Via email to agm2026@bukitsembawang.sg</p> <p>(b) By post to the Company's registered address at 2 Bukit Merah Central #13-01 Singapore 159835</p> <p>Shareholders who submit questions via email or by post must provide the Company with the following details:</p> <ul style="list-style-type: none">• the shareholder's full name;• the shareholder's address; and• the manner in which the shareholder holds shares in BSEL (e.g., via CDP, CPF/SRS and/or scrip). <p>Deadline to submit questions in advance of the AGM. All questions submitted in advance of the AGM via any of the above channels must be received by 5.00 p.m. on 17 July 2026.</p> <p>Asking substantial and relevant questions at the AGM. Shareholders, including CPF and SRS investors, and (where applicable) duly appointed proxies can also ask the Chairman of the Meeting substantial and relevant questions related to the resolutions to be tabled for approval during the AGM itself.</p>

² See footnote 1 above.

No.	Steps	Details
		<p>Addressing questions. The Company will address all substantial and relevant questions received from shareholders by the 17 July 2026 submission deadline by publishing its responses to such questions on SGXNET and the Company's website on or before 24 July 2026, and, in any event, no later than 72 hours prior to the deadline for the submission of instruments appointing a proxy(ies). The Company will address any subsequent clarifications sought, or substantial and relevant follow-up questions (which are related to the resolutions to be tabled for approval at the AGM) received after the 17 July 2026 submission deadline which have not already been addressed prior to the AGM, as well as those substantial and relevant questions received at the AGM, during the AGM itself. Where substantially similar questions are received, the Company will consolidate such questions and consequently not all questions may be individually addressed.</p> <p>Minutes of AGM. The Company will publish the minutes of the AGM on its corporate website and the SGX website. The minutes will include the responses to substantial and relevant questions from shareholders which are addressed during the AGM.</p>
3.	<p>Vote, or submit instruments appointing a proxy(ies) to vote, at the AGM</p>	<p>Shareholders can vote at the AGM themselves or through duly appointed proxy(ies)³. Shareholders who wish to appoint a proxy(ies) <u>must</u> submit an instrument appointing a proxy(ies).</p> <p>Submission of instruments appointing a proxy(ies). The instrument appointing a proxy(ies) must be submitted to the Company in the following manner:</p> <ul style="list-style-type: none"> • if submitted electronically, be submitted via email to the Company's Share Registrar, B.A.C.S. Private Limited at main@zicoholdings.com; or • if submitted by post, be deposited with the Company's Share Registrar, B.A.C.S. Private Limited, 77 Robinson Road, #06-03 Robinson 77, Singapore 068896; <p>in any case, by 10.30 a.m. on 28 July 2026.</p> <p>A shareholder who wishes to submit an instrument appointing a proxy(ies) by post or via email can either use the printed copy of the proxy form which is sent to him/her/it by post or download a copy of the proxy form from the Company's website or the SGX website, and complete and sign the proxy form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.</p>

³ See footnote 1 above.

No.	Steps	Details
		<p>Deemed revocation of proxy appointment if shareholder attends the AGM in person. Completion and submission of the instrument appointing a proxy(ies) by a shareholder will not prevent him/her from attending, speaking and voting at the AGM if he/she so wishes. The appointment of the proxy(ies) for the AGM will be deemed to be revoked if the shareholder attends the AGM in person and in such event, the Company reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy(ies) to the AGM.</p> <p>CPF and SRS investors. CPF and SRS investors:</p> <p>(a) may vote at the AGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or</p> <p>(b) may appoint the Chairman of the Meeting as proxy to vote on their behalf at the AGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 20 July 2026.</p>