49th Annual General Meeting

Presentation to Shareholders

23 October 2025

FY2025 year in review

Macro environment

- Geopolitical uncertainties persisted due to US tariffs and continued international conflicts
- In Singapore, the property market saw continued demand in both the commercial and residential sectors, underpinned by a healthy GDP growth and stable employment rates

Lentor projects performing well

Sales status as at 30 June 2025

100% Lentor Modern

99% Lentor Hills Residences
Lentor Central Residences

98% Lentor Mansion

Deepened presence in Singapore

4

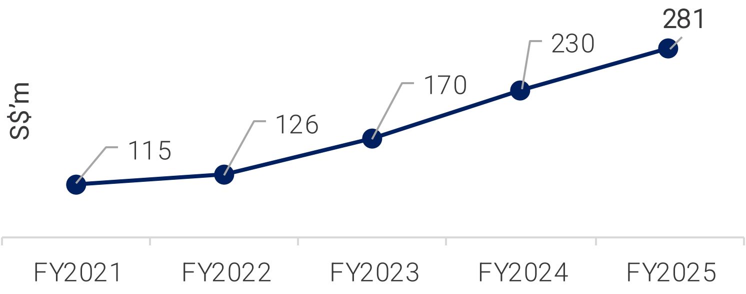
New land plots – Margaret Drive, Faber Walk, Tengah Garden Avenue and River Valley Green (Parcel B)

Guoco Midtown integrated development completed

TOP Achieved for Midtown Modern and Guoco Midtown II

100% Sold for Midtown Modern and committed occupancy for Guoco Midtown II

Commercial projects providing stable recurring rental revenue



Figures as at 30 June 2025

Creating value through our twin-engine growth strategy and full value chain capabilities

Portfolio of best-in-class investment properties

Stable recurring rental revenue from premium Grade A assets in Singapore and China

Strong asset management capabilities

High occupancy rates with diversified tenant base, healthy weighted average lease expiry and positive rental reversions

Property Investment

Property Development

Uplifting neighbourhoods

Proficiency in identifying high-potential sites, as well as rejuvenating places and communities

Reputable brand

Recognised for high-quality builds, innovative user-centric designs, and service orientation

Site selection → Planning and design → Property development and investment → Marketing and leasing → Asset and property management

FY2025 key financial highlights

5%

Revenue

S$1,916m

-7%

Operating profit

S$299m

-17%

Attributable profit

S$107m

0.01x

Debt[1]-to-assets

0.44x

1 ct/sh

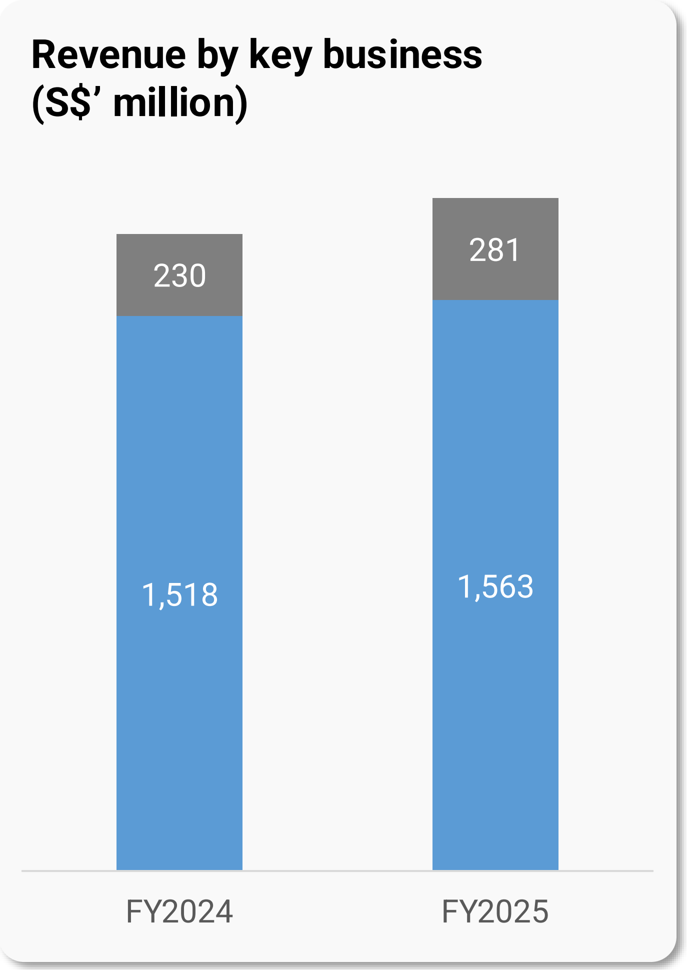
Dividends

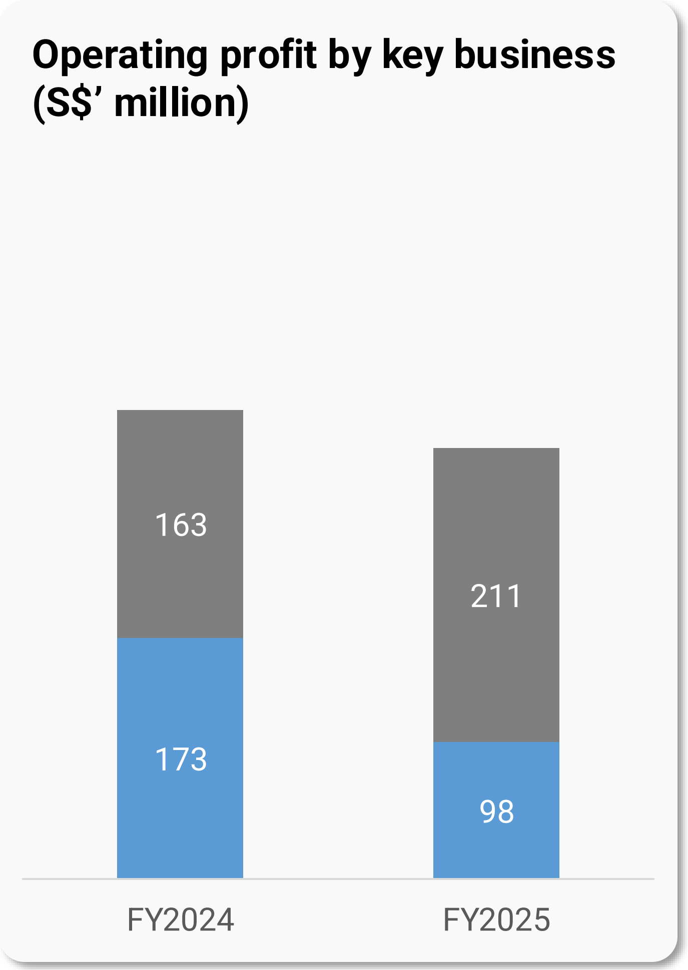
7

cts / share

[1] Debt is defined as total loans and borrowings

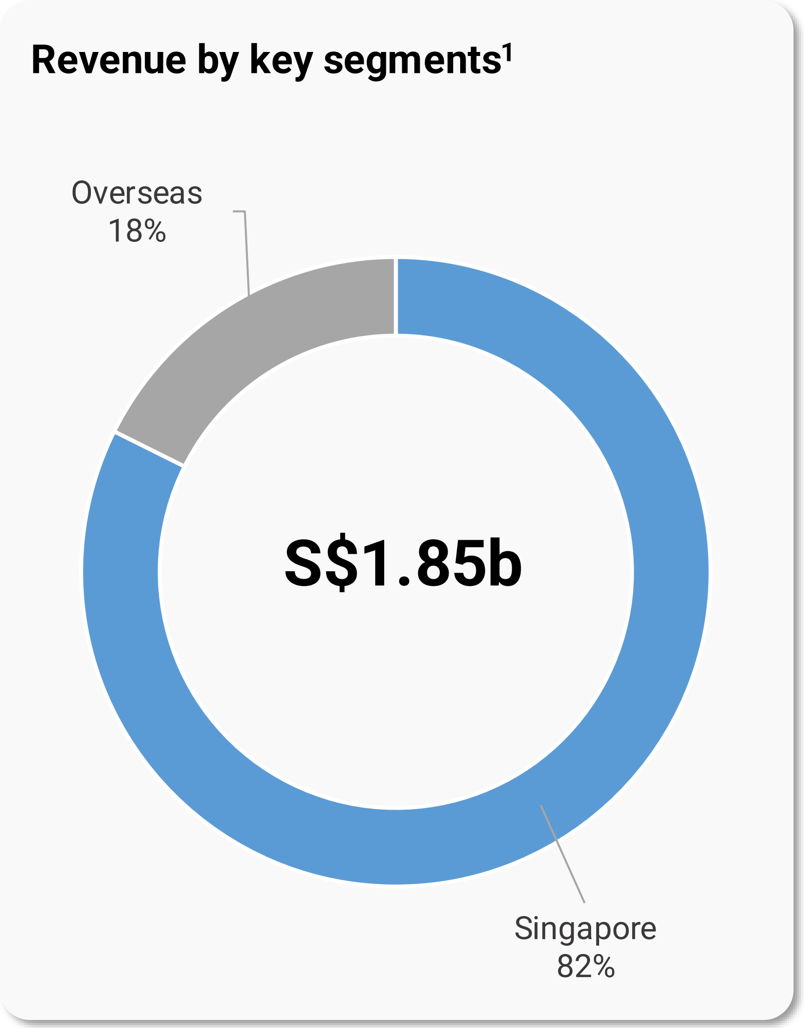
Twin-engine growth strategy underpins results

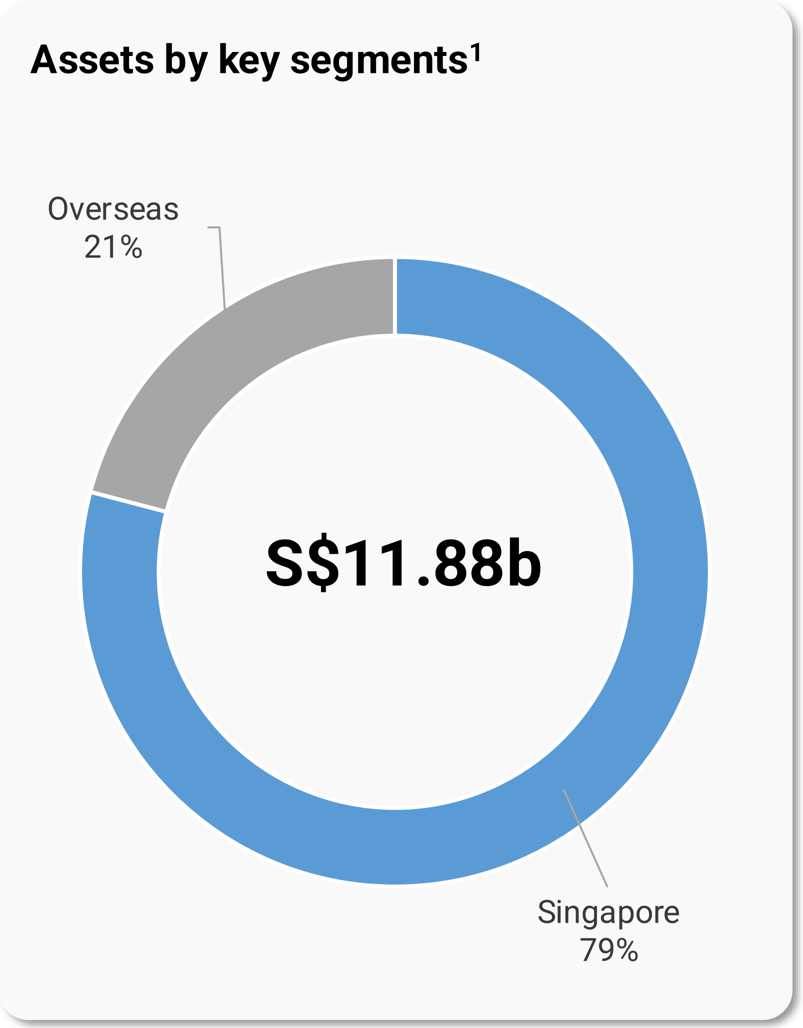




- **Higher revenue for FY2025 was mainly driven by**
  - Higher rental revenue from Guoco Tower and Guoco Midtown
  - Progressive recognition of profits from the residential developments in Singapore that are substantially sold
- **Singapore operating profit grew 15% to S$382m for FY2025 from S$332m for FY2024**
  - The higher operating profit from Singapore was offset by an allowance for foreseeable losses made in 2H2025 on China development properties
    - ~RMB 1b and RMB 900m in sales value achieved in FY2024 and FY2025 respectively improved liquidity and reduced gearing

Singapore continues to anchor the Group's performance



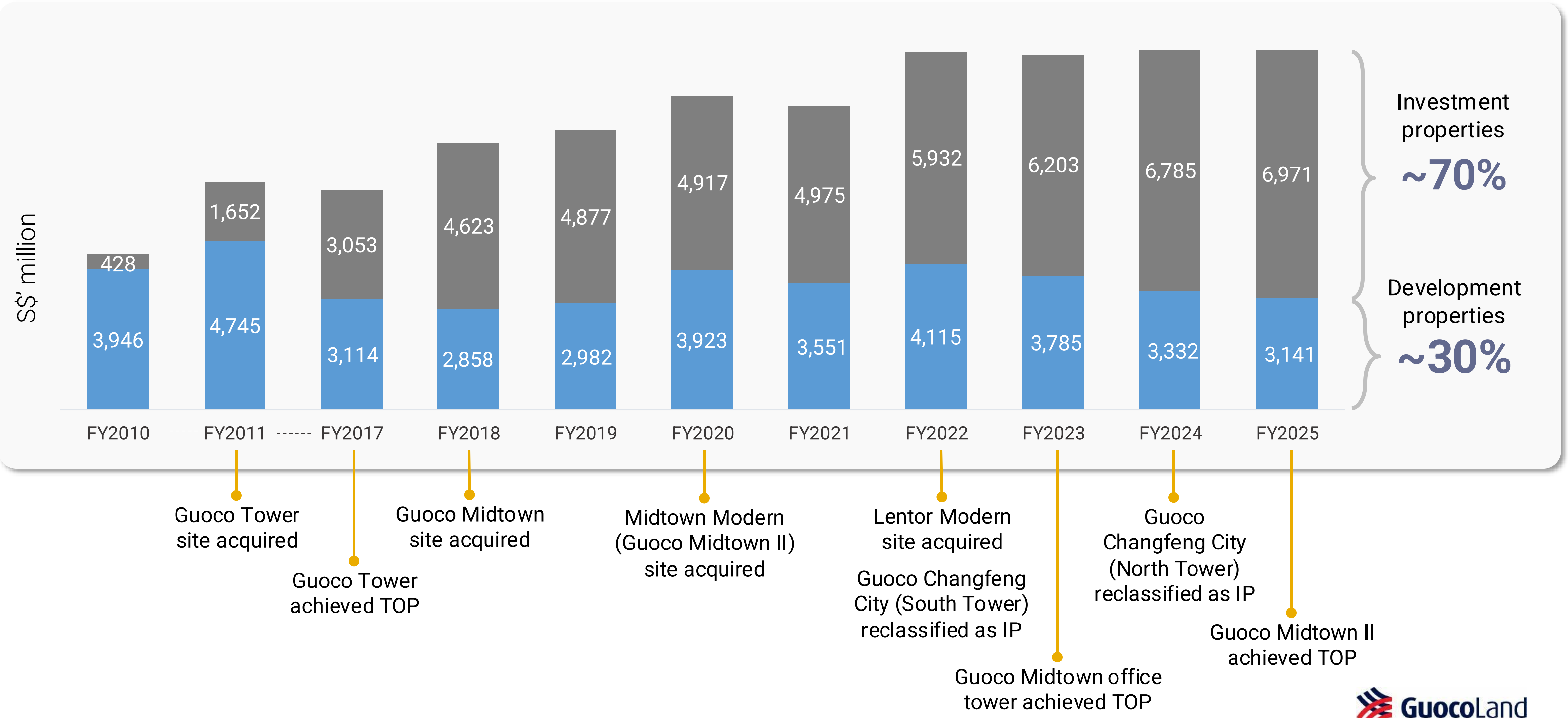


Figures as at 30 June 2025
[1] Excludes Unallocated

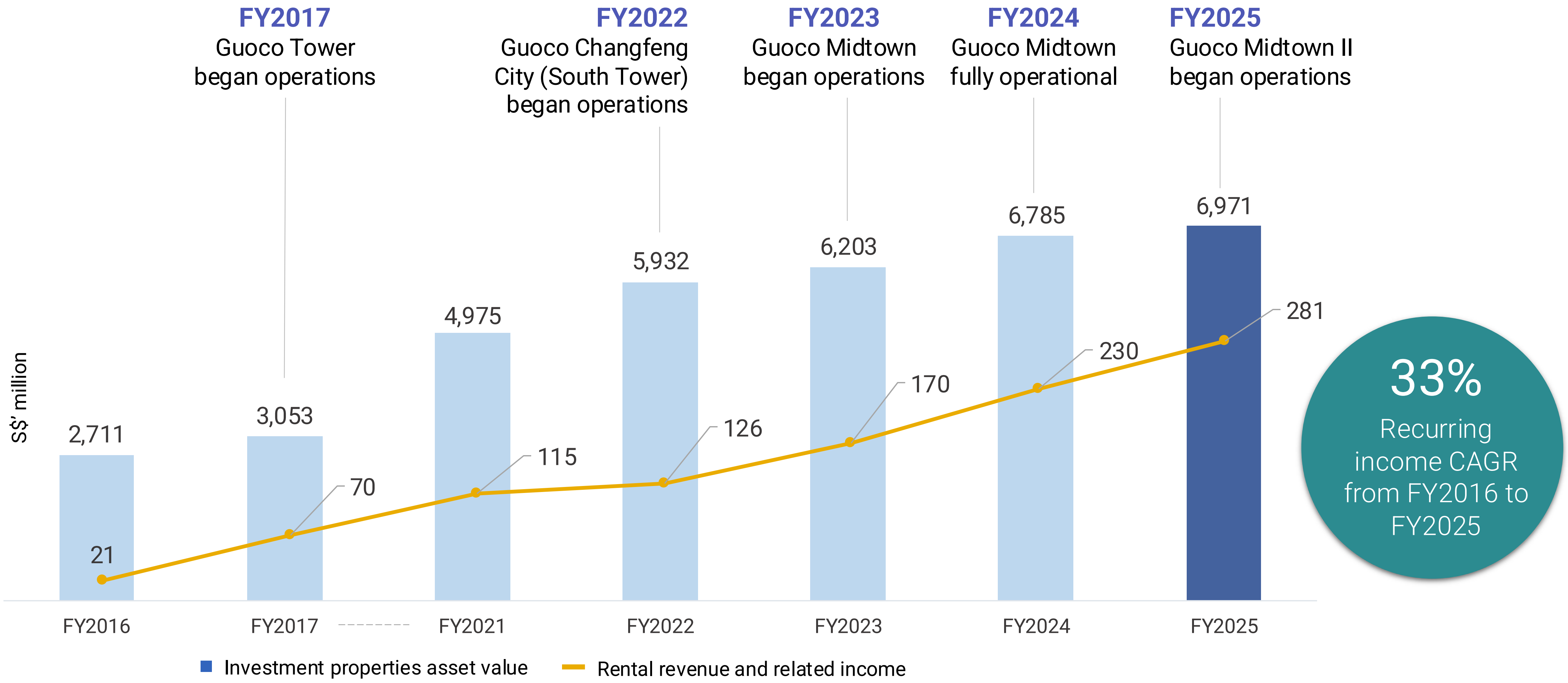
GuocoLand

Transforming our asset profile

Growing investment properties while maintaining base of development properties



Growing recurring income base



Business highlights

Transforming neighbourhoods with a portfolio of high-quality, user-centric developments in Singapore

CBD

Guoco Tower
Completed
Committed occupancy: 100%

20 Collyer Quay
Completed
Committed occupancy: 98%[1]

Guoco Midtown
Completed
Committed occupancy: 100%

Midtown Bay
Completed
64% sold

Midtown Modern
Completed
100% sold

Guoco Midtown II
Completed
Retail committed occupancy: 100%

Lentor

Lentor Modern
Completed: August 2025
100% sold
Retail committed occupancy: 86%[2]

Lentor Hills Residences
Target completion: 2Q 2026
99% sold

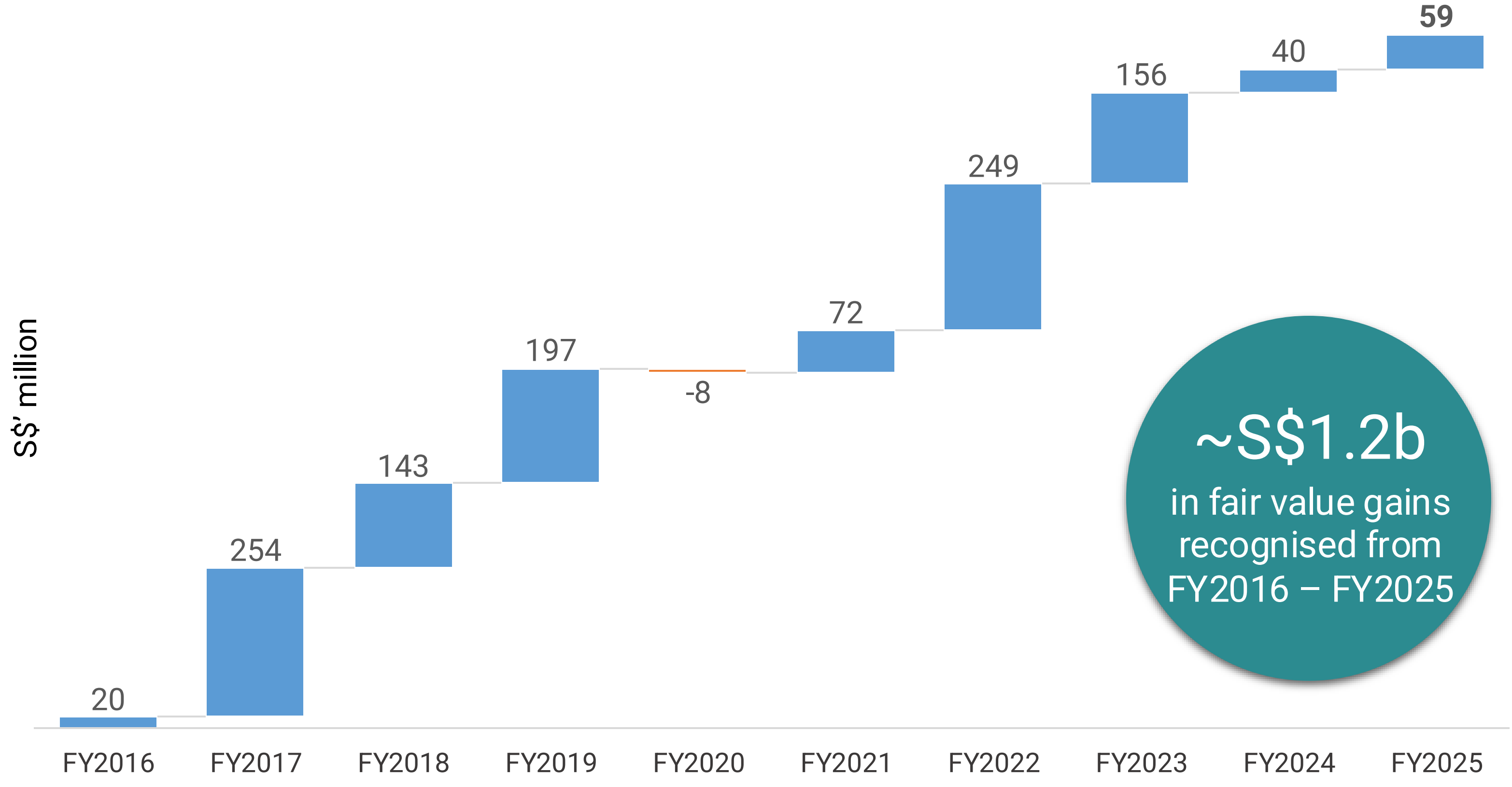
Lentor Mansion
Target completion: 1H 2028
98% sold

Lentor Central Residences
Target completion: End-2027
99% sold

Figures as of 30 June 2025
List of properties not exhaustive
[1] Includes pre-committed leases and leases under offer
[2] To date and includes leases under offer

Creating value for the long term

Generating shareholder value through fair value gains of investment properties



Strong leasing rates and high tenant retention

Healthy weighted average lease expiry of 3.02[1] years

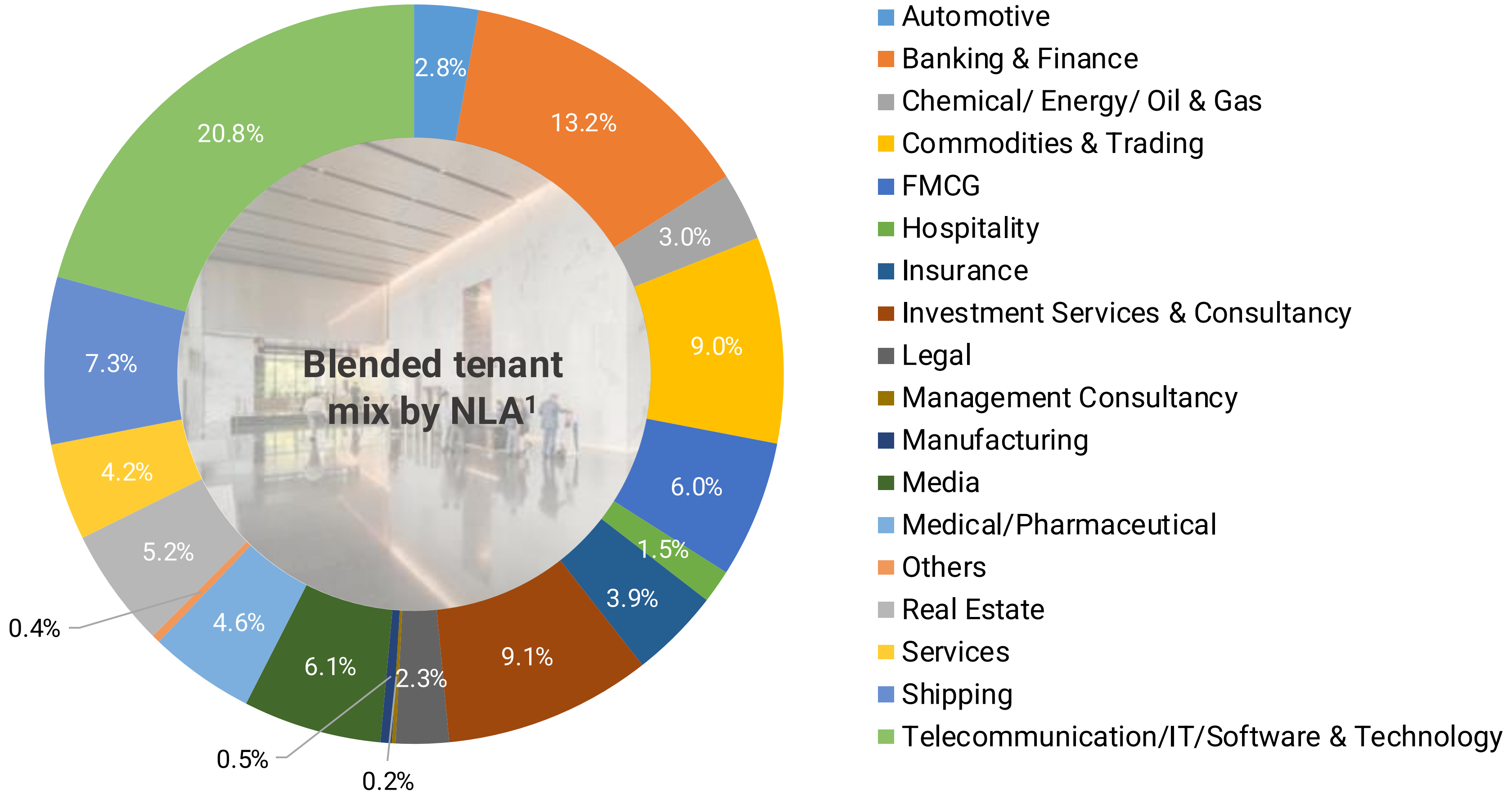
Rental rates at top end of market range and positive rental reversions

[1] Blended for Guoco Tower and Guoco Midtown

Diversified leasing strategy provides resilience

Diversified tenant base across industries boosts portfolio resilience and lowers concentration risk

Stable, recurring income from rental revenue



[1] Blended for Guoco Tower and Guoco Midtown

GuocoLand

GUOCO TOWER: Transformed Tanjong Pagar

Integrating Grade A offices, premium retail and F&B spaces, prestigious residences, and a luxury business hotel in a vibrant mixed-use destination

GUOCO MIDTOWN: A Flagship Integrated Development

Transformation of Bugis–Beach Road district to continue with newly-opened overhead link bridge and underground pedestrian network connecting Bugis MRT and Marina Centre to Guoco Midtown

Widening our foothold with sustained investments in land sites with strong attributes and catchment in Singapore

FY 2022

Jul'21: Acquired 1st site in Lentor
Lentor Modern, a mixed-use development with 605 units and a retail mall

Jan'22: Acquired 2nd site in Lentor
Lentor Hills Residences with 598 units

FY 2023

Sep'22: Launched Lentor Modern

Apr'23: Acquired 3rd Lentor site
Lentor Mansion with 533 units

FY 2024

Jul'23: Launched Lentor Hills Residences

Sep'23: Acquired 4th Lentor site
Lentor Central Residences with 477 units

Mar'24: Launched Lentor Mansion

Apr'24: Acquired Upper Thomson (Parcel B) site
Springleaf Residence with 941 units

FY 2025

Aug'24: Acquired Margaret Drive site
Penrith with 462 units

Nov'24: Acquired Faber Walk site
Faber Residence with 399 units

Jan'25: Acquired Tengah Garden Avenue site
(~860 units)

Feb'25: Acquired River Valley Green (Parcel B) site
River Modern with 455 units

Mar'25: Launched Lentor Central Residences

FY 2026

Aug'25: Launched Springleaf Residence

Oct'25: Launched Faber Residence

Oct'25: Launched Penrith

Upcoming Launches
- River Modern
- Tengah Garden Avenue

SPRINGLEAF RESIDENCE:

First high-rise development in Springleaf with a biodiversity-sensitive design approach

GuocoLand sells 92% of units at Springleaf Residence, with an average price of $2,175 psf

By Cecilia Chow / EdgeProp Singapore | August 17, 2025 2:52 PM SGT

Crowd at preview of Springleaf Residence a fortnight ago

- 941-units across five 25-storey towers and a conserved four-storey building, which was part of the former Upper Thomson Secondary School
- Less than 2-min walk to Springleaf MRT station
- Launched in August 2025 with over 92% units sold over the launch weekend

Transforming neighbourhoods with new launches

Faber Residence
(Launched at 86%)

- Near established schools and key business hubs
- Walking distance to future Jurong Town Hall MRT on JRL
- Waterfront development next to the Pandan River

River Modern

- High-end waterfront development comprising two towers with some commercial shops on the first floor
- Directly connected to Great World MRT and Great World shopping mall

Penrith
(Launched at 97%)

- Walking distance to Queenstown MRT station
- Connected to the Alexandra Canal Linear Park and Alexandra-Queensway Park Connector

Tengah Garden Avenue

- Tengah's first private mixed-use development comprising residential towers with integrated retail amenities
- Connected to the future Hong Kah MRT on JRL

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