

BOUSTEAD REAL ESTATE DIVISION SUCCESSFULLY COMPLETES TRANSACTIONS FOR TRANSFORMATIONAL BOUSTEAD INDUSTRIAL FUND

Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in Boustead Projects Limited's circular to shareholders relating to the establishment of Boustead Industrial Fund dated 5 February 2021 including (i) the Proposed Transactions (comprising the Proposed Subscription and the Proposed Divestment) and (ii) the assignment of the BP-SF Transferred Loan to the Company pursuant to the Relevant Loan Transaction.

SINGAPORE, 4 MARCH 2021

Boustead Singapore Limited ("Boustead") – a progressive global infrastructure-related engineering and technology group – is pleased to announce that its Real Estate Division under 53%-owned SGX Mainboard-listed Boustead Projects Limited ("Boustead Projects") has successfully completed the Proposed Transactions (comprising the Proposed Initial Subscription and the Proposed Divestment) (the "Completion") in connection with the establishment of Boustead Industrial Fund ("BIF"), following unanimous shareholder approval that was received at Boustead Projects' recent extraordinary general meeting held on 25 February 2021 and the completion of conditions precedent contained in the agreements entered into in connection with the Proposed Transactions. BIF sets the stage for Boustead Projects to build upon a transformational business model and integrated platform uniting all parts of the business park and industrial real estate value chain – from value-added capabilities in real estate engineering & construction, development and asset management services to fund management services.

BIF is Boustead Projects' maiden scalable private business trust, which following the Completion, has acquired full or partial interests in 14 properties seeded by Boustead Projects and its joint venture partners. The total market valuation of these properties is S\$511.3 million and their envisaged total consideration is S\$519.9 million (assuming BIF had acquired 100% interest in all 14 properties).

At the same time, Boustead Projects, through its wholly-owned subsidiary, BP-Real Estate Investment Pte Ltd, now holds 25% of the Units and Notes in BIF, with the Company's wholly-owned subsidiary, Boustead Industrial Fund Management Pte Ltd holding the role of Fund Manager of BIF. The other initial investors also completed the necessary steps to subscribe for the Units and Notes in BIF, with AP SG 21 Pte Ltd and Metrobilt Construction Pte Ltd now holding 49% and 26% respectively of the Units and Notes in BIF.

The successful launch of BIF has unlocked value from Boustead Projects' leasehold portfolio, which will enable Boustead Projects to recycle capital towards strategic plans. With the Completion, Boustead Projects raised gross proceeds of S\$328.4 million which have been applied to the following activities:

- About S\$95.8 million spent to discharge Boustead Projects' bank loans and existing encumbrances on the properties transferred to BIF, essentially extinguishing almost all of the borrowings on the Company's balance sheet, which will have a similar effect of extinguishing almost all of the borrowings on the Boustead Group's balance sheet;
- About S\$72.7 million spent on the Proposed Subscription; and
- About S\$20.5 million allocated for other agreed costs including professional, legal, rectification and other potential top-ups, along with associated taxes.

Boustead Projects intends to apply the remaining balance of S\$139.4 million towards the pursuit of its growth strategies and the expansion of its businesses in Singapore and overseas, general corporate and working capital requirements, along with the potential declaration of a special dividend.

For the full details of BIF, please refer to Boustead Projects' circular to its shareholders dated 5 February 2021, Boustead Projects' announcement dated 9 February 2021 titled 'Frequently Asked

Company Announcement

Questions about Boustead Industrial Fund', Boustead Projects' announcement dated 24 February 2021 titled 'Boustead Projects Extraordinary General Meeting Advance Questions and Responses', Boustead Projects' disclosures in its management's presentation slides for Boustead Projects' EGM dated 25 February 2021 and Boustead Projects' announcement and media release on the Completion released today.

With the Completion, Boustead Projects' gain on disposal will have a positive material impact on the profitability, earnings per share and net tangible assets per share of the Boustead Group for the financial year ending 31 March 2021.

-- END OF COMPANY ANNOUNCEMENT --

About Boustead Singapore Limited

Established in 1828, Boustead Singapore Limited (SGX:F9D) is a progressive global Infrastructure-Related Engineering and Technology Group listed on the SGX Mainboard.

Focusing on the niche engineering and development of key infrastructure to support sustainable shared socio-economic growth in global markets, our strong suite of engineering services under our Energy Engineering Division and Real Estate Division centres on energy infrastructure and smart eco-sustainable business park and industrial developments.

In addition, we provide technology-driven transformative solutions to improve quality of life for all walks of life. Our Geospatial Division provides professional services and exclusively distributes Esri ArcGIS technology – the world's leading geographic information system, smart mapping and location analytics platform – to major markets in the Asia Pacific including Australia, Singapore, Malaysia and Indonesia. The software creates digital infrastructure solutions that enable smart nations, smart cities and smart communities to solve the world's most complex problems through effective and sustainable improvement of human wellbeing and ecosystems, and planning and management of key infrastructure and resources. Our Healthcare Division provides innovative medical solutions that address niche age-related chronic diseases and mobility issues, with a focus on rehabilitative care and sports science in the Asia Pacific.

With a vast global network stretching across Asia, Australia, Europe, Africa and the Americas, we are ready to serve the world. To date, we have undertaken projects in 89 countries and territories globally.

In 2008 and 2009, we were recognised in the prestigious Forbes Asia 200 Best Under A Billion as one of the Asia Pacific's 200 best public-listed corporations under US\$1 billion in revenue. In 2017, we were ranked by FinanceAsia as Singapore's Best Small-Cap in the annual Asia's Best Companies Poll. In 2019, we were awarded the Most Transparent Company in the Industrials Category and Sustainability Award (Runner-Up) in the Mid Cap Category by the Securities Investors Association (Singapore). In 2020, we were ranked among Singapore's Best Employers, at 38th overall and 2nd under our respective category of Business Services & Supplies (including Real Estate) in an evaluation encompassing 1,800 large corporations. We are also listed on the MSCI World Micro Cap Index, FTSE Global Small Cap Index, FTSE Developed Small Cap Index and FTSE ST Industrials Index.

Visit us at www.boustead.sg.

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