MYP LTD.

(Incorporated in the Republic of Singapore)
(Company Registration No. 200509721C)

RESPONSE TO QUESTIONS RAISED BY SECURITIES INVESTORS ASSOCIATION (SINGAPORE) (“SIAS”) ON ANNOUNCEMENT OF ANNUAL REPORT FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026

The Board of Directors (the “**Board**”) of MYP Ltd. (the “**Company**”) together with its subsidiaries (the “**Group**”) refers to the queries raised by Securities Investors Association (Singapore) on 21 July 2026, and set out below its responses to the questions:

<u>Question 1</u>

In the annual report, the chairman emphasized that the group prioritised discipline over opportunism and remained focused on preserving the strength of its balance sheet, maintaining strong occupancy and managing its assets with the long-term shareholder value in mind. Looking ahead to FY2027, the group's stated priorities remain preserving liquidity, maintaining financial resilience, sustaining strong occupancy and enhancing the long-term value of its property portfolio.

For FY2026, the group reported a profit of $4.29 million, of which $2.54 million arose from the revaluation of investment properties[1].

DESCRIPTIONS OF PROPERTIES

AS AT 31 MARCH 2026

Property	Location	Tenure	Nature of property	Held for	Fair value $'000
MYP Centre	9 Battery Road Singapore 049910	999 years leasehold commencing from 20 April 1826	Commercial	Investment	553,000
A unit of Sky@Eleven	09 Thomson Lane Singapore 297726	Freehold	Residential	Investment	5,080
A unit of Sky@Eleven	11 Thomson Lane Singapore 297727	Freehold	Residential	Investment	4,660
					562,740

(Source: company annual report)

(i) **Could the board elaborate on its long-term growth strategy? Specifically, under what circumstances would the group pursue acquisitions, and how does the board assess whether preserving liquidity creates greater long-term shareholder value than deploying capital into new investments?**

(ii) How does the board assess the current investment environment relative to previous market cycles? What specific market conditions, valuation thresholds or strategic criteria would need to be satisfied before the group commits capital to a new acquisition?

The annual report states that the two residential units contribute to portfolio diversification.

(iii) Could the board quantify the diversification benefit they provide? Given that MYP Centre accounts for approximately 98.3% of portfolio value, how does the board conclude that the group's portfolio concentration risk has been meaningfully reduced?

[1] Following the disposal of ABI Plaza in 2020 and the sale of the 999-year leasehold unit at St Regis Residences in 2024, the portfolio now comprises MYP Centre and two residential units at Sky@Eleven. Based on the latest valuation, MYP Centre represents approximately 98.3% of the group's property portfolio. MYP Centre remains below its 2016 acquisition price of $560 million.

<u>Company's Response</u>:

(i) The Group's investment philosophy is underpinned by a long-term perspective. As an investment holding company, our principal objective is to generate sustainable rental income while achieving capital appreciation from our real estate assets over time. Unlike financial investments that may experience rapid price movements, the value of quality commercial properties is typically realised over an extended period through prudent asset management, stable occupancy, enhancement initiatives and favourable market cycles.

The Board will consider acquisition opportunities where they are aligned with the Group's long-term investment strategy and are expected to enhance shareholder value. Any potential acquisition would be evaluated based on factors including the quality and location of the asset, expected rental yield, long-term capital appreciation potential, financial returns, prevailing market conditions, financing requirements and the Group's risk appetite. The Board remains disciplined in its investment approach and will only proceed with acquisitions where it is satisfied that the transaction is commercially sound and financially prudent.

In determining the appropriate balance between deploying capital and preserving liquidity, the Board adopts a disciplined capital allocation framework. Maintaining adequate liquidity enables the Group to meet its financial obligations, fund asset enhancement initiatives, respond to unforeseen circumstances and capitalise on suitable investment opportunities when they arise. The Board believes that preserving financial flexibility can create greater long-term shareholder value where suitable investments are unavailable or do not meet the Group's required risk-adjusted return thresholds.

Accordingly, the Board remains focused on a disciplined capital allocation, proactive asset management and prudent financial stewardship. Our objective is to generate stable recurring rental income while positioning the Group to benefit from future appreciation in the value of its investment properties.

(ii) The Board continues to monitor the real estate investment market closely and regularly evaluates potential acquisition opportunities in light of prevailing economic conditions, financing costs and market valuations. While opportunities arise, the Group remains disciplined and will not pursue acquisitions solely to expand its portfolio.

Any potential acquisition needs to be consistent with the Group's long-term investment strategy and be expected to enhance shareholder value, and will be evaluated against a set of investment criteria including the quality and location of the asset, acquisition valuation, expected rental yield and cash flow, long-term capital appreciation potential, tenant profile and occupancy, financing requirements, and the impact on the Group's financial position, including gearing and liquidity.

The Board also considers broader macroeconomic factors, including interest rate trends, inflation, economic conditions and the outlook for the property sector. Capital will only be deployed where the Board is satisfied that an acquisition is strategically aligned, commercially sound and financially prudent. Until such opportunities arise, the Group remains focused on optimising the performance and long-term value of its existing property portfolio.

(iii) The Group's investment property portfolio remains substantially concentrated in MYP Centre, which accounts for approximately 98.3% of the Group's portfolio value. Accordingly, the Group continues to be exposed to concentration risk associated with a single principal asset.

Given the Group's two residential investment properties collectively account for only approximately 1.7% of the portfolio value, the Board does not consider that they have materially reduced the Group's portfolio concentration risk. They provide only a modest degree of diversification through additional source of recurring rental income.

The Board therefore focuses on mitigating, rather than eliminating, concentration risk through proactive asset management including maintaining high occupancy, retaining quality tenants, diversifying the tenant base, managing lease expiries, undertaking preventive maintenance and selective asset enhancement initiatives, and maintaining prudent financial management.

The Board will continue to evaluate opportunities to diversify the Group's investment portfolio where they are consistent with the Group’s long-term investment strategy.

Question 2

During FY2026, the group extended its $325.0 million bank loan for a further five years and secured an additional $64.0 million five-year loan for working capital purposes.

(i) **Could management clarify the repayment profile of the $325.0 million and $64.0 million facilities? Specifically, are these non-amortising bullet loans?**

The 2024 annual report disclosed an effective interest rate of 5.34% for the year. This level of disclosure has since been removed in the 2025 and 2026 annual reports.

(ii) **Could management disclose the current all-in effective interest rate on the group's borrowings, including transaction costs? Would the board consider reinstating this disclosure to enhance transparency for shareholders?**

14 Cash and bank balances

	Group		Company	
	2026	2025	**2026**	2025
	$'000	$'000	**$'000**	$'000
Fixed deposits	**18,614**	79,690	**-**	-
Cash at bank and on hand	**115,489**	10,784	**148**	283
Cash and bank balances	**134,103**	90,474	**148**	283
Debt service reserve	**(6,615)**	(8,090)		
Cash and cash equivalents in the statement of cash flows	**127,488**	82,384		

Fixed deposits are placed with banks and financial institution and bear interest ranging from 0.125% to 5.0% (2025 - 0.8% to 5.0%) per annum.

Debt service reserve represents bank balances maintained for the purpose of a bank loan obtained by a subsidiary.

As at 31 March 2026 and 2025, cash and bank balances included fixed deposit and current accounts held with a bank amounted to $73,458,000 (2025 - $79,471,000), which are deemed as a related party as disclosed in Note 20 to the financial statements.

(Source: company annual report; emphasis added)

(iii) Could management explain the group's treasury and liquidity management strategy? Specifically, what was the rationale for raising an additional $64.0 million in borrowings while maintaining cash balances of $127.5 million?

(iv) The annual report also indicates that approximately $73.0 million of the group's cash balances were placed with a related-party bank. **Could management confirm the currency denomination and jurisdiction in which these deposits are held? What is the rationale for maintaining a significant proportion of the group's cash balances with a related-party bank? How did the audit committee and the board satisfy themselves that this arrangement was in the best interests of the company, having regard to counterparty risk, concentration risk, interest rates and arm's length commercial terms?**

20 Related party transactions

For the purposes of these financial statements, parties are considered to be related to the Group in accordance with the Group's accounting policy as set out in Note 3(p) *Related parties* to the financial statements.

During the year, the Group has maintained fixed deposit accounts and current accounts with a bank (the "Bank"), which is deemed as a related party as the major shareholder of the Bank is a close family member of the controlling shareholder of the Group.

Other than as disclosed elsewhere in the financial statements, the following related party transaction took place between the Group and related parties during the financial year on terms agreed by the parties concerned:

Group	**2026** **$'000**	2025 $'000
Placement of deposit with the Bank	**11,998**	71,599
Current account with the Bank	**61,460**	7,872
Interest income earned from fixed deposit with the Bank	**2,853**	2,608

(Source: company annual report)

<u>Company's Response:</u>

(i) The refinancing has extended the Group's debt maturity profile and provides funding certainty over the next five years, while preserving financial flexibility to support the Group's operations and capital management objectives.

(ii) The Group's all-in effective interest rate on its borrowings for FY2026, including the amortisation of transaction costs, was 3.40% per annum.

The Group continually monitors its financing costs and manages its borrowings to ensure that they remain appropriate and competitive, taking into account prevailing market conditions and its financing requirements.

While disclosure of the all-in effective interest rate is a voluntary and not required under SFRS(I), the Board appreciates SIAS's suggestion and will consider including this information in future Annual Reports.

(iii) The additional S$64.0 million five-year loan facility was obtained to support the Group's working capital requirements and to enhance its liquidity and financial flexibility. The Group seeks to maintain adequate liquidity to meet its operational needs, debt servicing obligations, capital expenditure requirements while retaining flexibility to respond to investment opportunities and changing market conditions.

Although the Group held cash and cash equivalents of S$127.5 million as at the financial year end, the Board considers it prudent to maintain adequate cash reserves to support the ongoing operations, meet financial obligations and provides a buffer against unforeseen circumstances.

The Board regularly reviews the Group's funding and liquidity position to ensure that its financing structure remains appropriate and aligned with the Group's long-term objectives.

(iv) The Singapore dollars (SGD) deposits placed with a related-party bank in Indonesia form part of the Group's treasury management strategy to optimise returns on surplus cash while maintaining adequate liquidity.

The related-party bank offered more competitive interest rates for SGD deposits than those available from banks in Singapore at the time the deposits were placed. Accordingly, management considered the deposit placements to be commercially advantageous to the Group.

In determining where to place the Group's surplus cash, management considers a range of factors, including counterparty risk, prevailing market interest rates, liquidity requirements and deposit tenures.

The Audit Committee and the Board oversee the Group's treasury management practices and are satisfied that the deposits were placed on normal commercial terms and in the best interests of the Company.

Question 3

According to SGX StockFacts, the company trades at a price-to-book of approximately 0.3 times.

MYP (F86)

Industry: Real Estate, Real Estate Services

▼ **0.056**

-0.003 (5.085%)

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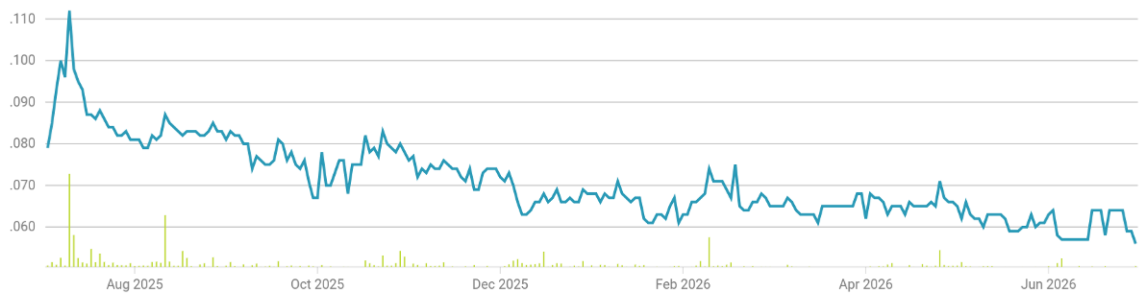

Overview **Valuation** Financials Dividends Ownership

Price/Book Value	0.317	Enterprise Value	SGD 340.45M	Price/Sales	4.742
Price/CF	6.887	Dividend Yield (%)	-	P/E Ratio	20.74
Dividend Yield 5-yr avg (%)	-	Net Debt	SGD 251.27M	5 Years PE Ratio	9.45

(Source: https://investors.sgx.com/market/securities?code=F86&type=stocks&lang=en)

(i) What has been the total shareholder return over the past 5 years, 10 years and since 27 July 2012?

Stock exchanges and regulators worldwide, including Tokyo Stock Exchange (TSE) and Korea's Financial Services Commission (FSC), have been pushing for improved corporate valuations. The Review Group formed by the Monetary Authority of Singapore (MAS) has introduced measures to strengthen the equity market, focusing on improving liquidity and fair valuation for listed companies.

(ii) What deliberations did the board have on declaring a dividend to provide shareholders with regular returns while balancing the group's growth and capital needs?

(iii) In addition, how does the board, particularly the independent directors, intend to address the persistent valuation gap? Have capital management options such as share buybacks, special dividends or a broader strategic review been formally evaluated, and what are the timelines for implementation?

Company's Response:

(i) The shareholder return is as follows:

Investment Period	Beginning Share Price	Ending Share Price	Dividends Received	Total Shareholder Return
Past 5 years (2022–2026)	$0.066	$0.063	$0.000	-5%
Past 10 years (2017–2026)	$0.181	$0.063	$0.000	-65%
Since 1 Aug 2012	$0.245	$0.063	$0.036	-60%

(ii) The Company does not have a formal dividend policy. The declaration of dividends is considered by the Board annually, having regard to the Group's earnings, financial position, results of operations, cash flows, capital expenditure requirements, working capital needs, investment opportunities and other relevant factors.

For FY2026, after careful consideration, the Board concluded that retaining capital to maintain a strong balance sheet and preserve financial flexibility would better support the Group's long-term growth. Accordingly, no dividend was declared for FY2026.

The Board will continue to review the appropriateness of dividend payments each year, taking into account the Group's financial performance, capital requirements and long-term interests of the Company and its shareholders.

(iii) The Board, including the independent directors, regularly reviews the Group's capital management strategy and market valuation. The Board recognises that the Company's shares have traded at a discount to its net asset value.

The market price of the Company's shares is determined by market participants and reflects a range of factors, including investors' expectations of the Group's future earnings, cash flows, dividend prospects, liquidity and prevailing market conditions. The Group's net asset value, on the other hand, reflects the fair value of its investment properties as determined by independent professional valuers in accordance with the applicable accounting standards.

Accordingly, the discount to net asset value cannot be viewed in isolation or addressed through any single measure.

The Board regularly reviews the Group's capital allocation and strategic priorities, taking into account the Group's financial position, business strategy and long-term interests of shareholders. Currently, the Board believes that maintaining a strong balance sheet and preserving financial flexibility remain appropriate to support the Group's long-term strategy.

Accordingly, no specific timetable for implementing share buybacks and special dividends has been established. The Board will continue to review these options and will make the appropriate announcements if any such initiative is adopted.

By Order of the Board

MYP LTD.

Jonathan Tahir
Executive Chairman and Chief Executive Officer
28 July 2026