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Press Release – For Immediate Release

Lincotrade's Maiden Property Project in Kuala Lumpur, The Shang Residence, Secures APDL Approval and Paves the Way for Sales Launch Amid Strong Buyer Interest

- ***The 449-unit freehold residential development in Kuchai Lama has received indicative bookings for 321 units, reflecting strong interest ahead of its official sales launch.***

- ***The Shang Residence is positioned to cater to homebuyers seeking modern, resort-inspired living with communal spaces in an established residential township with convenient access to amenities and key commercial hubs.***

SINGAPORE, 18 November 2026 – Lincotrade & Associates Holdings Limited, **("Lincotrade" or the "Company" or "立鎧企業" and together with its subsidiaries, the "Group")**, a specialist in interior fitting-out services, is pleased to announce that its associate, Linc Venture Land Sdn. Bhd. ("**Linc Venture**"), in Malaysia has recently obtained the Advertising Permit and Developer's Licence ("**APDL**") from the relevant Malaysian authorities for The Shang Residence ("**The Shang Residence**"), its maiden property project located in Kuchai Lama, Kuala Lumpur, Malaysia. The APDL was granted subject to certain conditions, including the opening of a Housing Development Account and the payment of the requisite deposit, amongst others.

Following its soft launch on 28 February 2026, The Shang Residence has continued to attract encouraging interest from prospective homebuyers.

The receipt of the APDL marks an important milestone for Linc Venture, enabling it to proceed with the marketing and sale of residential units of The Shang Residence in accordance with applicable regulatory requirements in Malaysia.

The Shang Residence has received indicative bookings for 321 units as at 16 November 2026.

The official sales launch of The Shang Residence is expected to take place in early December, and Linc Venture will continue to focus on advancing its marketing initiatives and project development activities in accordance with the approved development schedule, which is expected to be completed by 2029.

Commenting on the securing of APDL for The Shang Residence, Executive Director and CEO of Lincotrade, Mr. Jackie Soh Loong Chow (苏隆昭先生) said: ***"Securing the APDL represents a significant step forward in the sales and marketing process for The Shang Residence.***

We can now convert the strong interest into sales, which reflects the appeal of the project's freehold tenure and thoughtfully designed living space in a well-connected neighbourhood."

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Managing Director of Linc Venture, Mr. Alan Tee Kai Loon (郑凯伦先生) said: ***"With the APDL now secured, we look forward to progressing to the next phase of The Shang Residence's marketing initiative and introducing the project to a wider pool of prospective homebuyers.***

Our focus remains on delivering a residential development that combines functional layouts, resort-inspired amenities and an elevated living experience for multi-generational families.

These attributes position it well to meet the aspirations of discerning homebuyers seeking quality living, everyday convenience and lasting value. We look forward to sustaining sales momentum and achieving a successful sell-out of the development."

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About Lincotrade & Associates Holdings Limited
(Bloomberg Code: LINASC:SP / SGX Code: BFT.SI)

Established in 1991 and based in Singapore, Lincotrade has over 30 years of experience in the interior fitting-out industry and have established a proven business track record since its inception. Since 2006, Lincotrade has had its own in-house processing facility to process, assemble and manufacture Carpentry Products to support and complement its interior fitting-out services.

Lincotrade is engaged in the provision of interior fitting-out services, additions and alterations ("**A&A**") works and other building construction services primarily for the following three segments:

(a) commercial premises, such as offices, hotels, shopping malls and food and beverage establishments;
(b) residential premises such as condominium developments; and
(c) showflats and sales galleries.

Lincotrade's interior fitting-out projects encompass space planning and lay-out, interior construction and finishing works on floorings, ceilings, partitions, doors, fixtures and fittings, mechanical, electrical and plumbing works such as air-conditioning installation, water and sewage fit-outs, lighting, power and other works. Lincotrade also provide A&A works include minor alterations, extension, conversion and upgrading of buildings as well as minor repair and improvement works. In addition, Lincotrade provides building construction services which mainly consist of the construction of showflats and sales galleries.

During FY2025, Lincotrade also ventured into property development business via Linc Venture in Malaysia.

As part of its sustainability strategy, the Group has an established environmental management system to enhance its environmental performance and reduce its impact on the environment.

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In addition to its commitment in the reduction of on-site energy consumption and construction waste, the Group has been using environmentally friendly materials, such as laminate and veneer made from reconstructed or recycled material, in its projects to reduce lumbering of forests. The Group was awarded the Singapore Green Label by the Singapore Environmental Council for its wooden panel doors which are made from renewable and sustainable materials.

For more information, please visit their website at http://www.lincotrade.com.sg

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*This announcement has been reviewed by the Company's sponsor, SAC Capital Private Limited (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

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