
NEWS RELEASE**UOL's FY25 OPERATING PATMI
UP 49% TO \$468.7 MILLION**

- *Increase due to strong performance from property development and property investments*
- *Group revenue up 16% to \$3.23 billion due to higher contributions across most segments*
- *Board proposes special dividend of \$0.07 per share in addition to first and final dividend of \$0.18 per share*

Singapore, 26 February 2026 – UOL Group Limited (UOL) today reported a 49% increase in attributable profit before fair value and other gains (operating PATMI) to \$468.7 million for the financial year ended 31 December 2025 (FY25). The increase was due to the strong performance from property development and property investments.

On the back of the strong operating PATMI, the Board has proposed a special dividend of \$0.07 per share on top of a first and final dividend of \$0.18 per share for the financial year ended 31 December 2025, bringing the total dividend to \$0.25 per share.

Net attributable profit (PATMI) increased 34% to \$481.7 million as compared with FY24. The increase was due to strong performance across most segments.

Group pre-tax profit before fair value and other gains rose 33% to \$708.0 million compared with FY24, due mainly to higher operating profits from all segments and share of profits from development joint ventures, and lower net finance expenses.

Group revenue increased 16% to \$3.23 billion compared with FY24, due to higher revenue across most segments.

Revenue from property development increased 26% to \$1.51 billion due mainly to higher progressive revenue recognition from Pinetree Hill, Watten House and MEYER BLUE, and new revenue recognition from UPPERHOUSE at Orchard Boulevard in Singapore. This was partly offset by lower contributions from Clavon, The Watergardens at Canberra and AMO Residence in Singapore which obtained their Temporary Occupation Permits in April 2024, December 2024 and October 2025 respectively.

Revenue from property investments was up 13% to \$629.3 million compared with FY24 due mainly to revenue from the newly acquired interest in 388 George Street, Sydney in January 2025, better performance by Singapore Land Tower, which had substantially completed its asset enhancement initiative (AEI) by December 2024, and full year revenue from Odeon 333 in Singapore, which commenced operations in July 2024.

UOL Group Chief Executive Liam Wee Sin said: “2026 is expected to be uncertain amidst profound global change. At the same time, the operating environment has become more complex and challenging.

“In 2025, we delivered a very strong set of results. The Singapore residential sector remained healthy, reflected in our robust sales and this adds to our income visibility for the next two years. The acquisitions of Thomson View, Dorset Road and Hougang Central sites give us a quality pipeline of replenishment sites.

“Our recurring income portfolio has benefitted from Singapore’s safe haven status. We have been enhancing our recurring income through AEIs of our commercial properties and refurbishment of our hotels. The redevelopment of Clifford Centre and the planning approval processes of Marina Square’s Strategic Development Incentive are on track.

“We will continue to sharpen our total portfolio management strategy. The divestments of PARKROYAL Yangon, PARKROYAL Saigon and KINEX will give us opportunities to redeploy capital into value-enhancing investments.”

Share of profit from associated and joint venture companies rose to \$33.2 million, compared with share of loss of \$4.4 million in FY24 due mainly to profit recognition from PARKTOWN Residence and Skye at Holland in Singapore, which were launched in February and October 2025 respectively, and stronger performance by Mandarin Oriental in Singapore after completing renovations in September 2023.

Marketing expenses for the Group rose 20% to \$151.5 million compared with FY24, due mainly to higher selling expenses for residential projects, which is in line with higher property development revenue. Administrative expenses rose 10% to \$179.5 million compared with FY24 due mainly to higher payroll and related expenses, credit card commission and information technology-related expenses.

Finance expenses fell 14% to \$175.9 million due to lower borrowings and interest rates. Consequently, the effective weighted average interest rate on Group external borrowings was 3.29 per cent in FY25 against 3.73 per cent the year before.

UOL expects demand for private residential properties in Singapore to remain stable, supported by low unemployment, strong household balance sheets and a lower interest rate environment. Sales momentum is expected to be healthy and price growth is likely to moderate. The office market is expected to remain resilient, supported by tight supply, especially in the Central Business District. Steady rental growth is anticipated, underpinned by Singapore's position as a safe haven amid heightened global uncertainties. Likewise, the retail sector is expected to be stable as limited supply will support occupancy, with rents likely to see modest growth amid ongoing manpower constraints and elevated operating costs.

The Group expects Singapore's hospitality sector to see modest growth, supported by tourism demand due to Singapore's position as a safe and premium destination. The operating environment remains challenging amid global uncertainties, manpower constraints and evolving travel preferences.

As at 31 December 2025, the Group's shareholders' funds increased to \$11.78 billion from \$11.53 billion as at 31 December 2024, driven by profit for the year. This was partly offset by dividend payments to shareholders and lower fair value and hedging reserves. Consequently, the net tangible asset per ordinary share increased to \$13.88 from \$13.61 as at 31 December 2024.

The Group's net gearing ratio decreased to 0.20 from 0.23 as at 31 December 2024, reflecting lower borrowings from repayments of bank loans and higher total equity from profits for the year.

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About UOL Group Limited

UOL Group Limited (UOL) is a leading Singapore-listed property and hospitality group with total assets of about \$22 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe, North America and Africa. With a track record of over 60 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely “Pan Pacific”, PARKROYAL COLLECTION and PARKROYAL. The Company’s Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

UOL has won numerous accolades including Distinguished Patron of the Arts Award by National Arts Council, Champions of Good by National Volunteer & Philanthropy Centre, Sustainability Impact Awards by The Business Times and UOB, Community Chest Awards, the Building and Construction Authority Quality Excellence Award, Council on Tall Buildings and Urban Habitat Awards, and FIABCI Prix d’Excellence Award.

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