



ISOTeAM LTD.

(Company registration number: 201230294M)
(Incorporated in the Republic of Singapore on 12 December 2012)

ENTRY INTO A COLLABORATION AGREEMENT WITH DESIGN@LOFT ARCHITECTS

The Board of Directors of ISOTeAM Ltd. (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to announce that a wholly-owned subsidiary of the Group, Zara @ ISOTeAM Pte. Ltd. (“**Zara ISOTeAM**”), had on 14 August 2025 entered into a collaboration agreement (the “**Collaboration Agreement**”) with design@LOFT architects (“**dLOFT**”) for dLOFT to refer projects requiring upgrading or renovation works to Zara ISOTeAM (the “**Collaboration**”).

Information on Design Loft

dLOFT is a company incorporated in Singapore and was set up with the intended purpose of providing architectural and consultancy services focusing on factory converted dormitories (“**FCDs**”). The founder of dLOFT had been introduced to the Company in his capacity as an architect in 2017 through a Home Improvement Programme, a programme developed by the Housing and Development Board, and has maintained a strong working relationship with the Company since then.

dLOFT is a business associate of the Group and is not otherwise related to the Group, the Directors, controlling shareholders and substantial shareholders of the Company, and their respective associates.

Rationale for the Collaboration

Following the COVID-19 pandemic, the Group has observed that the cost of building and operating workers’ dormitories in Singapore appears to have risen significantly¹ due to increased regulations and labour shortages. At the same time, there has been an increased demand in workers’ dormitories due to the increase in activity in the construction industry². Based on market research, the Group notes that there has been an increased interest in the use of FCDs³, which often requires navigating a complex regulatory landscape across multiple government authorities. In its discussions with dLOFT, it had come to the attention of the Group that the Collaboration would provide the opportunity for the Group to provide upgrading, renovation or such related works for the purposes of FCDs, tapping on the customer base of dLOFT as dLOFT focuses more on providing support on architectural design and regulatory submissions, particularly for FCDs, but do not possess the requisite expertise in construction works.

The Board is of the view that the Collaboration will allow the Group to capitalise on business opportunities arising from the provision, together with dLOFT, of a one-stop service solution encompassing consultancy, regulatory submission, renovation and conservation works for the FCDs.

The Collaboration

It is intended for dLOFT to exclusively refer its projects in relation to FCDs requiring upgrading, renovation or such related works to Zara ISOTeAM, based on its provided scope of services.

¹ <https://www.channelnewsasia.com/singapore/construction-foreign-workers-dormitories-rental-soar-alternative-housing-ctq-3788066>

² <https://www1.bca.gov.sg/about-us/news-and-publications/media-releases/2025/01/23/construction-demand-to-remain-strong-for-2025>

³ <https://www.straitstimes.com/singapore/politics/6-foreign-worker-dorms-with-total-capacity-of-45000-beds-to-be-built-in-the-next-few-years>

The Collaboration is intended to be for an initial term of one (1) year, following which the Collaboration Agreement will automatically renew on an annual basis unless otherwise terminated by the parties.

Financial Impact

The Collaboration is not expected to have a material impact on the earnings per share and net tangible assets per share of the Group for the financial year ending 30 June 2026.

Interests of Directors and Substantial Shareholders

None of the Directors or controlling shareholders of the Company and their respective associates has any direct or indirect interest in the Collaboration, other than through their respective shareholdings (if any) in the Company.

Further Announcement(s)

The Company will make such further announcement(s) to keep shareholders informed, as and when there are material updates or development in connection with the Collaboration and its implementation.

BY ORDER OF THE BOARD
ISOTEAM LTD.

Anthony Koh Thong Huat
Executive Director and Chief Executive Officer
15 August 2025

This announcement has been prepared by the Company and its contents have been reviewed by the Company's Sponsor, Hong Leong Finance Limited. It has not been examined or approved by the Exchange and the Exchange 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.

The contact person for the Sponsor is Mr Kaeson Chui, Vice President, at 16 Raffles Quay, #01-05 Hong Leong Building, Singapore 048581, Telephone (65) 6415 9886.