AEDGE GROUP LIMITED

(Company Registration Number 201933214E)
(Incorporated in the Republic of Singapore)

PROPOSED ACQUISITION OF PROPERTY LOCATED AT 219 KALLANG BAHRU CHUTEX BUILDING, SINGAPORE 339348

1 INTRODUCTION

The board of directors ("**Board**" or "**Directors**") of Aedge Group Limited ("**Company**", together with its subsidiaries, the "**Group**") wish to announce that the Company's 51%-owned subsidiary, HPF Holdings Pte Ltd ("**Purchaser**"), had on 2 September 2025 been granted by Chutex Holdings Pte Ltd ("**Vendor**"), an unrelated third party, an Option to Purchase ("**Option**") in respect of the balance of the lease from Jurong Town Corporation ("**JTC**") for Lot No. 1253W of Town Subdivision 17 together with the buildings and structures erected thereon known as No. 219 Kallang Bahru Singapore 339348 ("**Property**") ("**Proposed Acquisition**").

2 INFORMATION RELATING TO THE PROPERTY AND THE VENDOR

The Property is a leasehold property granted by JTC with a 60 years lease term commencing from 20 February 1984. It has a land area of 2,652.1 square metres and a built up of 6,617.9 square metres. The Property is currently partly occupied by the Vendor for their own use, and partly leased out.

The Vendor is a company incorporated in Singapore and is in the business of real estate development. The Vendor is not related to the Company, the Directors and controlling shareholders of the Company, and their respective associates.

3 RATIONALE

The Proposed Acquisition aligns with the Group's long-term growth strategy to diversify its sources of revenue and enhance sustainable shareholder value. The Group intends to utilize the Property mainly for its own use with the additional remaining space being tenanted out. At an appropriate opportunity in the future, the Group will then explore asset enhancement initiatives to re-purpose the building to suit the Group's future needs. The Company believes that the Proposed Acquisition presents value and long-term strategic opportunities.

The Proposed Acquisition is a transaction carried out in the Company's ordinary course of business of property investment and the Board is of the view that the Proposed Acquisition will not materially change the risk profile of the Group.

4 SALIENT TERMS OF THE OPTION

4.1 Consideration

Pursuant to the terms and conditions of the Option, the consideration for the Property is S$13,988,000.00 ("**Consideration**") which shall be satisfied by the Purchaser in the following manner:

(a) The amount of S$139,880.00, being 1% of the Consideration, ("**Option Money**") has been paid to the Vendor or as directed by the Vendor upon issuance of the Option;

(b) The amount of S$559,520.00, being 4% of the Consideration, (which together with the Option Money shall constitute the "**Deposit**") shall be payable to the Vendor's Solicitors and held as stakeholding monies pending Completion (as defined in Paragraph 4.3) upon exercise of the Option; and

(c) The balance purchase price of S$13,288,600.00 shall be payable to the Vendor on Completion (as defined in Paragraph 4.3).

The Consideration was arrived at pursuant to arm's length negotiations, on a willing-buyer, willing-seller basis, with due consideration given to the valuation of S$14,000,000 as at 29 August 2025 based on a valuation report done by GB Global Pte Ltd. The report is commissioned by the Purchaser.

4.2 Exercise of Option

The Option may be exercised by the Purchaser by 4.00 pm on 22 September 2025. If the Option is not exercised by the Purchaser in accordance with the terms of the Option, it shall become null and void and it will of no further effect whatsoever, and the Vendor shall forfeit the Option Money absolutely and thereafter neither party shall have any claim against the other whatsoever.

4.3 Completion

Completion of the sale and purchase of the Property ("**Completion**") is subject to JTC's approval to the sale of the Property, and to the potential change of use as required by the Purchaser (the "**Approvals**"). Completion is expected to take place on 1 June 2026.

The Property is sold subject to the existing tenancies at the Property which are subsisting as at Completion.

Save as disclosed above, there are no other material conditions attached to the Option.

5. FUNDING OF THE PROPOSED ACQUISITION

The Proposed Acquisition will be funded through a combination of internal resources and bank borrowings.

6. FINANCIAL EFFECTS OF THE PROPOSED ACQUISITION

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

7. INTEREST OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or controlling shareholders has any interest, direct or indirect, in the Proposed Acquisition, other than through their respective shareholdings in the Company.

8. FURTHER ANNOUNCEMENTS

The Company will make further announcements in relation to the Proposed Acquisition as and when there are material developments.

By Order of the Board

Poh Soon Keng
Executive Chairman and CEO
2 September 2025

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*This announcement has been reviewed by UOB Kay Hian Private Limited (the "**Sponsor**").*

*This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**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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