AEDGE GROUP LIMITED

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

PROPOSED ACQUISITION OF PROPERTY LOCATED AT 2 WESTERHOUT ROAD, SINGAPORE 397643

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1 INTRODUCTION

The board of directors (the "**Board**" or the "**Directors**") of Aedge Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") wishes to announce that the Company's wholly-owned subsidiary, IPF Investments Pte. Ltd. (the "**Purchaser**"), had on 20 July 2026 exercised the option to purchase ("**Option**") the property located at 2 Westerhout Road, Singapore 397643 (the "**Property**") granted by Wee Leong Realty Pte. Ltd. (the "**Vendor**"), an unrelated third party (the "**Proposed Acquisition**").

2 INFORMATION RELATING TO THE PROPERTY AND THE VENDOR

The Property is a freehold property (held as an estate in fee simple) with a land area of approximately 297.4 square metres, comprised in Mukim 25 Lot No. 3324V and held under Certificate of Title Volume 157 Folio 60.

The Property is a rare freehold commercial corner-terrace property in District 14, within the Geylang / Eunos precinct. As a freehold asset, it is not subject to lease decay, which supports its long-term capital value, and its commercial zoning attracts no additional buyer's stamp duty or seller's stamp duty.

The precinct is undergoing structural transformation, including the rezoning of the Geylang corridor for commercial use and its proximity to the Paya Lebar commercial hub, while the Property's corner-plot configuration offers redevelopment and asset-enhancement potential, including a potential change of use subject to the relevant approvals.

The Vendor is a company incorporated in Singapore. 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 growth strategy to diversify its revenue and enhance shareholder value. The Property is presently tenanted, providing the Group with recurring rental income from Completion, and the Board is of the view that the Consideration represents an attractive entry point relative to recent comparable freehold transactions in District 14.

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$7,500,000.00 (excluding goods and services tax) (the "**Consideration**"), which shall be satisfied by the Purchaser in the following manner:

(a) the amount of S$75,000.00, being 1% of the Consideration (the "**Option Money**"), has been paid to the Vendor or as directed by the Vendor upon the grant of the Option;

(b) the amount of S$300,000.00, being 4% of the Consideration (which together with the Option Money shall constitute the "**Deposit**"), has been paid to the Vendor's solicitors and is held as stakeholding monies pending Completion upon the exercise of the Option; and

(c) the balance purchase price of S$7,125,000.00 shall be payable to the Vendor on Completion.

The Consideration was arrived at on a willing-buyer, willing-seller basis, taking into consideration, inter alia, the current market valuation of the Property and the rationale for the Proposed Acquisition as described in Paragraph 3 above.

The market value of the Property was S$7,500,000 as at 10 July 2026, based on the independent valuation report prepared by Savills Valuation and Professional Services (S) Pte Ltd and commissioned by the Company. The valuation was determined using the direct comparison method and the income capitalisation method.

4.2 Completion

Completion of the Proposed Acquisition (the "**Completion**") is expected to take place on or before 13 October 2026, being the date falling twelve (12) weeks from the Option Exercise Date, at the office of the Vendor's solicitors (or such other place as the Vendor may specify).

The Property is sold subject to the existing tenancy at the Property which is subsisting as at Completion. As at the date of this announcement, the Property is tenanted at a monthly rental of S$20,000, with the existing tenancy having an unexpired term of approximately twelve (12) months.

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

With the existing tenancy at the Property, the Proposed Acquisition is expected to have a positive impact on the earnings per share of the Group for the current financial year ending 30 June 2027, but is not expected to have any material impact on the net tangible assets per share of the Group for the same financial year.

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
20 July 2026

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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. The contact person for the Sponsor is Mr Lance Tan, Senior Vice President, at 83 Clemenceau Avenue, #10-01 UE Square, Singapore 239920, telephone (65) 6590 6881*