AF Global Limited

Company Registration No.197301118N
(Incorporated in the Republic of Singapore)

COMPLETION OF THE PROPOSED DISPOSAL OF INTERESTS IN KNIGHT FRANK PTE LTD

The Board of Directors (the "**Board**") of AF Global Limited (the "**Company**") refers to the announcements dated 8 October 2025 and 10 October 2025 (collectively, the "**Announcements**") in relation to the proposed disposal by the Company's wholly-owned subsidiary, Cheong Hock Chye & Co. (Pte.) Ltd. (the "**Seller**"), to Knight Frank Asia Pacific Pte Ltd (the "**Buyer**") of 550,000 ordinary shares (the "**Sale Shares**") in the share capital of Knight Frank Pte Ltd ("**KFSG**"), representing 55% of the issued and paid-up share capital of KFSG (the "**Proposed Disposal**").

As disclosed in paragraph 6.1 of the announcements dated 10 October 2025, pursuant to the terms of the sale and purchase agreement dated 7 October 2025 between the Seller and the Buyer (the "**SPA**"), completion of the Proposed Disposal was conditional only upon the relevant resolutions being passed by shareholders of the Company to approve the Proposed Disposal (the "**Condition Precedent**"). Following confirmation of no objection from the Singapore Exchange Securities Trading Limited to the Company's application for a waiver from compliance with Rule 1014(2) of the Listing Manual, the Seller waived the Condition Precedent under the SPA on 10 October 2025.

The Board is pleased to announce that the Seller has completed the Proposed Disposal today on 17 October 2025 in accordance with the terms of the SPA.

As disclosed in the Announcements, KFSG and its subsidiaries, Knight Frank Property & Facilities Management Pte Ltd and KF Property Network Pte Ltd, were accounted for as joint venture companies of the Company when the Sale Shares were held under the Seller. Following the completion of the Proposed Disposal, KFSG and its subsidiaries ceased to be joint venture companies of the Company with effect from the date hereof.

BY ORDER OF THE BOARD

Lim Swee Ann
Company Secretary

17 October 2025