ASIA-PACIFIC STRATEGIC INVESTMENTS LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration No. 200609901H)

ENTRY INTO BINDING HEADS OF AGREEMENT IN RELATION TO

PROPOSED HOTEL LEASE ARRANGEMENT

The Board of Directors (the **"Board"**) of Asia-Pacific Strategic Investments Limited (the **"Company"**, and together with its subsidiaries, the **"Group"**) wishes to announce that the Company has, on 8 November 2026, entered into a binding Heads of Agreement (the **"Agreement"**) with a third party, Mr Liang Xiaofeng and/or his nominee(s) (the **"Tenant"**).

1. BACKGROUND

The Agreement sets out the binding framework and principal commercial terms under which the parties intend to establish a hotel lease arrangement relating to its hotel project located in Oecusse, Timor-Leste (the **"Hotel"**). The Agreement forms the basis for the negotiation and execution of a definitive lease agreement to be entered into between Group and the Tenant ("**Definitive Lease Agreement**").

2. PRINCIPAL TERMS OF THE HEADS OF AGREEMENT

a. **Term**
   i. **Initial Term:** Three (3) years commencing on 1 December 2026.
   ii. **Renewal Option:** Option to renew for a further three (3) years ("**Renewal Term**") subject to no subsisting event of default and not less than six (6) months' prior written notice. Rent for the Renewal Term shall be subject to mutual agreement based on prevailing market conditions.

b. **Rent**
   i. US$ 60,000 per month, payable monthly in advance on or before the 1st day of each month, without deduction, withholding or set-off.

c. **Rent-Free Period**
   i. Three (3) months starting from the Commencement Date (1 December 2026).
   ii. Non-extendable, non-convertible into cash, and subject to clawback in the event of default.
   iii. The Tenant remains responsible for all operational obligations, licenses, utilities, insurance, and maintenance during this period.

d. **Security Deposit**

i. US$ 360,000 to be paid upon execution of the Definitive Lease Agreement, but no later than 1 December 2026.

ii. The security deposit is non-interest bearing.

e. **Operational & Maintenance Responsibilities**

i. The Tenant shall be solely responsible for operations, staffing, licensing, compliance, maintenance and all repairs (including structural repairs).

f. **Exclusivity & Definitive Agreement**

i. For a period of 90 days from the date of the Agreement, the Company shall not negotiate with any third party regarding the lease of the Hotel.

ii. The Parties shall negotiate in good faith to execute the Definitive Lease Agreement within 90 days.

3. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

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

The Company will make further announcements to update shareholders as and when there are any further material developments.

BY ORDER OF THE BOARD

Lien Kait Long
Lead Independent Director
11 November 2026

This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (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.

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