AZTECH GLOBAL LTD.
(Company Registration No.: 200909384G)
(Incorporated in the Republic of Singapore on 27 May 2009)

SALE AND LEASEBACK OF A PROPERTY BY A WHOLLY-OWNED SUBSIDIARY

The Board of Directors of Aztech Global Ltd. (the "**Company**" and together with its subsidiaries, the "**Group**") is pleased to announce that its wholly-owned subsidiary, Aztech Communication Device (DG) Ltd ("**Aztech DG**"), has entered into:

(i) a sale and purchase agreement ("**Agreement**") with Mr Zhu ("**Purchaser**") for the sale of the factory buildings and land located in Dongguan, China (the "**Property**") for a cash consideration of RMB 41 million (SGD 7,314,400) ("**Sale Consideration**") (the "**Sale**"); as well as

(ii) a supplementary agreement for the leaseback of part of the Property (the "**Leaseback**") by Aztech DG from the Purchaser ("**Supplementary Agreement**").

The Agreement and the Supplementary Agreement have been signed by both parties. The completion of the Sale shall take place no later than 20 October 2025 ("**Completion Date**") and the Supplementary Agreement will take effect on the Completion Date.

1) BACKGROUND AND RATIONALE

(a) The Property, a leasehold property with a lease of 50 years from 2002, has a land area of approximately 32,566.7 square meters. The Property has a remaining lease of 27 years. No valuation was carried out in connection with the Sale.

(b) Aztech DG shall leaseback part of the Property, being a built-up area of 18,010 square meters, ("**Leaseback Space**") for a period of 10 years for an aggregate rental of RMB 20 million (SGD 3,568,000) ("**Rental Fee**").

(c) The Purchaser is an independent third party and is not related to the Group or the Company's Directors, controlling shareholders or their respective associates.

(d) The Board is of the view that the Sale and Leaseback would be beneficial to the Group for the following reasons:

(i) Aztech DG will be able to right size its manufacturing facility in China to service customers who wish to carry out manufacturing activities there.

(ii) Aztech DG will not need to bear the cost of maintaining the entire Property.

(iii) The risks related to the land use rights, which had been previously disclosed by the Group (latest announcement on the matter was made on SGXNet on 14 March 2025), will no longer be borne by the Group and the Group will not have to incur costs or allocate any further resources to rectify the title.

(iv) The Sale will enable the Group to deploy its capital more effectively towards the expansion of the Group's business.

2) KEY TERMS OF THE SALE AND THE LEASEBACK

The key terms are as follows:

(a) The Sale Consideration and the Rental Fee were arrived at on an "as is" basis and after arm's length negotiations on a willing-buyer, willing-seller basis, having taken into account various factors including the location of the Property, recently transacted prices of similar properties in the vicinity of the Property and prevailing market conditions.

(b) As at the date on which the Agreement and the Supplementary Agreement were signed, the Purchaser had paid Aztech DG RMB 8 million of the Sale Consideration. The Purchaser shall pay Aztech DG the remaining RMB 13 million of the Sale Consideration in cash by the Completion Date. Ownership of the Property shall be transferred from Aztech DG to the Purchaser upon receipt of such payment.

(c) The Rental Fee payable by Aztech DG in relation to the Leaseback shall be set off against the remaining RMB 20 million of the Sale Consideration payable by the Purchaser.

(d) In the event Aztech DG does not lease the Leaseback Space for the full term of 10 years and terminates the Supplementary Agreement before the end of the full term, the Purchaser shall return the Rental Fee to Aztech DG in accordance with the formula: Rental Fee × remaining period of Leaseback/10 × 80%. The remaining period of the Leaseback is 10 years less the length of Aztech DG's continued lease of the Leaseback Space.

(e) The Sale and Leaseback are subject to the approval of the local authorities.

3) LISTING RULES OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED ("**SGX-ST LISTING MANUAL**")

As each of the relative figures in relation to the Sale, computed on the applicable bases set out in Rule 1006 of the SGX-ST Listing Manual**,** is less than 5%, the Sale is a "Non-discloseable Transaction" for the purposes of Chapter 10 of the SGX-ST Listing Manual. Nonetheless, the Company is making this announcement pursuant to Rule 1008(2) of the SGX-ST Listing Manual.

4) FINANCIAL EFFECTS OF THE SALE

Based on the Group's unaudited financial statements for the period ended 30 June 2025, which were announced on SGXNet on 22 July 2025, the net book value of the Property is RMB 8,212,092 (SGD 1,465,037). The Sale Consideration represents a premium of approximately 5.0 times the net book value of the Property.

Upon completion of the Sale, the Company will report a net gain of RMB 21,882,233 (SGD 3,903,790).

5) INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors and their respective associates, and to the best of the Directors' knowledge, none of the controlling shareholders of the Company, as well as their respective associates, have any interest, whether direct or indirect, in the Sale or the Leaseback (other than through their shareholdings in the Company, if any).

6) DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the Agreement and the Supplementary Agreement will be available for inspection during normal business hours at the registered office of the Company at 31 Ubi Road 1, #01-05, Singapore 408694 for a period of three (3) months from the date of this announcement.

7) MISCELLANEOUS

Shareholders should note that as the Sale and Leaseback are subject to the parties obtaining the approval of the local authorities, there is no assurance that the Sale and Leaseback will be completed. Accordingly, shareholders and potential investors are advised to exercise caution in their dealings in the securities of the Company and to seek their own financial and legal advice when appropriate. The Company will provide further updates on the Sale and Leaseback as and when there are material developments thereon.

BY ORDER OF THE BOARD

Pavani Nagarajah
Company Secretary
4 August 2025