ASPIAL LIFESTYLE LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No.: 200806968Z)

INTERESTED PERSON TRANSACTIONS

1. Introduction

The board of directors (the "**Board**" or the "**Directors**") of Aspial Lifestyle Limited (the "**Company**", together with its subsidiaries and associated companies, the "**Group**") wishes to that the aggregate value of the interested person transactions ("**IPTs**") entered into by the Group with the same interested persons during the financial year ending 31 December 2026 ("**FY2026**") has exceeded 3% of the Group's latest audited net tangible assets ("**NTA**"). Accordingly, this announcement is made pursuant to Rule 905(2) of the Listing Manual (the "**Listing Manual**") of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**").

2. Details of the Interested Persons

During FY2026, the Group has entered into IPTs with the following interested persons:

(i) Mr Koh Wee Seng, a Director and a controlling shareholder of the Company;

(ii) Madam Koh Lee Hwee, a Director and a controlling shareholder of the Company;

(iii) Madam Ko Lee Meng, a controlling shareholder of the Company and the sister of Mr Koh Wee Seng and Madam Koh Lee Hwee;

(iv) Madam Tan Su Lan, the mother of Mr Koh Wee Seng, Madam Koh Lee Hwee and Madam Ko Lee Meng;

(v) AF Global Ltd. ("**AFG**", and together with its subsidiaries, the "**AFG Group**"), which Mr Koh Wee Seng and Mr Koh Wee Meng have , in aggregate, an interest of 30 per cent or more;

(vi) Maxi Capital Wealth Holding Pte. Ltd. ("**MCW**"), a joint venture between AFG Group (60 per cent.) and the Company (40 per cent.);

(vii) Aspial Corporation Limited ("**Aspial Corp**"), a company listed on the Mainboard of the SGX-ST, is a controlling shareholder of the Company and holds approximately 65.62 per cent. of the issued shares of the Company. Mr Koh Wee Seng and Madam Koh Lee Hwee, who are Directors, are also directors and substantial shareholders of Aspial Corp;

(viii) World Class Global Pte. Ltd. ("**WCG**", and together with its subsidiaries, the "**WCG Group**"), a wholly-owned subsidiary of Aspial Corp and a company in which Mr Koh Wee Seng and Madam Koh Lee Hwee have an interest of 30 per cent. or more;

(ix) World Class Land Pte. Ltd. ("**WCL**", and together with its subsidiaries, the "**WCL Group**"), a 90%-owned subsidiary of Aspial Corp and a company in which Mr Koh Wee Seng and Madam Koh Lee Hwee have an interest of 30 per cent. or more; and

(collectively, the "**Interested Persons**").

For the purposes of Rules 905(2) and 906(1)(b) of the Listing Manual, the Interested Persons are treated as the same interested persons and the IPTs entered into by the Group with the Interested Persons are aggregated in determining whether the thresholds under Rules 905(2) and 906(1)(b) have been triggered.

3. Details and Aggregate Value of the Interested Person Transactions

Information on the IPTs entered into by the Group with the Interested Persons during FY2026 is set out below.

Name of Interested Person(s)	**Nature of interested person transaction(s)**	**Aggregate value of interested person transactions in FY2026 (S$'000)**
Aspial Corp	Provision of management services	4,798
	Subscription of Aspial Lifestyle 5.10% Bonds	192(1)
	Subscription of Aspial Lifestyle 5.00% Bonds	1,250(2)
WCG Group	Lease of premises	205
	Provision of management services	207
WCL Group	Provision of management services	144
MCW	Subscription of additional shares in MCW ("**JV Investment**")	640
	Provision of interest free loans to the Joint Ventures in proportion to the Group's equity interests ("**JV Loans**")	486
Mr Koh Wee Seng	Subscription of Aspial Lifestyle 5.10% Bonds	1,653(1)
Mr Koh Wee Seng	Subscription of Aspial Lifestyle 5.00% Bonds	3,563(2)
Madam Ko Lee Meng and her spouse	Subscription of Aspial Lifestyle 5.00% Bonds	125(2)
Madam Tan Su Lan	Subscription of Aspial Lifestyle 5.10% Bonds	144(1)
Madam Koh Lee Hwee	Subscription of Aspial Lifestyle 5.00% Bonds	313(2)
Total		**13,720**

Notes:

(1) The subscription of Aspial Lifestyle 5.10% Bonds was subscribed for during the second half of FY2026. For the purposes of Rule 909(3) of the Listing Manual, the value of the relevant IPT is based on the total interest payable by the Company at 5.10% per annum over the four-year tenure of the bonds, assuming that the bonds remain outstanding until maturity .

(2) The Aspial Lifestyle 5.00% Bonds were subscribed for during the third quarter of FY2026. For the purposes of Rule 909(3) of the Listing Manual, the value of the relevant IPTis based on the total interest payable by the Company at 5.00% per annum over the five-year tenure of the bonds, assuming that the bonds remain outstanding until maturity.

The Company is exempted from the requirement to obtain shareholders' approval pursuant to Rule 906(1)(b) of the Listing Manual for the JV Investment and JV Loans, as they fall within the exemption under Rule 916(2) and 916(3) of the Listing Rule respectively. The JV Investment is a subscription of shares in MCW by the Group in proportion to their shareholdings in MCW and on the same terms applicable to all joint venture partners of MCW. The audit committee of the Company is of the view that the risks and rewards of the joint venture are in proportion to the equity of each joint venture partner and the terms of the joint venture are not prejudicial to the interests of the Company and its minority shareholders.

The aggregate value of the IPTs (excluding transactions which are less than S$100,000, JV Investment and JV Loans) entered into between the Group and the same Interested Persons for FY2026 is approximately S$12,594,000 (the "**Relevant IPTs**"), representing approximately 4.28 per cent. of the Group's latest audited net tangible assets as at 31 December 2025 of S$294.1 million ("**NTA**"). As this does not exceed 5 per cent. of the Group's NTA, the Company is not required to seek shareholders' approval pursuant to Rule 906(1)(b) of the Listing Manual for the Relevant IPTs.

4. Audit Committee

The Audit Committee of the Company has considered and reviewed the terms of, the rationale for and benefit of the above IPTs in FY2026 and is of the view that the Relevant IPTs are on normal commercial terms and are not prejudicial to the interests of the Company and its minority shareholders.

5. Total Value of the IPTs

The total value of all IPTs (excluding transactions which are less than S$100,000) and total value of all IPTs (excluding transactions which are less than S$100,000, JV Investment and JV Loans) entered into between the Group and all interested persons for FY2026 are approximately S$13,720,000 and S$12,594,000, representing approximately 4.67 per cent. and 4.28 per cent. of the Group's NTA, respectively.

6. Interest of Directors and Substantial Shareholders

Save as disclosed above and save for their respective shareholdings in the Company, none of the Directors or substantial shareholders of the Company and their respective associates has any interest, direct or indirect, in the IPTs.

By Order of the Board
ASPIAL LIFESTYLE LIMITED

Lim Swee Ann
Company Secretary
6 November 2026