APAC REALTY LIMITED
(Company Registration No. 201319080C)
(Incorporated in Singapore on 15 July 2013)

PROPOSED BONUS ISSUE – RECEIPT OF APPROVAL IN-PRINCIPLE

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1. INTRODUCTION

1.1 The board of directors (the "**Board**" or the "**Directors**") of APAC Realty Limited (the "**Company**") refers to the announcement dated 8 September 2025 (the "**Proposed Bonus Issue Announcement**") in respect of the proposed bonus issue of new ordinary shares in the capital of the Company (collectively, the "**Bonus Shares**" and each, a "**Bonus Share**") on the basis of one (1) Bonus Share to be credited as fully paid for every five (5) existing ordinary shares in the capital of the Company (the "**Shares**") held by the shareholders of the Company (the "**Shareholders**") as at a date and time (the "**Record Date**") to be determined by the Directors for the purpose of determining the entitlements of Shareholders to the Bonus Shares, fractional entitlements to be disregarded (the "**Proposed Bonus Issue**").

1.2 Unless otherwise defined in this announcement, capitalised terms used in this announcement shall have the meanings ascribed to them in the Proposed Bonus Issue Announcement.

2. RECEIPT OF APPROVAL IN-PRINCIPLE

2.1 The Board is pleased to announce that the Company had on 10 September 2025 received the in-principle approval (the "**AIP**") of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing and quotation of up to 71,839,540 Bonus Shares.

2.2 The AIP granted by the SGX-ST is subject to the following conditions:

(a) compliance with the SGX-ST's listing requirements (for the Bonus Shares); and

(b) submission of a written confirmation that the Proposed Bonus Issue is in compliance with the Companies Act 1967 of Singapore.

2.3 The SGX-ST's AIP for the listing of and quotation for the Bonus Shares is not to be taken as an indication of the merits of the Bonus Shares, the Company and/or its subsidiaries.

2.4 The Company will announce the details of the Record Date for the purpose of determining the Shareholders' entitlements to the Bonus Shares in due course.

3. FURTHER ANNOUNCEMENTS

The Company will make further announcement(s) to update Shareholders as necessary.

4. CAUTIONARY STATEMENT

Shareholders and potential investors are advised to exercise caution when dealing or trading in the Shares. Shareholders and potential investors should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt as to the actions they should take.

BY ORDER OF THE BOARD

Chua Khee Hak
Executive Chairman
11 September 2025