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**SALE OF PROPERTY UNITS TO INTERESTED PERSONS**

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**1. INTRODUCTION**

The Board of Directors (the “**Board**”) of Aspen (Group) Holdings Limited (the “**Company**”) and together with its subsidiaries, the “**Group**”) wishes to announce the sale of property units by the Company’s subsidiary, Aspen Vision Builders Sdn. Bhd., which is classified as an interested person transaction pursuant to Rule 910(1) of the Listing Manual (the “**Transactions**”).

**2. DETAILS OF INTERESTED PERSON TRANSACTION**

No.	Vendor (Entity at Risk)	Purchasers (Interested Persons)	Unit Number & Project	Sale Price	Rebate / Discount
1.	Aspen Vision Builders Sdn. Bhd.	Dato’ Murly a/l Manokharan (“ <b>Dato’ Murly</b> ”) and Datin Lee Ke Sin (“ <b>Datin Lee</b> ”)	L27-05, Beacon Executive Suites	RM718,670.00	RM71,867.00 (10% rebate on Sale Price)
2.			L27-06, Beacon Executive Suites	RM739,780.00	RM73,978.00 (10% rebate on Sale Price)

Notes:

- (a) Dato’ Murly is deemed an interested person as he is an executive director and substantial shareholder of the Company and the Group’s President and Group Chief Executive Officer. Datin Lee, who is the spouse of Dato’ Murly, is deemed an interested person by virtue of her relationship with Dato’ Murly.
- (b) The Sale Price is based on the same pricing offered to the public. The rebate is a standard promotion that applies to any purchaser of the project. As such, the Transactions were entered into on commercial terms at arm’s-length basis with no prejudice to the interest of the Company and its minority shareholders.

**3. COMPLIANCE WITH RULE 912 OF THE LISTING MANUAL**

- (a) The Audit Committee has reviewed and approved the Transactions and is satisfied that the terms of the Transactions are fair and reasonable and are not prejudicial to the interests of the Company and its minority shareholders.
- (b) Save for Dato’ Murly, the Board is satisfied that the terms of the Transactions are not prejudicial to the interests of the Company and its minority shareholders.

- (c) Dato' Murly had abstained and will abstain from voting on all Board resolutions relating to the Transactions.

**BY ORDER OF THE BOARD**  
Aspen (Group) Holdings Limited

Dato' Murly Manokharan  
President and Group Chief Executive Officer  
28 June 2023