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

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL OF SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Introduction

Pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited (the "**Listing Manual**"), the Board of Directors of APAC Realty Limited (the "**Company**", together with its subsidiaries, the "**Group**") wishes to announce that the Company through its subsidiary, PT ERA Graharealty Tbk ("**ERA Indonesia**"), has on 26 June 2025, entered into five Shares Purchase Agreements (collectively, the "**S&P Agreements**") with the shareholders of the following companies respectively:

- PT Fajar Wira Realty
- PT Cahaya Era Fajar
- PT Fajar Inovasi Utama

(collectively, "**ERA Fajar**")

- PT Lani Harta Persada
- PT Erasky Harta Persada

(collectively, "**ERA Sky**")

to acquire 51% of the share capital of ERA Fajar and ERA Sky (collectively, the "**Investments**") on the terms and subject to the conditions of the S&P Agreements.

Information on ERA Fajar and ERA Sky

The following are the details of ERA Fajar:

(1)	Name of company	:	PT Fajar Wira Realty
	Country of incorporation	:	Indonesia
	Issued share capital	:	IDR500,000,000
	Principal activity	:	Real estate brokerage
(2)	Name of company	:	PT Cahaya Era Fajar
	Country of incorporation	:	Indonesia
	Issued share capital	:	IDR400,000,000
	Principal activity	:	Real estate brokerage
(3)	Name of company	:	PT Fajar Inovasi Utama
	Country of incorporation	:	Indonesia
	Issued share capital	:	IDR200,000,000
	Principal activity	:	Real estate brokerage

The following are the details of ERA Sky:

(1)	Name of company	:	PT Lani Harta Persada
	Country of incorporation	:	Indonesia
	Issued share capital	:	IDR400,000,000
	Principal activity	:	Real estate brokerage

(2)	Name of company	:	PT Erasky Harta Persada
	Country of incorporation	:	Indonesia
	Issued share capital	:	IDR500,000,000
	Principal activity	:	Real estate brokerage

ERA Fajar and ERA Sky are member brokers of ERA Indonesia and as at 30 June 2025, ERA Fajar has 85 real estate agents and 4 offices in Bogor, Indonesia; and ERA Sky has 61 real estate agents and 3 offices in Bekasi, Indonesia.

Consideration

The total considerations for the acquisition of the share capital of ERA Fajar and ERA Sky are three billion and ninety nine million Indonesian Rupiah (IDR 3,099,000,000) (approximately S$0.2 million based on the exchange rate of S$1: IDR12,739) and two billion seven hundred and seven million Indonesian Rupiah (IDR2,707,000,000) (approximately S$0.2 million based on the exchange rate of S$1: IDR12,739) respectively (collectively, the "**Considerations**").

The Considerations were arrived at after arm's length negotiations and on a willing-buyer, willing-seller basis, and after taking into account, *inter alia*, the future plans and earnings potential of ERA Fajar and ERA Sky.

The Considerations were paid to the vendors on 28 July 2025 using the Group's internal funds.

Relative Figures under Rule 1006 of the Listing Manual

As none of the relative figures computed on the bases set out under Rule 1006 of the Listing Manual exceeds 5%, the Investments are not considered discloseable transactions under Chapter 10 of the Listing Manual.

Financial Effects

The Investments are not expected to have any material impact on the consolidated net tangible assets per share and earnings per share of the Group for the financial year ending 31 December 2025.

Interests of Directors and Controlling Shareholders

None of the Directors and to the best of the Directors' knowledge, none of the controlling shareholders of the Company or their respective associates has any interest, direct or indirect, in the Investments, other than that arising from their respective shareholdings and/or directorships, as the case may be, in the Company.

BY ORDER OF THE BOARD

Chua Khee Hak
Executive Chairman
8 August 2025