



**ATTIKA GROUP LTD.**

(Incorporated in the Republic of Singapore)  
(Company Registration Number: 202432308C)

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**EXERCISE OF OPTION TO PURCHASE A PROPERTY LOCATED AT 186 TAGORE LANE, SINGAPORE**

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The Board of Directors (the **"Board"**) of Attika Group Ltd. (the **"Company"**, together with its subsidiaries, the **"Group"**) wishes to announce that the Company's indirect wholly-owned subsidiary, Attika 186 Tagore Pte. Ltd., had on 13 August 2025 exercised an Option to Purchase (**"Option"**) granted by Liang Seng Heng Industries Pte. Ltd. (**"Vendor"**), to acquire the property located at 186 Tagore Lane, Singapore 787583 (the **"Property"**).

The Property is a freehold property with a gross floor area of 564.79 square meter. The Vendor is incorporated in Singapore with its principal activity in manufacturing and repairing of agricultural and forestry machine. The Vendor is not related to the Company, the Directors and controlling shareholders of the Company, and their respective associates.

The purchase consideration of S\$6,600,000 (exclusive of GST) (**"Purchase Consideration"**) was arrived at on a willing-buyer, willing-seller basis after taking into account current market prices of properties in the surrounding area and the Group's assessment of the Property's potential. A sum of S\$330,000 has been paid as deposit towards the Purchase Consideration. The balance of the Purchase Consideration shall be paid upon completion of the acquisition. Completion of the acquisition is expected to take place three (3) months from the date of exercise of the Option.

The acquisition is in line with the recent diversification of the Group's business into the property business. The acquisition will be funded through the combination of internal resources and bank borrowings. The acquisition is not expected to have any material impact on the earnings per share and net tangible assets per share of the Group for the current financial year ending 31 December 2025.

None of the Directors, substantial shareholders or controlling shareholders of the Company, nor their respective associates, has any interest, direct or indirect, in the acquisition, other than through their respective shareholdings in the Company.

The Company will make further announcements as and when there are material developments on the acquisition.

By Order of the Board

Tan Buan Joo  
Managing Director and Executive Chairman  
13 August 2025

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*This announcement has been reviewed by the Company's sponsor, RHB Bank Berhad (the **"Sponsor"**) in accordance with Rule 226(2)(b) of the Catalist Rules. This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

*The contact person for the Sponsor is Mr Alvin Soh, Head, Corporate Finance, RHB Bank Berhad, at 90 Cecil Street, #03-00 RHB Bank Building, Singapore 069531, Telephone: +65 6320 0627.*