



AZTECH GLOBAL LTD.
(Company Registration No.: 200909384G)
(Incorporated in the Republic of Singapore on 27 May 2009)

SALE OF A PROPERTY BY A WHOLLY-OWNED SUBSIDIARY

The Board of Directors of Aztech Global Ltd. (the “**Company**” and together with its subsidiaries, the “**Group**”) is pleased to announce that its wholly-owned subsidiary, Huuve Sdn. Bhd. (“**Huuve**”), has entered into a sale and purchase agreement (“**Agreement**”) with JT Automation Technology (Malaysia) Sdn. Bhd. (“**Purchaser**”) for the sale of the factory buildings and land located at Lot 8 & 10, Jalan Laman Setia 7/4, Taman Laman Setia, 81550 Gelang Patah, Johor, Malaysia (the “**Property**”) for a consideration of RM28,750,000.00 (SGD 8,734,619) (“**Sale Consideration**”) (the “**Sale**”).

The Agreement was signed by both parties on 25 June 2025 (the “**Agreement Execution Date**”).

A. BACKGROUND AND RATIONALE

- (i) The Property has a land area of approximately 8,092 square meters and a built-up area of approximately 10,304.8 square meters. No valuation was carried out in connection with the Sale.
- (ii) The Purchaser is an independent third party and is not related to the Group or the Company’s Directors, controlling shareholders or their respective associates.
- (iii) The Board is of the view that the Sale is beneficial to the Group as:
 - (a) the Property has remained vacant following the Group’s successful consolidation of its operations at its manufacturing facility which is located in Pasir Gudang, Malaysia, which falls within the Johor-Singapore Special Economic Zone; and
 - (b) the Sale would provide funds for the Group’s future acquisition of additional manufacturing facilities in the vicinity of Pasir Gudang, Malaysia, as may be required by the Group.

B. KEY TERMS OF THE SALE

The key terms are as follows:

- (i) The Sale is subject to the approval of the Johor State Authority (“**SA Approval**”) being obtained by the Purchaser at its own cost and expense.
- (ii) The Sale Consideration was arrived at on an “as is” basis and after arm’s length negotiations on a willing-buyer, willing-seller basis, having taken into account various factors including the location of the Property, recently transacted prices of similar properties in the vicinity of the Property and prevailing market conditions.
- (iii) As at the Agreement Execution Date, the Purchaser has paid RM 2,875,000.00 of the Sale Consideration (“**Deposit**”). The Deposit is held by Huuve’s solicitors as stakeholders and shall be released upon the Purchaser obtaining the SA Approval.

The Purchaser shall pay Huuve the remaining RM 25,875,000.00 of the Sale Consideration within three (3) months from the date the original letter of SAApproval in respect of the acquisition and transfer of Property in favour of the Purchaser is received by the Purchaser's solicitors.

- (iv) The Agreement will be deemed completed on the date when the Sale Consideration, together with late payment interest (if any), are fully paid by the Purchaser to Huuve ("**Completion Date**"). Ownership of the Property will be transferred from Huuve to the Purchaser on the Completion Date.
- (v) At the request of the Purchaser, Huuve has agreed that it shall, pending completion of this Agreement, grant a tenancy over the Property to the Purchaser from 1 July 2025 (the "**Tenancy**"). If the Agreement proceeds to completion, the Tenancy shall be terminated automatically upon the Completion Date. If the Agreement is terminated not due to the fault of the Purchaser (e.g. the Purchaser has not obtained the required approval from the local authorities), the Tenancy will continue for a period of two (2) years from 1 July 2025.

C. LISTING RULES OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED ("SGX-ST LISTING MANUAL")

As each of the relative figures in relation to the Sale, computed on the applicable bases set out in Rule 1006 of the SGX-ST Listing Manual, is less than 5%, the Sale is a "Non-discloseable Transaction" for the purposes of Chapter 10 of the SGX-ST Listing Manual. Nonetheless, the Company is making this announcement pursuant to Rule 1008(2) of the SGX-ST Listing Manual.

D. FINANCIAL EFFECTS OF THE SALE

Based on the Group's unaudited financial statements for the period ended 31 March 2025 announced on SGXNet on 15 April 2025, the net book value of the Property is RM 13,467,992 (SGD 4,091,749). The Sale Consideration represents a premium of approximately 2.13 times of the net book value of the Property.

Upon completion of the Sale, the Company will report a net gain of RM 13,684,882.61 (SGD 4,157,643.21).

E. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors and their respective associates, and to the best of the Directors' knowledge, none of the controlling shareholders of the Company, as well as their respective associates, have any interest, whether direct or indirect, in the Sale (other than through their shareholdings in the Company, if any).

F. DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the Agreement will be available for inspection during normal business hours at the registered office of the Company at 31 Ubi Road 1, #01-05, Singapore 408694 for a period of three (3) months from the date of this announcement.

G. MISCELLANEOUS

Shareholders should note that as the Sale is subject to the parties obtaining the approval of the local authorities, there is no assurance that the Sale will be completed. Accordingly, shareholders and potential investors are advised to exercise caution in their dealings in the securities of the Company and to seek their own financial and legal advice when appropriate. The Company will provide further updates on the Sale as and when there are material developments thereon.

BY ORDER OF THE BOARD

Pavani Nagarajah
Company Secretary
26 June 2025