



Property Development & Strategic Growth Update

Shareholder Briefing

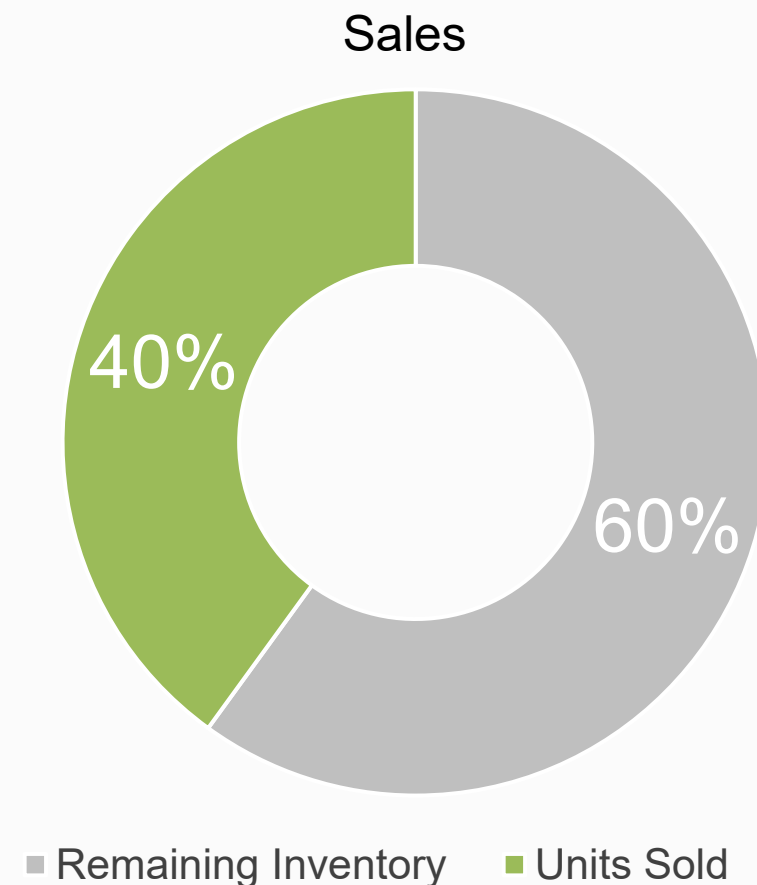
Commercial Food Factory Portfolio & Strategic Core Drivers

Powermatic Data Systems Ltd
FY 2026

Food Factory Portfolio: Inventory & PSF Pricing Analysis

TOTAL CAPACITY OVERVIEW

42 Production Units **1** Ancillary Canteen



OUR AVERAGE SELLING PRICE

\$1,800* PSF

Selling price close to upper end average selling price of other development in the vicinity.

Premium, highly specialized food factory layout featuring optimized cold-room provisions, high ceiling clearance and state-of-the-art waste management/exhaust lines.

**The selling price varies based on the unit size and floor level.*

Playfair Road Area **\$1,720 - \$1,810**
FOOD SECTOR CLASS BENCHMARK

Tai Seng Food Hubs **\$1,780 - \$1,890**
FOOD SECTOR CLASS BENCHMARK

Strategic Note for Shareholders:

The development is within walking distance (approximately 300 metres from Tai Seng MRT and easy access to major expressway). Our current position sits square with premium Tai Seng benchmarks, justified entirely by dedicated central-kitchen configurations which always command higher valuation margins over generic B1 light-industrial specifications.

Strategic Marketing & Agent Divestment Plan

01

Targeted Cloud Kitchen & Central Operations

Agents advise focusing outreach directly onto F&B conglomerates expanding central logistics and cloud kitchen models, rather than independent buyers.

02

Tiered High-Performance Incentives

Deploying structural, performance-based agent incentive tiers to accelerate high-volume agency focus and prioritize our units over competitive surrounding developments.

Our Focus towards Market & Product in the Next 36 Months

01 Focus and Target Market & AI Expansion

- Focus: mission-critical markets like Transportation, Medical, Robotic, Drone and etc for our Wi-Fi 7 and follow by our Wi-Fi 8 modules
- Developing next-generation Edge AI platforms.
- Leveraging our wireless expertise to grow our customer base and move up the value chain.

02 R&D & Next-Gen Technology Pipeline

- Developing Wi-Fi 8 next-generation products in both the Hardware and Firmware
- Developing Edge AI platforms with AI-enabled processors.

Thank You