ASIA-PACIFIC STRATEGIC INVESTMENTS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No. 200609901H)

THE PROPOSED DISPOSAL OF 1% OF THE ISSUED EQUITY INTEREST OF HUZHOU DIXI GENGDU ECOLOGICAL AGRICULTURE DEVELOPMENT CO., LTD.

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1. INTRODUCTION

The Board of Directors (the "**Directors**") of Asia-Pacific Strategic Investments Limited (the "**Company**") wishes to announce that the Company has, on 11 December 2025, entered into a sale and purchase agreement (the "**SPA**") with Leigu Investments Pte. Ltd. (the "**Purchaser**"), pursuant to which the Company has agreed to sell to the Purchaser, and the Purchaser has agreed to acquire from the Company, 1% of the rights and interests in Huzhou Dixi Gengdu Ecological Agriculture Development Co., Ltd (湖州荻溪耕读生态农业发展有限公司) ("**Huzhou Dixi**"), representing 1% of the entire registered and paid-up capital of Huzhou Dixi (the "**Sale Interests**"), (the "**Proposed Disposal**").

2. PROPOSED DISPOSAL

2.1 Information on Huzhou Dixi

Huzhou Dixi is a company incorporated in the People's Republic of China ("**PRC**") on 1 August 2013 with its registered office at Industry Area, Hefu Town, Huzhou City, Zhejiang Province (Yang Dong Mining Area) (湖州市和孚镇工业功能区（漾东矿区）).

On 10 July 2017, the Company announced that it had, entered into a sale and purchase agreement pursuant to which it had agreed to acquire 72.0% of the rights and interests in Huzhou Dixi, representing 72.0% of the entire registered and paid-up capital of Huzhou Dixi. On 17 November 2017, the Company announced that the acquisition of Huzhou Dixi was completed on 16 November 2017, and that it had become a 72%-owned subsidiary of the Company.

As at the date of this announcement, Huzhou Dixi has an issued and paid-up share capital of RMB100,000,000 (approximately S$18,311,000) which has been fully paid up.

Huzhou Dixi is a real estate developer in the PRC and is engaged in the development of waterside villas, island residences and townhouses with a focus on wellbeing and healthy living facilities in Huzhou, PRC. Huzhou Dixi has management rights over a land parcel located in Digang Town, Nanxun District, Zhejiang Province in Huzhou, PRC with a total site area of 320 hectares of land (the "**Project Land**"). On the Project Land, Huzhou Dixi is undertaking the development of waterside villas, island residences and townhouses with a focus on wellbeing and healthy living facilities, as well as hotels, leisure farm resorts and canal sightseeing facilities, with a view to building a community featuring the unique culture of the west of Yangtze River in Huzhou, PRC (the "**Huzhou Project**").

As at the date of this announcement, the shareholders of Huzhou Dixi are the Company (72.0%) and Shanghai Fenghong Technology Development Partnership (Limited Partnership) (上海烽弘科技发展合伙企业（有限合伙）) (28.0%).

2.2 Information on the Purchaser

The Purchaser is a company incorporated in the Republic of Singapore on 31 August 2025, with its registered office at 400 Orchard Road, #17-05A, Orchard Towers, Singapore 238875. Its directors are Guo Zhizhen and Liu Peinan, and its shareholders are Guo

Zhizhen and Dong Liqun.

Dong Liqun owns 40,699,900 ordinary shares in the Company, representing approximately 0.228% of the issued and paid-up share capital of the Company.

Save for the above, none of the Purchaser or their respective associates are related to any of the Directors, management or shareholders of the Company and/or their respective associates, and none of the Purchaser or its shareholders hold any shares in the Company.

2.3 Sale Consideration of the Proposed Disposal

Under the terms of the SPA, the consideration for the Proposed Disposal is RMB400,000 (approximately S$73,244) (the "**Sale Consideration**") which to be satisfied fully in cash at the completion of the Proposed Disposal.

The Sale Consideration was arrived at after arms' length negotiations between the Company and the Purchaser, on a "willing-buyer willing-seller" basis, and after taking into account, *inter alia*, the net tangible assets of the Sale Interests of RMB1,114,000 (approximately S$198,000) based on the management accounts of Huzhou Dixi as at 30 June 2025.

The difference between the Sale Consideration and the net tangible assets of the Sale Interests is primarily attributable to prevailing market conditions and the challenging business environment in the real estate industry in the PRC. These factors have adversely impacted transaction pricing, resulting in the agreed Sale Consideration being lower than the net tangible assets of the Sale Interests.

2.4 Financial Information relating to Huzhou Dixi

Based on the Group's condensed interim financial statements for the six months and twelve months period ended 30 June 2025 ("**2HY2025 Results**"), the book value of the Sale Interests is approximately S$198,000, and the net loss attributable to the Sale Interests amounted to approximately S$1,000.

The estimated net proceeds from the Proposed Disposal (after deducting estimated expenses to be incurred of approximately S$10,000) is approximately S$63,244 (the "**Net Proceeds**"). The Net Proceeds represent a shortfall of S$134,756 vis-à-vis the book value of the Sale Interests as at 30 June 2025. Accordingly, the Proposed Disposal will result in a loss on disposal of approximately S$135,000 based on the 2HY2025 Results.

As none of the relative figures computed on the bases set out in Rule 1006 of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalist (the "**Catalist Rules**") exceed 5.0%, the Proposed Disposal is deemed to be a non-disclosable transaction under Rule 1008(1) of the Catalist Rules.

Notwithstanding, the Company has made this announcement on a voluntary basis in accordance with Rule 1008(2) of the Catalist Rules.

2.5 Rationale for the Proposed Disposal

The Company is of the view that the Proposed Disposal presents an opportunity for the Company to begin its initial exit and gradual withdrawal from the Huzhou Project, with a view to unlocking the value of its investments in Huzhou Dixi.

As at the date of this announcement, the Company is in discussions with the Purchaser on further transactions relating to Huzhou Dixi. The terms of any such transactions have not been finalised.

3. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

None of the Directors (so far as they are aware) or the substantial shareholders of the Company has any interests, direct or indirect, in the Proposed Disposal, other than through each of their respective shareholding interests, direct and/or indirect, in the Company.

4. RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this announcement constitutes full and true disclosure of all material facts about the Proposed Disposal, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this announcement misleading. Where information in the announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in the announcement in its proper form and context.

5. DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the SPA will be made available for inspection during normal business hours at the registered office of the Company at 36 Robinson Road, #20-01 City House Singapore 068877, for three (3) months from the date of this announcement.

6. FURTHER ANNOUNCEMENTS

The Company will update shareholders on further material developments in relation to the Proposed Disposal as and when appropriate.

BY ORDER OF THE BOARD

Lien Kait Long
Lead Independent Director
11 December 2025

This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange 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. Shervyn Essex, 16 Collyer Quay #10-00 Collyer Quay Centre Singapore 049318, sponsorship@ppcf.com.sg