ASIAN MICRO HOLDINGS LIMITED
COMPANY REGISTRATION NO: 199701052K

ACQUISITION OF INVESTMENT PROPERTIES

1. INTRODUCTION

The Board of Directors ("**Board**") of Asian Micro Holdings Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") wishes to announce that its subsidiary, Asian Micro Capital Sdn. Bhd. (the "**Purchaser**") has on 13 November 2026 entered into two (2) sale and purchase agreements ("**SPAs**") with an independent and unrelated party, Ctinggi Management Solutions Sdn. Bhd. (the "**Vendor**"), for the purchase of the two (2) commercial office units (the "**Proposed Acquisition**") located at Gurney Tower, Persiaran Gurney, 10250 Penang, Malaysia (the "**Properties**") at an aggregate the purchase price of Ringgit Malaysia Two Million Three Hundred and Forty Thousand (RM2,340,000) (equivalent to approximately S$737,914 based on an exchange rate of S$1:RM3.1711 being average rate for November 2026) (the "**Purchase Consideration**").

2. INFORMATION ON THE PROPERTIES AND VENDOR

The Properties are freehold properties located at (i) No. 18-21-A, Gurney Tower, Persiaran Gurney; and (ii) No. 18-21-B, Gurney Tower, Persiaran Gurney, having a gross floor area of approximately 275 square metres and 61 square metres respectively, and the legal possession of the Properties shall be delivered to the Purchaser upon the completion of the Proposed Acquisition.

The Vendor (and its directors and shareholders) is an independent unrelated third party and does not have any existing interest in the shares of the Company and is not related to the Company, its Directors and its controlling shareholders, and their respective associates.

3. RATIONALE FOR THE PROPOSED ACQUISITION

The Proposed Acquisition is in the best interest of the Group for the following reasons:

(a) The Proposed Acquisition is in line with the Group's core business and expansion strategy by generating rental income.

(b) The Proposed Acquisition will enable the Company to provide Shareholders with diversified returns through rental income and long-term growth.

4. PURCHASE CONSIDERATION AND SOURCE OF FUNDS

The Purchase Consideration for the Proposed Acquisition was arrived at on a willing buyer willing seller basis after arm's length negotiations, taking into consideration, among others, various commercial factors and the prevailing market prices of comparable properties in the vicinity based on an independent source. Based on the independent source, the latest available open market value per square meter of a similar property at the same location was RM7,177.

The Purchase Consideration has been / is to be paid in the following manner:

(i) The prepayment being 1% of the Purchase Consideration was paid for the Properties upon accepting the offer to purchase.

(ii) 9% of the Purchase Consideration having been paid as at the date of this announcement for the Properties.

(iii) The balance 90% of the Purchase Consideration shall be paid on completion of the sale and purchase for the Properties.

The Proposed Acquisition is intended to be funded through bank borrowings with an established Malaysian Bank and the Company's internal resources. As at the date of announcement, no bank borrowings have been drawn down in relation to the Proposed Acquisition.

The Board considers the Purchase Consideration to be reasonably within market expectation and the Proposed Acquisition is not expected to have any material impact on the earnings per share and net tangible asset per share of the Company for the financial year ending 30 June 2027.

5. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or the Controlling Shareholder of the Company and their respective associates has any interest, directly or indirectly, in the Proposed Acquisition, save through their respective shareholdings in the Company (if any).

No person is proposed to be appointed as a director of the Company in connection with the Proposed Acquisition. Accordingly, no service contract is proposed to be entered into between the Company and any such person.

6. FURTHER ANNOUNCEMENTS

The Company will make the appropriate announcements as and when there are material developments on the Proposed Acquisition.

7. DOCUMENTS AVAILABLE FOR INSPECTION

The SPAs are available for inspection during normal business hours at the Company's registered office at 63 Hillview Avenue, #08-01 Lam Soon Industrial Building, Singapore 669569 for three months from the date of this announcement.

8. 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, the announcement constitutes full and true disclosure of all material facts about the Proposed Acquisition, 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 this 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 this Announcement in its proper form and context.

9. CAUTIONARY STATEMENT

Shareholders should note that there is no certainty or assurance as at the date of this announcement that the Proposed Acquisition of any or all of the Properties will be completed, or that no changes will be made to the terms thereof. Accordingly, Shareholders are advised to exercise caution when trading in the Shares. Persons who are in doubt as to the action they should take should consult their legal, financial, tax or other professional advisers.

BY ORDER OF THE BOARD

Lim Kee Liew @ Victor Lim
Chief Executive Officer and Group Managing Director
13 November 2026

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*This announcement has been reviewed by the Company's Sponsor, RHT Capital 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 document, including the correctness of any of the statements or opinions made or reports contained in this document.*

The contact person for the Sponsor is Ms. Lim Joe Min at 36 Robinson Road, #10-06, City House, Singapore 068877, Email: sponsor@rhtgoc.com.