APAC Realty Celebrates 8 Years on SGX-ST Mainboard with Proposed 1-for-5 Bonus Issue

- Recognising and rewarding APAC Realty shareholders for their continued support and belief
- Consistent track record of shareholder returns with an average dividend payout ratio of 78.7% since IPO and annualised dividend yield[1] of 11.5% in 1H2025
- Underscores Group's resilient performance and commitment to delivering long-term value

SINGAPORE, 8 September 2025 – **APAC Realty Limited** ("APAC Realty", the "Company" or together with its subsidiaries, the "Group"), a trusted brand powering Singapore's market-leading ERA real estate brokerage, today announced a proposed bonus issue of new ordinary shares ("Bonus Issue") to recognize and reward its shareholders for their continuing support in commemoration of its eighth anniversary as a Mainboard-listed entity. If the application for the listing and quotation of the bonus shares on the Mainboard is approved by the Singapore Exchange ("SGX-ST"), entitled shareholders will receive one fully paid bonus share for every five ordinary shares held, fractional entitlements to be disregarded.

The Bonus Issue serves to appreciate and reward shareholders for their continued support in the Company. In addition, the increased number of issued shares after the proposed Bonus Issue will also enhance the trading liquidity of the Company's shares, and allow for wider investor participation with a broadened shareholder base.

Since its listing in 2017, the Group has consistently delivered strong shareholder returns, demonstrating its ability to navigate economic cycles and property market cooling measures while maintaining profitability and steady dividends.

With an average dividend payout ratio of 78.7%, among the highest in the industry, APAC Realty has cumulatively declared more than S$124.6 million in dividends over the past eight years. On an annualised basis, the dividend yield for 1H2025 stood at 11.5%, underscoring the resilience of APAC Realty's business model and its commitment to long-term value creation.

Mr Marcus Chu, CEO of APAC Realty Limited said: "This bonus issue marks an important milestone in APAC Realty's journey as a listed company, and is a gesture of gratitude to our shareholders for their trust. It also reinforces our commitment to providing sustainable returns amidst continued growth. Furthermore, our enhanced liquidity and a wider shareholder base will support APAC Realty's ability to deliver long-term value."

Based on the current issued and paid-up capital of 359,197,700 shares in issue (with no treasury shares or subsidiary holdings), the proposed Bonus Issue would add up to 71,839,540 new shares representing about 16.67% of the enlarged issued and paid-up share capital upon completion.

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[1] *Annualised dividend yield based on 1H2025 interim dividend of 2.70 cents and closing share price of S$0.47 as at 30 June 2025*

Assuming the Bonus Issue application to the SGX-ST is made on 8 September 2025, the lowest daily weighted average price of the shares in the preceding month would be $0.6268 and the theoretical ex-bonus price is $0.5223 accordingly. The bonus shares will be issued free of consideration and rank equally with the Company's existing shares, except for dividends, rights, allotments or distributions with a record date that falls before the date that the bonus shares are issued.

Strong Results in 1H2025

The bonus issue follows a recent strong set of 1H2025 results, where the Group's revenue rose 28.8% year-on-year to S$341.5 million, driven by robust brokerage income from new home sales. Net profit attributable to owners more than doubled to S$11.3 million, resulting from higher transaction volumes in Singapore's residential market.

The Group expects the fundamentals of the Singapore residential property market to remain robust in the coming years. Demand will be underpinned by continued population growth, a steady pipeline of upcoming projects, resilient homebuyer demand, and the government's ongoing commitment to ensuring adequate housing supply. Regionally, APAC Realty has also strengthened its presence, with investments in Indonesia and Vietnam expected to yield results in coming years.

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About APAC Realty Limited

APAC Realty is a leading real estate services provider, holding the exclusive ERA regional master franchise rights for 17 countries and territories in Asia Pacific. Through its ERA franchisee network, the Group has one of the largest brand footprints in Asia with more than 21,600 trusted advisors across 573 offices in 13 countries and territories as at 30 June 2025. ERA Singapore is the largest ERA Member Broker globally by transaction value.

The Group has a market-leading position in the Singapore real estate brokerage business through its wholly-owned subsidiary ERA Realty Network Pte Ltd ("ERA Realty"). Founded in 1982, ERA Realty is one of Singapore's largest real estate agencies with 8,882 trusted advisors as at 30 June 2025, providing property brokerage services for primary and secondary home sales, as well as the rental of residential, commercial and industrial properties. ERA Realty was the first real estate agency to be listed on the Singapore Exchange, with a strong heritage as a trusted brand across generations – known for its integrity, transparency, and ethical practices in real estate transactions. Through its Capital Markets & Investment Sales business unit, the Group delivers corporate real estate services for sizeable assets to high-net-worth individuals, family offices, developers, institutional investors. and real estate investment trusts.

As an industry pioneer, ERA Realty has constantly been at the forefront of technological innovations with an emphasis of enhancing salesperson productivity and service excellence for the past 4 decades. Today, ERA Realty continues to set the standard by introducing revolutionary initiatives and innovative technology by leveraging cutting-edge digital tools to ensure a superior client experience. The Group empowers its trusted advisors with the latest proptech, training, and proprietary super apps such as SALES+ and RealtyWatch, allowing each to extend best-in-class advice and service to customers.

APAC Realty's wholly-owned subsidiary Realty International Associates Pte Ltd ("RIA") operates training programmes and courses for real estate trusted advisors in preparation for professional certification exams and as part of continuing professional development regulations. RIA also undertakes valuation work on behalf of clients such as financial institutions, government agencies and property owners.

APAC Realty is listed on the Mainboard of the Singapore Exchange Limited since 2017. For more information, please visit www.apacrealty.com.sg.

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For analyst and media enquiries, please contact:

Yiting Foo
Eleven
9790 7329, ytfoo@eleven.com.sg