ASIAN MICRO HOLDINGS LIMITED
COMPANY REGISTRATION NO: 199701052K

DISPOSALS OF DEVELOPMENT PROPERTIES

The Board of Directors of Asian Micro Holdings Limited ("**Company**", and together with its subsidiaries, the "**Group**") refers to the announcements by the Company on 3 March 2017, 3 April 2017, 3 July 2017, 10 July 2017, 17 September 2021, 28 October 2022, 10 January 2024 and 29 April 2026 and wishes to announce that its subsidiary, Leverage Income Sdn. Bhd. ("**Leverage Income**") has on 3 July 2026 entered into a sales and purchase agreement ("**SPA**") with an independent and unrelated third party for the sale of 5 units of 3 storey shop office (the "**Sale**") on the island of Penang, Malaysia, at the consideration of MYR20,500,000 (approximately SGD 6,498,035 based on an exchange rate of S$1:MYR3.1548) (the "**Consideration**").

An Earnest Deposit of 1% of the Consideration was paid on 3 April 2026 upon the execution of the Letter of Confirmation for Sale, followed by a further payment of 5% of the Consideration on 27 April 2026 prior to the execution of the SPA. The SPA was subsequently executed on 3 July 2026. A further aggregate sum equivalent to 4% of the Consideration shall be payable in three instalments on or before 30 June 2026, 31 July 2026 and 31 August 2026, respectively, as requested by the buyer. The balance of 90% of the Consideration shall be payable upon completion of the Sale.

With the earlier sale of 1 unit of 3 storey shop office on 23 September 2024, Leverage Income has fully sold its 6 units of 3 storey shop office.

The Consideration was arrived at a willing-buyer-willing-seller basis, attributable to a bulk purchase discount for multiple units acquired in a single transaction, reflecting commercial considerations rather than prevailing individual unit market prices.

The complete sale aligns with the Company's strategy to optimise liquidity, generating additional cash reserves to advance its diversification into property developments and any opportunities to be pursued by the Group and its subsidiaries. The Sale is in the ordinary course of business as part of its ongoing property development business.

The above transaction 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 2026 as the completion is to be completed in September 2026.

None of the directors or the controlling shareholder of the Company has any interest, direct or indirect, in the Sale.

Copies of the SPA 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.

The Company will make further announcements to update shareholders, when necessary.

BY ORDER OF THE BOARD

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

3 July 2026

*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.*

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