AEDGE GROUP LIMITED

(Company Registration Number 201933214E)
(Incorporated in the Republic of Singapore)

EXERCISE OF OPTION TO PURCHASE FOR PROPOSED ACQUISITION OF PROPERTY LOCATED AT NO. 219 KALLANG BAHRU, SINGAPORE 339348

---

1 INTRODUCTION

The board of directors ("**Board**" or "**Directors**") of Aedge Group Limited ("**Company**", together with its subsidiaries, the "**Group**") refers to the announcement released on 2 September 2025 (the "**2 September 2025 Announcement**"), in relation to the Company's 51%-owned subsidiary, HPF Holdings Pte Ltd ("**Purchaser**") having been granted by Chutex Holdings Pte Ltd ("**Vendor**"), an unrelated third party, an Option to Purchase ("**Option**") in respect of the balance of the lease from Jurong Town Corporation ("**JTC**") for Lot No. 1253W of Town Subdivision 17 together with the buildings and structures erected thereon known as No. 219 Kallang Bahru Singapore 339348 ("**Property**") ("**Proposed Acquisition**").

Unless otherwise stated, capitalised terms used herein shall have the same meaning given to them in the 2 September 2025 Announcement.

2 EXERCISE OF OPTION

Further to the 2 September 2025 Announcement, the Board is pleased to announce that the Purchaser has on 22 September 2025 (the "**Option Exercise Date**"), exercised the Option and has paid an amount of S$559,520.00 (the "**Deposit**"), which will be held by the Vendor's solicitors as stakeholding monies pending Completion.

The Deposit is in addition to the Option Money which has been paid to the Vendor on issuance of the Option, and collectively represent 5% of the Consideration. The balance of the Consideration of S$13,288,600, representing 95% of the Consideration, shall be payable on Completion.

As mentioned in the 2 September 2025 Announcement, Completion is expected to take place on 1 June 2026.

3. FURTHER ANNOUNCEMENTS

The Company will make further announcements in relation to the Proposed Acquisition as and when there are material developments.

By Order of the Board

Poh Soon Keng
Executive Chairman and CEO
22 September 2025

---

*This announcement has been reviewed by UOB Kay Hian Private Limited (the "**Sponsor**").*

*This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST 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 Lance Tan, Senior Vice President, at 83 Clemenceau Avenue, #10-01, UE Square, Singapore 239920, telephone (65) 6590 6881.