



AEDGE GROUP LIMITED

Registration Number: 201933214E

Incorporated in the Republic of Singapore

AEDGE COMPLETES ACQUISITION OF FREEHOLD COMMERCIAL PROPERTY AT 2 WESTERHOUT ROAD

- *Fourth property acquisition and the Group's first commercial property, broadening the investment properties portfolio beyond industrial assets*
- *Acquired for S\$7.5 million, in line with the independent valuation of S\$7.5 million*
- *Freehold asset not subject to lease decay, with longer-term redevelopment and asset-enhancement potential*

SINGAPORE, 12 October 2026 – Aedge Group Limited (“**Aedge**” or “**Company**”), together with its subsidiaries (the “**Group**”), has announced the completion of the acquisition of the property located at 2 Westerhout Road, Singapore 397643 (the “**Property**”) by the Company’s wholly-owned subsidiary, IPF Investments Pte. Ltd., for a consideration of S\$7.5 million. The Property is a freehold commercial corner-terrace property with a land area of approximately 297.4 square metres, located in District 14 within the Geylang / Eunos precinct.

The acquisition is in line with the Group’s growth strategy to diversify its revenue and enhance shareholder value through its investment properties division. As a freehold asset, the Property is not subject to lease decay, which supports its long-term capital value. Its corner-plot configuration also offers redevelopment and asset-enhancement potential, including a potential change of use, subject to the relevant approvals. The acquisition was funded through a combination of internal resources and bank borrowings.

“2 Westerhout Road is our first commercial property, broadening our investment properties portfolio beyond industrial assets. Freehold commercial properties of this kind are rare, and we believe the purchase price represents an attractive entry point relative to recent comparable freehold transactions in District 14. With the ongoing transformation of the Geylang corridor and its proximity to the Paya Lebar commercial hub, we see longer-term potential to unlock further value from the site, including through redevelopment, subject to the relevant approvals. In parallel, we are progressing asset enhancement plans for 219 Kallang Bahru to re-purpose the building to suit the Group’s future needs, as we continue to actively grow and manage our property portfolio,” said Mr. Poh Soon Keng, Executive Chairman and Chief Executive Officer of the Group.

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About Aedge Group Limited (SGX: XVG| Bloomberg: ADGE SP)

Established in 2000 and based in Singapore, the Aedge Group Limited offers four principal services, namely engineering services, transportation services, security and manpower services and investment properties. Being a multi-services provider enables the Group to offer a comprehensive range of services to meet the diverse needs of its customers across many industries.

For more information about Aedge Group Limited, go to www.aedge.com.sg

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