



(Incorporated in the Republic of Singapore)  
(Company Registration No. 199802709E)

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## UPDATE ON PROPOSED ACQUISITION OF THE PROPERTY SITUATED AT 1 TECH PARK CRESCENT, SINGAPORE 638131 – COMPLETION OF PURCHASE

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*Where capitalised terms are used in this announcement and not otherwise defined, such capitalised terms shall bear the same meanings as ascribed to them in the announcements made by Enviro-hub Holdings Ltd. (the “Company”) on 11 June 2025 (the “11 June Announcement”)*

### 1. INTRODUCTION

The board of directors (the “**Board**”) of Enviro-Hub Holdings Ltd (the “**Company**”, and together with its subsidiaries the “**Group**”) wishes to announce that the Company’s Nominee had on 3 September 2025 completed the purchase of the leasehold property located at 1 Tech Park Crescent, Singapore 638131 (the “**Property**”), at a purchase consideration of S\$5,550,000 (the “**Purchase Consideration**”), and on the terms and subject to the conditions of the Option (the “**Proposed Acquisition**”).

The completion is pursuant to the exercise of the Option granted by the Vendor to the Nominee on 11 June 2025. The details of the Option may be found in the 11 June Announcement.

### 2. MATERIAL TERMS OF THE PROPOSED ACQUISITION

An update to the summary of the material terms and conditions of the Proposed Acquisition as set out in the Option as announced in the 11 June Announcement include, *inter alia*, the following:

#### 2.1. Purchase Consideration

The Purchase Consideration was arrived at after negotiations on a willing-buyer and willing-seller basis after arm’s length negotiations between the Company and the Vendor. In arriving at the Purchase Consideration, the Company had taken into consideration, *inter alia*:

- (a) the prevailing market conditions;
- (b) an analysis of comparable properties within the vicinity; and
- (c) the valuation of the Property as set out in the valuation report (the “**Valuation Report**”) issued by Edmund Tie & Company (SEA) Pte Ltd (the “**Independent Valuer**”), an independent firm of professional valuers which had been commissioned by Hong Leong Finance Ltd (the “**Lender**”) to conduct an independent valuation on the Property. Based on the Valuation Report, the current market value of the Property free from all encumbrances as at 1 August 2025 is Singapore Dollars Five Million Five Hundred and Fifty Thousand (S\$5,550,000).

The Purchase Consideration will be funded by a combination of internal resources and a bank loan from the Lender to the Nominee being Singapore Dollars Four Million Four Hundred Thousand (S\$4,400,000) (the “**Loan Facility**”).

## **2.2. Manner of Payment**

Pursuant to the Option and pursuant to the satisfaction (or waiver) of certain conditions precedent stipulated therein (“**Conditions Precedent**”), the Purchase Consideration was fully satisfied in cash in the following manner:

- (a) the Company’s Nominee had paid the Option fee of Singapore Dollars Fifty-Five Thousand Five Hundred (S\$55,500) amounting to 1% of the Purchase Consideration on 29 May 2025 for the grant of the Option by the Vendor;
- (b) the Company’s Nominee then exercised the Option on 11 June 2025, and paid to the Vendor’s solicitors, DG Law LLC, a deposit of Singapore Dollars Two Hundred and Twenty-Two Thousand (S\$222,000), which is equivalent to the amount of 4% of the Purchase Consideration; and
- (c) the balance of the Purchase Consideration of Singapore Dollars Five Million Two Hundred Seventy-Two Thousand and Five Hundred (S\$5,272,500), together with GST thereon was paid on 3 September 2025.

## **3. CORPORATE GUARANTEE**

The Board would also like to announce that the Loan Facility is secured by a corporate guarantee provided by the Company.

### **3.1. Material Terms of the Corporate Guarantee**

The material terms and conditions of the corporate guarantee are as follows:

- (a) Guarantee to remain in force until repayment in full. The guarantee shall continue in effect until all sums whatsoever payable by the Nominee under the Loan Facility have been finally paid in full;
- (b) Effect of Nominee’s insolvency. The bankruptcy, liquidation or insolvency of the Nominee shall not affect or determine the liability of the Company under the corporate guarantee. All dividends, compositions and money received by the Company from the Nominee or from any other company capable of being applied by the Lender in reduction of the indebtedness of the Nominee shall be regarded for all purposes as payments in gross and the Lender shall be entitled to prove in the bankruptcy, liquidation or insolvency of the Nominee and without any right on the part of the Company to be subrogated to the Lender in respect of any such proof to the intent that the corporate guarantee shall apply to and secure the whole of any ultimate balance which shall remain due to the Lender.
- (c) Effect of other guarantees etc. The corporate guarantee and the Lender’s rights under it shall be in addition to and shall not be in any way prejudiced or affected by any other securities or guarantees for the moneys secured by the Loan Facility which the Lender may now or subsequently hold from the Company.
- (d) Change in constitution of Nominee or Company. If the Nominee or the Company is a partnership or a company, this guarantee shall remain in full force and effect notwithstanding any change in the constitution of the Nominee or the Company;
- (e) Change in Lender’s constitution or its amalgamation etc. The corporate guarantee shall continue to bind the Company notwithstanding any amalgamation, merger, reconstruction, or the sale or transfer of the whole or any part of the Lender’s

undertaking and assets to another company. The corporate guarantee and all rights conferred upon the Lender may be assigned to, enforced by any such company, and proceeded on in the same manner to all intents and purposes as if such company had been named in this guarantee instead of and/or in addition to the Lender; and

- (f) Governing Law. The corporate guarantee shall be governed and construed in all respects in accordance with the laws of Singapore and the Company hereby submits to the jurisdiction of the courts of Singapore in all matters connected with the corporate guarantee provided that the Company's submission to the jurisdiction of the courts of Singapore shall not be construed as derogating from the Lender's right to commence proceedings in the courts of any other country.

**4. CAUTIONARY STATEMENT**

Shareholders and potential investors are advised to read this announcement and any further announcements by the Company carefully. Shareholders and potential investors of the Company are advised to refrain from taking any action with respect to their securities in the Company which may be prejudicial to their interests, and to exercise caution when dealing or trading in the shares of the Company. Shareholders and potential investors who are in any doubt about the contents of this announcement or as to the action they should take, should consult their stockbroker, bank manager, solicitor, accountant, or other professional advisers immediately.

**BY ORDER OF THE BOARD**

**RAYMOND NG**

Executive Chairman

3 September 2025