



**ASPEN (GROUP) HOLDINGS LIMITED**  
Company Registration No.: 201634750K  
(Incorporated in the Republic of Singapore)

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## SALE OF PROPERTY UNIT TO INTERESTED PERSON

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### 1. INTRODUCTION

The Board of Directors (the “**Board**”) of Aspen (Group) Holdings Limited (the “**Company**” and together with its subsidiaries, “**Aspen**”) wishes to announce the sale of a property unit by the Company’s subsidiary, Aspen Vision City Sdn. Bhd., which is classified as an interested person transaction pursuant to Rule 910(1) of the Listing Manual (the “**Transaction**”).

### 2. DETAILS OF INTERESTED PERSON TRANSACTION

<b>Vendor (Entity at Risk)</b>	<b>Purchasers (Interested Persons)</b>	<b>Parcel Number &amp; Project</b>	<b>Sale Price</b>	<b>Rebate / Discount</b>
Aspen Vision City Sdn. Bhd.	Dato’ Murly a/l Manokharan (“ <b>Dato’ Murly</b> ”) and Datin Lee Ke Sin (“ <b>Datin Lee</b> ”)	329, Viluxe (Phase 2)	RM1,767,000	(i) 10% employee discount  (ii) 8% standard promotional rebate  (iii) RM5,000 conditional rebate

Notes:

- (a) Dato’ Murly is deemed an interested person as he is an executive director and substantial shareholder of the Company and Aspen’s President and Group Chief Executive Officer. Datin Lee, who is the spouse of Dato’ Murly, is deemed an interested person by virtue of her relationship with Dato’ Murly.
- (b) The Sale Price is based on the same pricing offered to the public.
- (c) Dato’ Murly, being Aspen’s President and Group Chief Executive Officer, is entitled to an employee discount of 10%, which applies to all of Aspen’s employees for the purchase of any unit in Viluxe (Phase 2) (the “**Employee Discount**”). Separately, an 8% rebate (the “**Rebate**”), calculated on the amount payable after the Employee Discount, is a standard promotion that applies to any purchaser of Viluxe (Phase 2), including employees entitled to the Employee Discount. An additional rebate of RM5,000 also applies to any purchaser of Viluxe (Phase 2) if the sale and purchase agreement is signed within 30 days from the date of booking.

- (d) As such, the Transaction was entered into on commercial terms at arm's-length basis with no prejudice to the interest of the Company and its minority shareholders.

### **3. COMPLIANCE WITH RULE 912 OF THE LISTING MANUAL**

- (a) The Audit Committee has reviewed and approved the Transaction and is satisfied that the terms of the Transactions are fair and reasonable and are not prejudicial to the interests of the Company and its minority shareholders.
- (b) Save for Dato' Murly, the Board is satisfied that the terms of the Transaction are not prejudicial to the interests of the Company and its minority shareholders.
- (c) Dato' Murly had abstained and will abstain from voting on all Board resolutions relating to the Transactions.

#### **BY ORDER OF THE BOARD**

Aspen (Group) Holdings Limited

Dato' Murly Manokharan  
President and Group Chief Executive Officer  
6 October 2025