

NEWS RELEASE

**Knight Frank Property Management Appointed as Property Manager for Arden
– Johor Bahru's Upcoming Second Tallest 68-Storey Landmark**

JOHOR BAHRU, 14 October 2025 – Astaka Holdings Limited (SGX:42S) (“Astaka” or together with its subsidiaries, the “Group”), a leading integrated property developer based in Johor, Malaysia, has officially appointed Knight Frank Property Management Sdn Bhd (KFPM) as the property manager for its upcoming landmark development, Arden Serviced Residence @ One Bukit Senyum (“Arden”) today.

The appointment was formalised at a ceremony, marking the start of a strategic partnership between Astaka and KFPM to deliver world-class property management services that enhance the value, sustainability, and liveability of Arden, while ensuring a seamless experience for its residents and stakeholders.

With a gross development value of RM800 million, Arden is set to redefine Johor Bahru's skyline. Standing at 68 storeys and 260 metres high, it will be the city's second tallest building and an architectural landmark in the Iskandar region. Arden comprises 618 high-end serviced residences ranging from 797 sq. ft. to 1,700 sq. ft., with an average price of RM1,300 to RM1,500 per sq. ft.

Designed to provide a hotel-inspired lifestyle, Arden features over 50 curated facilities, including sky dining, KTV lounge, family and child-friendly spaces, co-working areas, and even an indoor golf simulator. One of its most distinctive offerings is the Hotel Stay Management programme, which allows property owners to participate in a professionally managed short-term rental scheme, offering upkeep, housekeeping, and guest services — a model that has drawn strong interest from international buyers.

Allen Khong, Executive Director and Chief Executive Officer of Astaka Holdings Limited, said, “We are delighted to be partnering with Knight Frank Property Management, a trusted name in property management, once again. They have successfully managed The Astaka and Aliva Mount Austin, and were instrumental in helping The Astaka win The Edge Best Managed & Sustainable Property Awards 2024 — a recognition we are very proud of. With that track record, we have full confidence in entrusting them with Arden, knowing it will be managed with the same standards of care, quality and efficiency our homeowners deserve.”

Khong added, “Beyond operational excellence, this collaboration reflects our shared commitment to shaping Johor Bahru's future. We look forward to working with Knight Frank on more developments that build vibrant communities and deliver lasting value to our stakeholders.”

Kuruvilla Abraham, Managing Director of Knight Frank Property Management, added “We are honoured to be appointed once again by Astaka to manage another of their prestigious development called Arden Serviced Residence. A development of this scale and prestige requires not only operational

excellence but also a focus on innovation and sustainability. KFPM is honoured to be appointed as the preferred property manager of this upcoming development and continue to provide our professional service to enhance Arden's value and enrich the residents' lifestyle commensurate with luxury living in Johor Bahru."

Astaka, together with its joint venture partner, Kimlun Corporation Berhad (KLSE:5171), commenced construction of Arden in May 2025. The development has already achieved an impressive 80% sales take-up rate since its official launch in March 2025 and is targeted for completion by 2030.

The partnership between Astaka and KFPM underscores both organisations' shared commitment to quality, sustainability, and community-building, ensuring that Arden not only reshapes Johor Bahru's skyline but also sets new standards for urban living.

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About Knight Frank Malaysia

Knight Frank Malaysia offers high-quality professional advice and solutions across a comprehensive portfolio of property services and is registered with the BOVAEA since its establishment two decades ago. The brand has embraced a growth strategy based on "Partners in Property" and remains firmly focused on the future. The Company is licensed to undertake property, valuations/consultancy, estate agency, and property management and is also on the panel of all leading banks and financial institutions. Having a strong presence in Malaysia with its headquarters in Kuala Lumpur as well as branches in Penang, Johor Bahru, Kota Kinabalu and Miri, the Company will continue to engage with stakeholders to help shape global success in real estate markets in the years to come.

For further information about the company, please visit www.knightfrank.com.my

About Astaka Holdings Limited

Listed on the Singapore Exchange (SGX:42S), Astaka Holdings Limited ("Astaka" or together with its subsidiaries, the "Group") is a leading integrated property developer based in the Iskandar region of Johor, Malaysia.

The Group's flagship residential project is The Astaka @ One Bukit Senyum, developed as Phase 1 of One Bukit Senyum, and Menara MBBJ, a 15-storey Grade-A office tower, developed as Phase 2. Menara MBBJ was the first Grade-A green office building in Johor Bahru. Phase 1 and Phase 2 were completed in June 2018 and January 2020, respectively. The Group's second development, Bukit Pelali @ Pengerang is a self-contained strata township comprising of residential units, shop offices and other amenities, located in the south-east of Johor.

Astaka continues to expand its portfolio of iconic developments with bold and pioneering projects such as Aliva Mount Austin, the first serviced residence project in Mount Austin, Johor Bahru. The Group is also actively seeking new investment opportunities and potential acquisitions, with a focus on high-profile or strategically located real estate assets.

For more information about Astaka, visit <https://astaka.com.my/>

More about One Bukit Senyum

First unveiled in 2014, One Bukit Senyum is a leading integrated development spearheaded by Astaka. Occupying 11.85 acres of freehold land – approximately the size of nine football fields - One Bukit Senyum is poised to be Johor Bahru's new Central Business District (CBD) when it is fully developed.

One Bukit Senyum is located 800 meters away from the Johor customs, immigration and quarantine ("CIQ") complex connecting Singapore and Southern Malaysia, and a mere 600 meters away from the upcoming Johor Bahru–Singapore Rapid Transit System ("RTS") Link.

The development is strategically located to capitalise on strengthening ties between Johor and Singapore, as evidenced by progress on the RTS as well as the Memorandum of Understanding ("MOU") signed in January 2024 to form the JS-SEZ. Both initiatives pave the way for improved infrastructure connectivity, increased cross-border trade and investments, as well as stronger economic activity between Johor and Singapore.

The first phase of One Bukit Senyum, The Astaka, was completed in 2018 and reshaped Johor Bahru's skyline with its iconic 65-storey and 70-storey tower buildings. Standing 1,020 feet above sea level, The Astaka was recognised as Southeast Asia's tallest residential skyscraper, attracting buyers from 15 different countries including Singapore, Indonesia, China, Hong Kong, Japan, Germany, Brunei and Finland.

Phase 2, a 15-storey Grade A office tower called Menara MBBJ, serves as the administrative headquarters of Johor Bahru's City Council. The building was completed and handed over to its occupant in January 2020, a year ahead of schedule.

Phase 3, the final phase of One Bukit Senyum, will be developed in stages starting with Arden, followed by a lifestyle shopping mall and a five-star hotel.

This press release has been reviewed by the Company's sponsor, SAC Capital Private Limited (the "Sponsor").

This press release 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 press release, including the correctness of any of the statements or opinions made, or reports contained in this press release.

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