

Please refer to the earlier announcement reference number : GA1-21102025-00061

FURTHER INFORMATION ON THE PROPOSED ACQUISITION OF A PARCEL OF LEASEHOLD LAND SITUATED OFF SEPANGGAR BAY, CITY OF KOTA KINABALU, STATE OF SABAH TOGETHER WITH A WORKSHOP BUILDING ERECTED THEREON

1. INTRODUCTION

Reference is made to the announcement made on 21 October 2025 by Shin Yang Group Berhad (“SYGroup” or “the Company”) in relation to the Proposed Acquisition by its wholly-owned subsidiary, Shin Yang Shipping Sdn. Bhd. (“the Purchaser”), of a parcel of leasehold land together with a workshop building erected thereon from Shin Yang Sdn. Bhd. (“the Vendor”) for a total purchase consideration of RM26,600,000.00.

Unless otherwise stated, all abbreviations used herein shall have the same meanings as defined in the earlier announcement.

The Board of Directors of SYGroup wishes to furnish the following additional details:

2. ADDITIONAL INFORMATION ON THE PROPERTY

Particulars	Details
Existing use of the Property	The Property is currently used as a container depot and workshop.
Amount of lettable space	Approximately 5.37 hectares.
Percentage of occupancy	60%.
Estimated rental income per annum	RM240,000.00.
Approximate age of the workshop building	7 years.
Net book value of the Property	RM18,606,600.00.
Cost of investment of the Property	RM21,110,033.00.

Site Plan of the Property:-



Location and Approach

The Property, as shown edged in RED on the site plans, is located in a locality generally known as Sepangar Bay Industrial Area, which is about 24 kilometres by road north-east of Kota Kinabalu city centre. The locality is about 10 kilometres north-west of Manggatal town and about 15 kilometres south-west of Telipok town.

Approach to the subject land from Kota Kinabalu city centre is by way of Jalan Tun Fuad Stephen Coastal Highway right up to Menara Tun Mustapha or Wisma Innoprise vicinity where it continues; as Jalan UMS or Jalan Kota Kinabalu- Sulaman for some 8.60 Kilometres to join Jalan Sepangar. From thereon, traversing for about 10 kilometres or so, an unnamed gravel road branches off east and subsequently leads to the Property after about 200 metres from the junction.

An alternative route to the Property from Kota Kianabalu city centre is via Jalan Tun Fuad Stephen Coastal Highway or Jalan Pasir or Jalan Tuaran, which joins Jalan Tuaran Bypass at the intersection of Jalan Tuaran or Jalan Lintas- Kolombong. Jalan Tuaran Bypass is linked to Jalan Sepangar, some 8.8 kilometres from this junction.

All the above captioned roads are sealed all weather type maintained in good condition except for the final access leading to the Property, which is gravelled and generally in motorable condition.

Jalan Terowong Sepangar (Sabah Port Bypass) together with the Terowaong Sepangar (Sepangar Tunnel) has shortened the travelling distance to the locality of the Property from Kota Kinabalu city centre.

3. TRANSACTION WITH THE SAME RELATED PARTY FOR THE PRECEDING 12 MONTHS

The total value of transactions between SYGroup and/or its subsidiaries with the Vendor for the 12 months preceding the Proposed Acquisition are as follows:

Type of Transaction	Amount (RM)
Revenue	5,290,626.05
Purchase	(347,959.94)
Rental expenses	(1,519,220.00)

4. HIGHEST PERCENTAGE RATIO

The highest percentage ratio applicable to the Proposed Acquisition Paragraph 10.02(g) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad is 2.04%.

The highest aggregated percentage ratio pursuant to Paragraph 10.12 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad which transactions entered by the SYGroup and/or its subsidiaries with the same party or with connected persons within the past 12 months is 2.04%

Save for the additional information disclosed above, all other details of the Proposed Acquisition as set out in the announcement dated **21 October 2025** remain unchanged.

This announcement is dated **27 October 2025**.