

## BURSA ANNOUNCEMENT

Type : Announcement  
Subject : Memorandum of Understanding  
Announcement : Memorandum of Understanding between Enfiniti Escapes (M) Sdn Bhd (“Enfiniti”) and BDB Land Sdn Bhd (“BDB Land”).

<b>1.</b>	<b>INTRODUCTION</b>
	<p>The Board of Directors of BDB (“the Board”) wishes to announce that its wholly owned subsidiary, BDB Land Sdn Bhd (Registration Number: 198101003170 [69284-P]) (“BDB Land”) had on 16 January 2024 signed the Memorandum of Understanding (“MoU”) with Enfiniti Escapes (M) Sdn Bhd (“Enfiniti”) (Registration Number : 201701006702 (1220867W) (hereinafter referred to as “Parties”) to establish a basis of cooperation and collaboration between the Parties.</p>
<b>2.</b>	<b>INFORMATION OF BDB LAND</b>
	<p>BDB Land Sdn Bhd (Registration No. 198101003170 (69284-P)) is a private limited company established under the Companies Act 2016, whose registered address is at Level 9, Menara BDB, 88 Lebuhraya Darulaman, 05100 Alor Setar, Kedah wholly owned subsidiary of Bina Darulaman Berhad which currently listed on the Main Market of Bursa Malaysia Securities Berhad and principally involved in property and township development.</p>
<b>3.</b>	<b>INFORMATION OF ENFINITI</b>
	<p>Enfiniti Escapes (M) Sdn Bhd (Registration No:201701006702 (1220867W)) (hereinafter referred to as “Enfiniti”) is a private limited company established under the Companies Act 2016 on 7 March 2017, whose registered address is at No. 15 Persiaran Damansara Endah, Bukit Damansara, 50490 Kuala Lumpur involving in the business of hotels, resort hotels and other accommodation development.</p>
<b>4.</b>	<b>OBJECTIVE</b>
	<p>This MoU will establish a collaboration between the Parties and will endeavor to enter into a joint venture for the purpose of the eco-tourism development or other accommodation, with the possibility of a recurring partnership between the Parties.</p>
<b>5.</b>	<b>SALIENT TERMS OF MOU</b>
	<p>The salient terms of this MOU are as follows:-</p> <p>(a) The Parties will strive to reach the objectives and scope of this MoU to the best of their abilities.</p>

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	<ul style="list-style-type: none"><li>(b) The Parties agree to set a reasonable general and specific time frame for the implementation of the Joint Venture and for finalising the detailed terms of the Joint Venture in a legally binding formal long-form agreement.</li><li>(c) BDB Land undertakes to conduct a full land survey on the Identified Land upon execution of this MoU and furnish the land survey report to Enfiniti, at BDB Land’s cost and expense;</li><li>(d) Enfiniti undertakes to prepare a full concept and design for the development of the Identified Land based on the land survey report furnished by BDB Land, at Enfiniti’s cost and expense;</li><li>(e) Enfiniti undertakes to carry out the appropriate feasibility study(ies) to ascertain the feasibility and/or commercial viability of the Joint Venture, at Enfiniti’s cost and expense.</li><li>(f) The parties agree that their obligations under this MoU shall be subjected to the approvals and consents of the relevant regulatory bodies and statutory requirements whichever applicable to the Joint Venture.</li><li>(g) After the signing of this MoU, BDB Land agrees (and shall procure and ensure that Bina Darulaman Berhad) not to enter into any other transactions or dealings relating to the Identified Land until this MoU lapsed or terminated.</li><li>h) BDB Land shall collaborate with FRIM Incorporated Sdn. Bhd. for their advice on the development plan under this MoU to ensure it is aligned with environmental conservation and sustainability goals.</li></ul>
<b>6.</b>	<b>RATIONALE OF MOU</b>
	<p>This MoU is entered to express the intentions and wills of the parties to review and/or open the space for cooperation, acting as a framework before a definitive agreement is finalised by the parties. It also marks a significant milestone in realising BDB group’s intention to develop Lubuk Semilang as one of the premier eco-tourism hubs in Langkawi.</p>

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<b>7.</b>	<b>FINANCIAL EFFECTS OF THE MOU</b>
	This MoU will not give rise to any financial obligation by one Party to the other. Each Party will bear its own cost and expenses in relation to this MoU.
<b>8.</b>	<b>APPROVAL REQUIRED</b>
	The execution of the MoU is not subject to the approval of the shareholders of the Company or any relevant authorities.
<b>9.</b>	<b>STATEMENT BY DIRECTORS</b>
	The Board of Directors, having taken into consideration all aspects of the MOU, is of the opinion that the MOU is in the best interest of BDB Group.
	This announcement is dated 16 January 2024.