

BINA DARULAMAN BERHAD (“BDB” OR “THE COMPANY”)

ACCEPTANCE OF BANKING FACILITIES OFFERED BY BANK KERJASAMA RAKYAT MALAYSIA BERHAD TO BDB LAND SDN. BHD., A WHOLLY- OWNED SUBSIDIARY OF THE COMPANY

1.0 INTRODUCTION

Pursuant to paragraph 9.03 and 9.04 of the Main Market Listing Requirement of Bursa Malaysia Securities Berhad, the Board of Directors of Bina Darulaman Berhad ("BDB or the Company") is pleased to announce that BDB Land Sdn. Bhd. [Registration No. 198101003170 (69284-P)] (“BDB Land”), a wholly owned subsidiary of BDB, had on 15 May 2025 accepted a Banking Facilities of up to RM100.00 million ("Facilities") offered by Bank Kerjasama Rakyat Malaysia Berhad (“the Bank”).

2.0 INFORMATION ABOUT THE FACILITIES

2.1 Purpose of Facilities

The purpose of the Facilities is for the development of affordable township project located at Lot 1659, Hosba, Daerah Kubang Pasu, Kedah Darul Aman. The project development known as “Darulaman Saujana” with total area development of 204.41 acres.

2.2 The Facilities

The details of credit facilities as follows:

- (i) Open Cash Line (OCL-i) up to RM3,000,000
- (ii) Bank Guarantee-i (BG-i) up to RM5,000,000
- (iii) Bridging Financing-i (BF-i 1) up to RM30,000,000
- (iv) Bridging Financing-i (BF-i 2) up to RM27,000,000
- (v) Bridging Financing-i (BF-i 3) up to RM20,000,000
- (vi) Bridging Financing-i (BF-i 4) up to RM15,000,000

2.3 Tenure

2.3.1 OCL-I - Five (5) years or Sixty (60) months from the date the facility is made available, subject to annual review by the Bank.

2.3.2 BG-I - The period for Bank Guarantee-i shall be in accordance with the contract period or any other documents and expiry dates as specified by the respective BG-i beneficiary(s) acceptable / approved by the Bank.

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| 2.3.3 | BF-i 1 | } | Forty-Eight (48) months from the date of the first disbursement of the Facility, subject to annual review by the Bank. |
| | BF-i 2 | | |
| | BF-i 3 | | |
| | BF-i 4 | | |

2.4 Security

- 2.4.1 Third (3rd) party Open All Monies for legal charge over a parcel or agricultural rubber land held under Lot No 1659, Held Under Title No GRN 11523, Mukim of HOSBA, District of Kubang Pasu, Kedah Darul Aman;
- 2.4.2 Deed of Assignment over the surplus monies in the Housing Development Account (“HDA”) upon completion of the Project;
- 2.4.3 Deed of Assignment on all right, interests and benefits over the Designated Account;
- 2.4.4 Deed of Assignment of the Customer’s rights, interest, benefits and titles in and to the performance bonds / guarantees in respect of the Project Land (if any) and all proceeds arising there from to the extent permitted by prevailing laws;
- 2.4.5 Memorandum of Deposit and Letter of Set-Off in relation to the Financial Services Reserve Account (FSRA); and
- 2.4.6 Such other security documents as may be imposed by the Bank and/ or advised by the Bank’s solicitors.

3.0 CORPORATE GUARANTEE

BDB as a parent company is required to issue a Corporate Guarantee to the Financiers in relation to the proposed borrowing to the Bank Kerjasama Rakyat Malaysia Berhad.

4.0 FINANCIAL EFFECT

4.1 Issued Share Capital and Shareholdings of Substantial Shareholders

The Facilities are not expected to have any effect on the issued share capital of BDB nor the shareholdings of BDB’s substantial shareholders.

4.2 Earnings

The Facilities are expected to contribute positively to the earnings of BDB once the Facilities are utilized to generate future income for the Company and its subsidiaries (“the Group”).

4.3 Gearing

After the acceptance and full utilization of the facilities, the Group gearing ratio is expected to increase.

5.0 DIRECTORS AND SUBSTANTIAL SHAREHOLDERS INTEREST

None of the Directors and/or substantial shareholders of the Company and/or persons connected with them have any interest, direct or indirect, in the Facilities.

6.0 STATEMENT BY DIRECTORS

The Board, having considered all aspects of the acceptance of the Facilities, is of the opinion that the acceptance of the Facilities is in the normal course of the Group’s business activities and is in the best interest of the Company.

This announcement is dated 19 May 2025.