

## **BINASTRA CORPORATION BERHAD**

[Company Registration No.: 200301027648 (630068-T)]

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### **ACCEPTANCE OF LETTER OF AWARD FOR CONSTRUCTION AND COMPLETION OF MAIN BUILDING WORKS AND INFRASTRUCTURE WORKS AMOUNTING TO RM405,000,000.00 FROM EXSIM JALIL LINK SDN BHD**

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#### **1. INTRODUCTION**

The Board of Directors (“**Board**”) of Binastra Corporation Berhad (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that its wholly owned subsidiary, Binastra Builders Sdn Bhd has on 8 July 2025 accepted a letter of award for Construction and Completion of Main Building Works and Infrastructure Works from Exsim Jalil Link Sdn Bhd (“**EJL**”) in respect of a proposed development of 2 blocks of suites apartments (residential) (1,004 units) on PT 50270 (previously part of Lot 38628), Jalan Jalil Perkasa 1, Bukit Jalil, Mukim Petaling, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur (hereinafter referred to as “**Contract**”).

The total contract value for the Contract is Ringgit Malaysia Four Hundred And Five Million Only (RM405,000,000.00).

The Contract shall complete within forty one (41) months from the date of commencement which will be notified in due course by Architect’s Instruction.

#### **2. DESCRIPTION OF THE CONTRACT**

The Contract covers the Construction and Completion of Main Building Works and Infrastructure Works in respect of a proposed development of 2 blocks of suites apartments (residential) (1,004 units) comprising:

##### **Parcel 1**

- Block A – 43 storeys (494 units)
- Block B – 44 storeys (510 units)
- 1 unit of shop on the ground floor
- 2 units of commercial spaces (hawkers) on the ground floor
- 8 levels of podium parking
- 1 level of utility space including 1 unit of main electrical substation (PPU) on the lower ground floor
- facilities for residents and 1 unit of guardhouse

on PT 50270 (previously part of Lot 38628), Jalan Jalil Perkasa 1, Bukit Jalil, Mukim Petaling, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

### 3. RATIONALE

The Contract is expected to provide additional income stream for the Group over the next four (4) financial years.

### 4. FINANCIAL EFFECTS

The Contract will have no effect on the issued share capital of the Company but it is expected to contribute positively to the earnings and net assets per share of the Group for the financial years ending 31 January 2026 to 2029.

### 5. INTEREST OF DIRECTORS, SUBSTANTIAL SHAREHOLDERS AND CONNECTED PERSON

The Contract is regarded as a recurrent related party transaction of a revenue or trading nature (“**RRPT**”) pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“**Listing Requirements**”) of which mandate to enter into such RRPT was obtained from its shareholders at the 22<sup>nd</sup> Annual General Meeting of the Company held on 3 July 2025.

EJL is a company substantially owned by Datuk Tan Kak Seng (“**DTKS**”) (9.00%), Performance Consortium Sdn Bhd (“**PCSB**”) (6.00%) and Tre Towers Holdings Sdn Bhd (“**TTH**”) (5.00%).

Datuk Tan Kak Seng (“**DTKS**”) is the Company’s Managing Director and Major Shareholder by virtue of his direct interests (11.09%) in the Company and his indirect interests (41.19%) held via JT Conglomerate Sdn Bhd, where he also a director and sole shareholder.

PCSB is a subsidiary (60.00%) of Binastra Construction (M) Sdn Bhd (“**BConstruction**”), a company jointly owned by DTKS and persons connected to DTKS. DTKS is a director of BConstruction and PCSB.

TTH is a company 100% owned by Lee Seng Yong (“**LSY**”), the Company’s Executive Director, who also is a Major Shareholder by virtue of his direct interest (12.92%) in the Company. LSY has deemed interest (5.00%) in EJL via TTH.

Except as disclosed above, none of the directors, major shareholders and/or persons connected with any such director or major shareholder as defined in the Listing Requirements has any interest, direct or indirect, in the Contract.

### 6. STATEMENT BY DIRECTORS

The Directors of the Company, saved for the interested Directors, DTKS and LSY, are of the opinion that the acceptance of the Contract is in the best interest of the Company.

This announcement is dated 8 July 2025.