

BINASTRA CORPORATION BERHAD

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

ACCEPTANCE OF LETTER OF AWARD FOR EARTHWORKS, PILING, PILE CAP AND DIAPHRAGM WALL WORKS AMOUNTING TO RM132,000,000.00 FROM EXSIM LUMBA KUDA SDN BHD

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 21 August 2025 accepted a letter of award for Earthworks, Piling, Pile Cap and Diaphragm Wall Works from Exsim Lumba Kuda Sdn Bhd in respect of a proposed development of 63-storey serviced apartment (4,525 units) on Lot 912 and Lot 913, Jalan Ah Siang, Johor Bahru Town, Daerah Johor Bahru, Johor Darul Ta’zim (hereinafter referred to as “**Contract**”).

The total contract value for the Contract is Ringgit Malaysia One Hundred Thirty Two Million Only (RM132,000,000.00).

The Contract shall commence on 2 September 2025 and to be completed within sixteen (16) months from the commencement date.

2. DESCRIPTION OF THE CONTRACT

The Contract covers a proposed development of 63-storey serviced apartment (4,525 units) comprising:

Phase 1:

I) 14-storey podium comprising:

A) 1 level of facilities (semi-basement level 2); B) 2 levels of parking with related facilities (semi-basement level 1); C) 1 level of shops (3 units) and parking with related facilities (ground floor); D) 1 level of shops (9 units) (level 1); E) 10 levels of parking with related facilities (levels 2-11)

Phase 2:

I) Tower A: 49-storey serviced apartment (908 units) including 1 level of recreational facilities

Phase 3:

I) Tower B: 46-storey serviced apartment (1,257 units) including 2 levels of recreational facilities

Phase 4:

I) Tower C: 46-storey serviced apartment (833 units) including 2 levels of recreational facilities

Phase 5:

I) Tower D: 46-storey serviced apartment (1,527 units) including 1 level of recreational facilities

on Lot 912 and Lot 913, Jalan Ah Siang, Johor Bahru Town, Daerah Johor Bahru, Johor Darul Ta’zim for Exsim Lumba Kuda Sdn. Bhd.

3. RATIONALE

The Contract is expected to provide additional income stream for the Group over the next two (2) 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 and 2027.

5. INTEREST OF DIRECTORS, SUBSTANTIAL SHAREHOLDERS AND CONNECTED PERSON

None of the directors, major shareholder and/or persons connected with any such director or major shareholder as defined in Bursa Malaysia Securities Berhad Main Market Listing Requirements has any interest, direct or indirect, in the Contract.

6. STATEMENT BY DIRECTORS

The Directors of the Company are of the opinion that the acceptance of the Contract is in the best interest of the Company.

This announcement is dated 21 August 2025.