

ECOSCIENCE INTERNATIONAL BERHAD ("EIB" OR THE "COMPANY")

ADDITIONAL INFORMATION IN RELATION TO DISPOSAL OF A SINGLE STOREY SEMI-DETACHED FACTORY WITH MEZZANINE OFFICE IDENTIFIED AS LOT NO. 173396, TITLE NO. GRN 584428 (FORMERLY KNOWN AS PTD 186465 HSD 560907), MUKIM OF TEBRAU, DISTRICT OF JOHOR BAHRU, STATE OF JOHOR DARUL TAKZIM CONTAINING AN AREA MEASURING APPROXIMATELY 0.1338 HECTARES ("PROPERTY"), BY ECOSCIENCE TECHNOLOGIES SDN BHD, A WHOLLY OWNED SUBSIDIARY OF EIB, TO BETTERINGCO SDN BHD FOR A CASH CONSIDERATION OF RM4,158,000

All definitions used herein shall have the same meanings as the words and expressions defined in the Announcement, except where the context otherwise requires or where otherwise defined herein.

We refer to the announcement dated 28 November 2025 ("**Announcement**") in relation to the sale and purchase agreement between Ecoscience Technologies Sdn. Bhd. and Betteringco Sdn. Bhd. for the disposal of Property for a cash consideration of RM4,158,000.00.

The Company wishes to furnish the following additional information:

1. Additional information on the Property

The Property is currently vacant and not generating rental income for the EIB Group, resulting in zero occupancy. There is, however, a total lettable space of approximately 6,600 sq. ft. available for future tenants.

2. Effects of the Disposal on the business operation

The disposal of the Property, which is currently vacant and not operating as a factory, does not impact the EIB Group's ongoing business operations.

3. Particular of any guarantee given by EIB Group to Betteringco

There are no guarantees being provided by EIB Group to Betteringco in connection with the Disposal. The Property is being sold on an "as-is, where-is" basis, with Betteringco accepting the Property in its current condition.

4. Timeframe for full utilisation of proceeds

The estimated timeframe for utilisation of the gross proceeds from the Disposal is as follows:

Details of utilisation	RM'000	Estimated timeframe of utilisation from the completion of the Disposal
Working capital of the Group	1,394	Within 12 months
Repayment of bank borrowing	2,764	Within 1 month
Estimated expenses for the Disposal ⁽¹⁾	-	-
Total	4,158	

Note:

- (1) *The Group does not expect to incur any expenses for the Disposal as the real property gain tax (RPGT) is not applicable in this instance in view that the Group expects to record an estimated net loss on the Disposal of approximately RM0.034 million.*

This announcement is dated 2 December 2025.