

Type : Announcement
Subject : OTHERS
Description : ICONIC WORLDWIDE BERHAD (“IWB” OR THE “COMPANY”)

TENANCY AGREEMENT BETWEEN ICONIC MEDICARE SDN. BHD., A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY AND APERION TECHNOLOGIES (MALAYSIA) SDN. BHD.

1. INTRODUCTION

The Board of Directors of IWB wishes to announce that Iconic Medicare Sdn. Bhd. (“**IMED**” or “**the Landlord**”), a wholly-owned subsidiary of the Company, had on 8 January 2026 entered into a Tenancy Agreement with Aperion Technologies (Malaysia) Sdn. Bhd. (“**Aperion**” or “**the Tenant**”) for the rental of all that piece of leasehold land known as Pajakan Negeri No. Hakmilik 13441, Lot 22050, Mukim 13, Daerah Seberang Perai Selatan, Negeri Pulau Pinang together with the building erected thereon bearing the address of PMT 798 Lingkaran Cassia Selatan, Lebuhraya Bandar Cassia, Taman Perindustrian Batu Kawan, 14110 Simpang Ampat, Pulau Pinang (“**the Demised Premises**”) subject to the terms and conditions stipulated in the Tenancy Agreement (“**the Agreement**”)

(IMED and Aperion are collectively referred to as the “Parties” and individually as the “Party”)

2. INFORMATION OF THE PARTIES

The Landlord

IMED is a private company incorporated in Malaysia having its registered address at No.1-2, Jalan Icon City, Icon City, 14000 Bukit Mertajam, Pulau Pinang and business address at 972, Jalan Baru, 13700 Perai, Pulau Pinang. IMED is the legal and beneficial owner of the Demised Premises.

The Tenant

Aperion is a private company incorporated in Malaysia having its registered address at Level 11, Menara LGB, Jalan Wan Kadir, Taman Tun Dr Ismail, 60000 Kuala Lumpur, Wilayah Persekutuan and business address at No. 6139, Jalan Cassia Selatan 6/6, Taman Perindustrian Batu Kawan, Mukim 13, 14110 Bandar Cassia, Pulau Pinang. Aperion operates as a contract manufacturing partner for optical modules, delivering high-speed, AI-optimized, and cost-efficient production solutions to global optical module brands, cloud service providers, and telecommunication equipment vendors.

3. DETAILS OF THE AGREEMENT

The salient terms of the Agreement are as follows: -

Monthly Rental	RM840,000.00 per month, equivalent to RM3.50 per square feet per month on the current lettable area of approximately 245,000 square feet.
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At the request of the Tenant, upon completion of the construction or extension for a targeted additional floor space of approximately 40,000 square feet (with the installation of a lift) to the Demised Premises at the Landlord's sole costs and expenses ("Proposed Construction"), the monthly rental shall be revised to RM1,000,000.00, equivalent to RM3.50 per square feet per month on the targeted and combined lettable area of approximately 285,000 square feet.

Term of the Agreement

Three (3) years from the commencement date (as defined below) followed by an automatic renewal period of a further three (3) years ("Second Term") under the same terms and conditions safe for the monthly rental being revised to RM1,100,000.00 only per month and an option to renew for an additional three (3) years ("Third Term") under the same terms and conditions safe for the monthly rental being revised to RM1,210,000.00 only per month upon the expiry of the Second Term. Thereafter, the Tenant has the option to renew the tenancy for a further one (1) year ("Fourth Term").

Condition Precedent

The Agreement is conditional upon the following having been fulfilled by the Landlord within three (3) months or such other longer period as the Parties may mutually agree from time to time determined ("Conditional Period") from the date of this Agreement: -

- (i) Penang Development Corporation's ("PDC") consent / letter of no objection ("PDC Consent") for the Landlord to rent the Demised Premises to the Tenant.

Commencement Date

The Commencement Date shall be the Unconditional Date, being the date on which the Agreement become unconditional on the date on which copy of the Consent is received by the Tenant, whichever is later ("Unconditional Date").

4. RATIONALE AND BENEFITS OF THE AGREEMENT

The Agreement is expected to provide a positive and consistent new source of revenue and cash flow to IMED for the entire course of the Agreement and this will in return provide a positive impact on the financial results and will be in the best interest of the IWB Group.

5. RISKS FACTORS

The Company does not foresee any exceptional risk other than the continued ability of the Tenant to make timely rental payments to the Landlord following any economic downturn or resulting market competition that could have a negative impact on its business operations and financial performance. IMED will closely monitor the promptness of rental payment.

6. APPROVAL REQUIRED

Save for obtaining the PDC Consent as indicated under item 3 of this announcement, the Agreement is not subject to the approval of the shareholders of IWB or any other relevant authorities.

7. INTEREST OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSON CONNECTED TO THEM

None of the Directors, major shareholders and/or persons connected to them has any interest, whether direct or indirect, in the Agreement.

8. DIRECTORS' STATEMENT

The Board of Directors of IWB, having considered all aspects of the Agreement including the rationale, prospect and potential financial contribution, is of the opinion that the Agreement is in the best interest of the IWB Group and its shareholders.

This announcement is dated 9 January 2026.