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

ACCEPTANCE OF LETTER OF AWARD FOR THE PROPOSED DEVELOPMENT OF A DATA CENTRE (PLOT 2) AMOUNTING TO RM491,155,000.00 FROM EXSIM SRI PERMAI 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 1 July 2026 accepted a letter of award dated 1 July 2026 from Exsim Sri Permai Sdn Bhd in respect of the proposed development of a data centre located on Plot 2 (part of Lot 482869), Jalan Sri Permaisuri, Mukim Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur (hereinafter referred to as "**Contract**").

The total contract value for the Contract is Ringgit Malaysia Four Hundred Ninety-One Million One Hundred Fifty-Five Thousand Only (RM491,155,000.00), including a provisional Prime Cost Sum of RM16,155,000.00 but excluding Sales and Service Tax.

The Contract shall commence on 1 July 2026 and to be completed within eighteen (18) months from the commencement date.

2. DESCRIPTION OF THE CONTRACT

The Contract covers the Design, Construction, Completion, Testing and Commission, Maintenance and Guarantee (Turnkey) for Foundation Works, Sub-Structure Works, Main Building Works and Infrastructure Works in respect of a proposed development of a data centre (Data Centre) which includes:

A. 1 block of 7-storey Data Centre building
B. 1 unit of guardhouse
C. 1 unit of refuse room
D. 1 unit of electrical substation

on Plot 2 (part of Lot 482869), Jalan Sri Permaisuri, Mukim Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

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 2027 and 2028.

5. INTEREST OF DIRECTORS, SUBSTANTIAL SHAREHOLDERS AND CONNECTED PERSON

None of the directors, major shareholders 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 1 July 2026.