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

ACCEPTANCE OF LETTER OF AWARD FROM PTT SYNEXIS SDN BHD FOR THE PROPOSED DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE FACILITY AMOUNTING TO RM303,800,000.00

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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 4 November 2026 accepted a letter of award dated 4 November 2026 from PTT Synexis Sdn Bhd for the proposed development of an industrial warehouse facility for a contract sum of RM303,800,000.00 on Lots PT 165101 to PT 165120, Jalan Lansaran 2/KU 5, Bandar Bukit Raja, Kapar, Mukim Kapar, Daerah Klang, Selangor (hereinafter referred to as "**Contract**").

The Contract is awarded on a fixed price lump sum basis for a total contract sum of Ringgit Malaysia Three Hundred and Three Million Eight Hundred Thousand Only (RM303,800,000.00) excluding Service Tax imposed under Service Tax 2018.

The Contract shall commence on 11 November 2026 and shall complete on 30 September 2027.

2. DESCRIPTION OF THE CONTRACT

The Contract covers the Piling, Main Buildings and Associated with External Works in respect of a proposed development of an Industrial Warehouse comprising:

i.) 1 unit of one-storey warehouse (automated storage and retrieval system-ASRS) with a mezzanine floor and a three-storey office
ii.) 2 units of two-storey mechanical & electrical buildings
iii.) 2 units of guard houses
iv.) 2 units of refuse chambers
v.) 1 unit of electrical substation
vi.) 1 unit of five-storey car park building
vii.) a temporary container yard depot area

on Lots PT 165101 to PT 165120, Jalan Lansaran 2/KU 5, Bandar Bukit Raja, Kapar, Mukim Kapar, Daerah Klang, Selangor.

3. RATIONALE

The Contract is expected to provide an additional income stream for the Group for the financial year ending 31 January 2027 to 2028.

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 year ending 31 January 2027 to 2028.

5. INTEREST OF DIRECTORS, MAJOR SHAREHOLDERS AND CONNECTED PERSONS

None of the directors, major shareholders and/or persons connected with any such director or major shareholders 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 4 November 2026.