

## SHIN YANG GROUP BERHAD

Reference is made to the Company's announcement made on 30 June 2025 in relation to an acquisition of a parcel of leasehold land together with a warehouse building situated at Pending Industrial Estate, Kuching, Sarawak. Unless otherwise defined, the definitions set out in the Announcement dated 30 June 2025 shall apply herein. We refer to Bursa Malaysia Securities Berhad's ("Bursa Securities") query on the above matter for further information on the salient terms of the SPA, and furnish below the additional information as follows:-

With reference to Item 3, "SALIENT TERMS OF THE SPA OF THE SAID ACQUISITION", in addition to (a) whereby all Purchase Consideration of RM 12,050,000.00 has been settled on 26 June 2025 upon execution of the SPA, the other salient terms of the SPA are as follows, which have been respectfully fulfilled by the Parties:-

1. Upon execution of the SPA, the Vendor has executed a valid and registrable Memorandum of Transfer of the Property in favour of the Company (herein "**Purchaser**").
2. Title condition for consent to transfer under title condition of the Lease of State Land document of title has been applied for by the Vendor and shall be obtained imminently.
3. The Purchaser do not wish to apply for financing and have fully settled the Purchase Consideration and with the imminent receipt of the consent to transfer and immediate hand over of the said Property to the Purchaser.

This announcement is made on 3 July 2025.