

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are in any doubt about the course of action to be taken, you should consult your stockbroker, bank manager, solicitor, accountant or other professional advisers immediately.

Bursa Malaysia Securities Berhad ("**Bursa Securities**") takes no responsibility for the contents of this Circular, valuation certificate and report, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Circular.

You should rely on your own evaluation to assess the merits and risks of the Proposed Disposal (as defined herein).

Part A of this Circular has been reviewed by Malacca Securities Sdn. Bhd., being the Principal Adviser to Signature International Berhad for the Proposed Disposal (as defined herein).



TOTAL HOME & LIVING SOLUTIONS

SIGNATURE INTERNATIONAL BERHAD

Registration No. 200601034359 (754118-K)
(Incorporated in Malaysia)

CIRCULAR TO SHAREHOLDERS IN RELATION TO THE

PART A

PROPOSED DISPOSAL OF A PARCEL OF LEASEHOLD INDUSTRIAL LAND TOGETHER WITH A SINGLE-STOREY DETACHED FACTORY, 3-STOREY OFFICE AND DOUBLE-STOREY DETACHED FACTORY BUILDING ERECTED THEREON HELD UNDER INDIVIDUAL TITLE H.S.(D) 241037, PT NO. 9926, PEKAN BARU SUNGAI BULOH, DAERAH PETALING, NEGERI SELANGOR, BEARING A POSTAL ADDRESS OF NO. 24, JALAN TEKNOLOGI, TAMAN SAINS SELANGOR 1, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR DARUL EHSAN, BY SIGNATURE CABINET SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF SIGNATURE INTERNATIONAL BERHAD TO BOON KOON CAPITAL SDN BHD, AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF CHIN HIN GROUP PROPERTY BERHAD FOR A TOTAL CASH CONSIDERATION OF RM66.0 MILLION ("PROPOSED DISPOSAL")

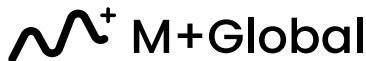
PART B

INDEPENDENT ADVICE LETTER FROM ECO ASIA CAPITAL ADVISORY SDN BHD TO THE NON-INTERESTED DIRECTORS AND NON-INTERESTED SHAREHOLDERS OF SIGNATURE INTERNATIONAL BERHAD IN RELATION TO THE PROPOSED DISPOSAL

AND

NOTICE OF EXTRAORDINARY GENERAL MEETING

Principal Adviser for Part A



MALACCA SECURITIES SDN. BHD.

Registration No: 197301002760 (16121-H)

(A Participating Organisation of Bursa Malaysia Securities Berhad)

Independent Adviser for Part B



ECO ASIA CAPITAL ADVISORY SDN. BHD.

Registration No: 201801022562 (1284581-H)

The Extraordinary General Meeting ("**EGM**") of Signature International Berhad ("**SIGN**" or "**Company**") will be held at Menara Chin Hin, Level 19, Stellarium, No. 1, Jalan Naga Emas, Sri Petaling, 57000 Kuala Lumpur, Malaysia on Monday, 29 June 2026 at 11.30 a.m. or immediately after the conclusion or adjournment (as the case may be) of the Company's 19th Annual General Meeting, scheduled to be held at the same venue on the same day at 10.00 a.m., whichever is the later or at any adjournment thereof. The Notice of EGM together with the proxy form for the EGM are enclosed herewith in this Circular.

If you are unable to attend and vote at the EGM, you may complete the proxy form and deposit it to the Share Registrar of the Company, Tricor Investor & Issuing House Services Sdn. Bhd. at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, the drop-in box provided at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No.8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not less than 48 hours before the time appointed for holding the EGM as indicated below or at any adjournment thereof.

You may also submit the proxy form electronically via the Vistra Share Registry and IPO (MY) portal ("the Portal") at <https://srmy.vistra.com>. Please refer to the Administrative Guide for details on the procedures for electronic lodgement of the proxy form via the Portal. The lodgement of the proxy form does not preclude you from attending, participating, speaking and voting at the EGM should you subsequently decide to do so.

Last day, date and time for lodging the Proxy Form
Day, date and time of the EGM

: Saturday, 27 June 2026 at 11.30 a.m.

: Monday, 29 June 2026 at 11.30 a.m. or immediately after the conclusion or adjournment (as the case may be) of the Company's 19th Annual General Meeting, scheduled to be held at the same venue on the same day at 10.00 a.m., whichever is the later or at any adjournment thereof

This Circular is dated 12 June 2026

DEFINITIONS

Except where the context otherwise requires, the following definitions shall apply throughout this Circular and the accompanying appendices:

Act	:	Companies Act 2016 of Malaysia, as amended from time to time including any re-enactment thereof
Balance Disposal Consideration	:	RM59.4 million, being 90.0% of the Disposal Consideration, which shall be paid by the Purchaser in accordance with Section 2 of Part A of this Circular
BKC or the Purchaser	:	Boon Koon Capital Sdn. Bhd., an indirect wholly-owned subsidiary of CHGP, being the Purchaser of the Property
Board	:	Board of Directors of SIGN
Bursa Securities	:	Bursa Malaysia Securities Berhad
CHGB	:	Chin Hin Group Berhad, a company listed on Main Market of Bursa Securities
CHGP	:	Chin Hin Group Property Berhad, a company listed on Main Market of Bursa Securities and a subsidiary of CHGB
Circular	:	This circular dated 12 June 2026 to the shareholders in relation to the Proposed Disposal
Conditional Period	:	Being 6 months from the date of the SPA subject to an automatic extension of 1 month or such other period of time thereafter as the Vendor and Purchaser may mutually agree, for the purposes of the fulfilment of the conditions precedent in accordance with the SPA
Deposit	:	RM6.6 million, being 10.0% of the Disposal Consideration, paid by the Purchaser in accordance with Section 2 of Part A of this Circular
DGIR	:	Director General of Inland Revenue
Directors	:	A natural person who holds a directorship in a company, whether in an executive or non-executive capacity, and shall have the meaning given in Section 2(1) of the Act and Section 2(1) of the Capital Markets and Services Act, 2007, and includes any person who is or was within the preceding 6 months of the date on which the terms of the Proposed Disposal was agreed upon, a director or chief executive of SIGN, its subsidiaries or holding company
Disposal Consideration	:	Total consideration of RM66.0 million in relation to the Proposed Disposal to be satisfied entirely via cash
EGM	:	Extraordinary general meeting
EPS	:	Earnings per share
FPE	:	Financial period ended/ending, as the case may be
FYE	:	Financial year ended/ending, as the case may be
IAL	:	Independent advice letter from Eco Asia to the non-interested Directors and non-interested shareholders of SIGN in relation to the Proposed Disposal as set out in Part B of this Circular

DEFINITIONS (CONT'D)

Independent Adviser or Eco Asia	:	Eco Asia Capital Advisory Sdn. Bhd., being the Independent Adviser appointed to advise the non-interested Directors and non-interested shareholders of SIGN in relation to the Proposed Disposal
Interested Directors	:	Collectively, Datuk Seri Chiau Beng Teik, JP, Datuk Wira Chiau Haw Choon and Shelly Chiau Yee Wern, being the interested directors for the Proposed Disposal
Interested Major Shareholders	:	Collectively, CHGB, Divine Inventions Sdn. Bhd., PP Chin Hin Realty Sdn. Bhd., Datuk Seri Chiau Beng Teik, JP and Datuk Wira Chiau Haw Choon, being the interested major shareholders for the Proposed Disposal
Listing Requirements	:	Main Market Listing Requirements of Bursa Securities
LPD	:	31 May 2026, being the latest practicable date prior to the printing of this Circular
Major Shareholders	:	A person who has an interest or interests in one or more voting shares in SIGN and the aggregate number of those shares, is:- (i) 10% or more of the total number of voting shares in SIGN; or (ii) 5% or more of the total number of voting shares in SIGN where such person is the largest shareholder of SIGN. For the purpose of this definition, "interest" shall have the meaning of "interest in shares" given in Section 8 of the Act and a major shareholder includes any person who is or was within the preceding 6 months of the date on which the terms of the SPA were agreed upon, a major shareholder of SIGN or any other company which is its subsidiaries or holding company
Malacca Securities or Principal Adviser	:	Malacca Securities Sdn. Bhd., being the Principal Adviser for the Proposed Disposal
MOT	:	Memorandum of transfer
NA	:	Net assets
NBV	:	Net book value
PAT	:	Profit after tax
PN	:	Practice Notes of the Listing Requirements
Property	:	A parcel of leasehold industrial land together with a single-storey detached factory, 3-storey office and double-storey detached factory erected thereon held under individual title H.S.(D) 241037, PT No. 9926, Pekan Baru Sungai Buloh, Daerah Petaling, Negeri Selangor, bearing a postal address of No. 24, Jalan Teknologi, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan, being the subject of disposal in relation to the Proposed Disposal
Proposed Disposal	:	Proposed disposal of the Property by Signature Cabinet to BKC for the Disposal Consideration
Redemption Sum	:	The total amount required to settle the loan for the purpose of discharging the Property

DEFINITIONS (CONT'D)

RM and Sen	:	Ringgit Malaysia and sen respectively, being the lawful currency of Malaysia
SHL	:	Signature Home Living Sdn. Bhd.
SIGN or Company	:	Signature International Berhad
SIGN Group or the Group	:	SIGN and its subsidiaries
SIGN Shares or the Shares	:	Ordinary shares in SIGN
Signature Cabinet Vendor	:	Signature Cabinet Sdn. Bhd., a wholly-owned subsidiary of SIGN, being the Vendor of the Property
SPA	:	The sale and purchase agreement dated 13 March 2026 entered into between Signature Cabinet and BKC in relation to the Proposed Disposal
Unconditional Date	:	The date on which the last of the conditions precedent set out in the SPA has been fulfilled or satisfied
Valuation Certificate	:	The valuation certificate dated 20 February 2026 in relation to the Property prepared by the Valuer
Valuation Report	:	The valuation report dated 17 March 2026 in relation to the Property prepared by the Valuer
Valuation Letter	:	The valuation letter dated 25 February 2026 in relation to the Property issued by the Valuer
Valuer	:	KGV International Property Consultants (M) Sdn. Bhd., being the independent valuer for the Property

In this Circular, any reference to “we”, “us”, “our” and “ourselves” are to the Company, and where the context otherwise requires, our subsidiaries. All references to “you” are to the shareholders of the Company.

Words incorporating the singular shall, where applicable, include the plural and vice versa. Words incorporating the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. Any reference to persons shall include a corporation, unless otherwise specified.

Any reference in this Circular to any statutes, rules, regulations or rules of the stock exchange is a reference to such statutes, rules, regulations or rules of the stock exchange currently in force and as may be amended from time to time and any re-enactment thereof.

Any reference to a time or date in this Circular shall be a reference to Malaysian time, unless otherwise stated.

Any discrepancy in the tables included in this Circular between the amounts listed, actual figures and the totals thereof are due to rounding.

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EXECUTIVE SUMMARY

This Executive Summary highlights only the salient information of Part A of this Circular. The shareholders of SIGN are advised to read and understand Part A and appendices of this Circular (including the IAL set out in Part B) in its entirety for further details and not to rely solely on this Executive Summary in arriving at a decision on the Proposed Disposal before voting at the Company's forthcoming EGM.

Key information	Description															
Summary of the Proposed Disposal (Section 2 of Part A of this Circular)	<p>The Proposed Disposal entails the disposal of the Property by Signature Cabinet to BKC for a Disposal Consideration of RM66.0 million, subject to the terms and conditions of the SPA.</p> <p>As at LPD, SIGN Group had relocated the staffs who were previously based at the Property to Menara Chin Hin, Bandar Enstek and Pusat Perdagangan Kuchai respectively. Moving forward, the Group will also identify a new showroom following the closure of the existing showroom upon the completion of the Proposed Disposal and the disposal of equity interest in SHL. For avoidance of doubt, the Group has other existing showrooms and production facilities.</p>															
Basis and justification of determining the Disposal Consideration (Section 2.5 of Part A of this Circular)	<p>The Disposal Consideration of RM66.0 million was arrived at, on a willing-buyer willing-seller basis, after taking into consideration, amongst others, the following:-</p> <ul style="list-style-type: none">(i) The market value of the Property of RM66.4 million as ascribed by the Valuer vide its Valuation Letter;(ii) The Property's audited NBV of RM65.8 million as at 31 December 2024 and unaudited NBV of RM64.3 million as at 31 December 2025; and(iii) The rationale and benefits of the Proposed Disposal as disclosed in Section 4 of Part A of this Circular.															
Utilisation of Proceeds (Section 3 of Part A of this Circular)	<p>The Group intends to utilise the proceeds from the Proposed Disposal in the following manner:-</p> <table><thead><tr><th>Description</th><th>Estimated timeframe for utilisation from receipt of proceeds</th><th>RM'000</th></tr></thead><tbody><tr><td>Settlement of Redemption Sum</td><td>Immediate</td><td>46,200</td></tr><tr><td>Payment of monthly instalments for the Group's borrowings</td><td>Within 18 months</td><td>16,300</td></tr><tr><td>Estimated expenses for the Proposed Disposal</td><td>Within 3 months</td><td>3,500</td></tr><tr><td></td><td></td><td>66,000</td></tr></tbody></table>	Description	Estimated timeframe for utilisation from receipt of proceeds	RM'000	Settlement of Redemption Sum	Immediate	46,200	Payment of monthly instalments for the Group's borrowings	Within 18 months	16,300	Estimated expenses for the Proposed Disposal	Within 3 months	3,500			66,000
Description	Estimated timeframe for utilisation from receipt of proceeds	RM'000														
Settlement of Redemption Sum	Immediate	46,200														
Payment of monthly instalments for the Group's borrowings	Within 18 months	16,300														
Estimated expenses for the Proposed Disposal	Within 3 months	3,500														
		66,000														
Rationale and benefits of the Proposed Disposal (Section 4 of Part A of this Circular)	<p>The Proposed Disposal represents an opportunity for the Group to divest and unlock the value of the Property. Based on the audited consolidated financial statements for the FYE 31 December 2025, the Proposed Disposal is expected to enable the Group to record a gain on disposal of RM5.6 million.</p>															

EXECUTIVE SUMMARY (CONT'D)

Key information	Description
	<p>The Proposed Disposal also allows the Group to dispose its asset and utilise the proceeds from the Proposed Disposal mainly for the settlement of the Redemption Sum and to service the monthly principal repayment and interest payment of the borrowings.</p>
Risk factors (Section 5 of Part A of this Circular)	<p>The risk factors relating to the Proposed Disposal include, but are not limited to, the following:-</p> <ul style="list-style-type: none">(i) risk that the Proposed Disposal cannot be completed within the time period permitted under the SPA;(ii) risk that in the event the final Redemption Sum exceeds RM46.2 million, the Group will need to utilise the proceeds allocated for the payment of monthly instalments for the Group's borrowings, internally generated funds and/or drawdown of other bank facilities to pay for the differential amount as well as may incur additional interest expenses if drawdown other bank facilities to finance the differential amount;(iii) loss of potential appreciation in the value of the Property in the future after the completion of the Proposed Disposal;(iv) loss of income to be generated from the Property after the completion of the Proposed Disposal; and(v) operational risk on the disruption of the Group's operations due to the cessation of the showroom at the Property and relocation of staffs.
Effects of the Proposed Disposal (Section 6 of Part A of this Circular)	<p>The effects of the Proposed Disposal are as follows:-</p> <ul style="list-style-type: none">(i) the Proposed Disposal will not have any effect on the issued share capital and substantial shareholders' shareholdings of the Company as the Proposed Disposal does not involve the issuance of new Shares;(ii) based on the Group's audited NA for the FYE 31 December 2025, the Proposed Disposal is expected to increase the Group's NA by RM5.6 million; <p>The Group is expected to record a gain on disposal of RM5.6 million based on the audited consolidated financial statements of the Group for the FYE 31 December 2025 after taking into account, amongst others, the estimated expenses in relation to the Proposed Disposal.</p>
Approvals required and conditionality (Section 7 of Part A of this Circular)	<p>The Proposed Disposal is subject to the following approvals and consent being obtained:-</p> <ul style="list-style-type: none">(i) the approval of the non-interested shareholders of the Company for the Proposed Disposal at the Company's forthcoming EGM;(ii) the approval of the non-interested shareholders of CHGP for the acquisition of the Property at its forthcoming EGM; and

EXECUTIVE SUMMARY (CONT'D)

Key information	Description
	<p>(iii) the consent from the state authority to transfer the Property in favour of the Purchaser and to charge the Property in favour of the Purchaser's financier.</p> <p>The Proposed Disposal is not conditional upon any other corporate exercise/scheme or proposals undertaken or to be undertaken by SIGN.</p>
Interests of Directors, Major Shareholders and/or persons connected with them (Section 10 of Part A of this Circular)	<p>Save for the Interested Directors and Interested Major Shareholders as set out in Section 10 of Part A of this Circular, none of the Directors, Major Shareholders and/or persons connected with them have any interest, direct or indirect, in the Proposed Disposal.</p>
Audit and Risk Management Committee's Statement (Section 11 of Part A of this Circular)	<p>The Audit and Risk Management Committee, having considered and deliberated on all aspects of the Proposed Disposal, including but not limited to the valuation ascribed by the Valuer, the rationale and benefits, the terms and conditions of the SPA, the proposed utilisation of the proceeds from the Proposed Disposal, the effects of the Proposed Disposal as well as the evaluation and recommendation of the Independent Adviser, is of the opinion that the Proposed Disposal is:-</p> <ul style="list-style-type: none">(i) in the best interest of the Company;(ii) fair, reasonable and on normal commercial terms; and(iii) not detrimental to the interests of the non-interested shareholders of the Company.
Directors' statement and recommendation (Section 12 of Part A of this Circular)	<p>The Board (save for the Interested Directors), having considered and deliberated on all aspects of the Proposed Disposal, including but not limited to the rationale and benefits, the terms and conditions of the SPA, the proposed utilisation of the proceeds from the Proposed Disposal, the effects of the Proposed Disposal as well as the evaluation and recommendation of the Independent Adviser, is of the opinion that the Proposed Disposal is in the best interest of the Company.</p> <p>Accordingly, the Board (save for the Interested Directors) recommends that the shareholders of SIGN vote in favour of the resolution pertaining to the Proposed Disposal to be tabled at the Company's forthcoming EGM.</p>

PART A

**LETTER FROM THE BOARD TO THE SHAREHOLDERS OF SIGN IN RELATION TO
THE PROPOSED DISPOSAL**



TOTAL HOME & LIVING SOLUTIONS

SIGNATURE INTERNATIONAL BERHAD
Registration No. 200601034359 (754118-K)
(Incorporated in Malaysia)

Registered Office:
Unit 30-01, Level 30, Tower A,
Vertical Business Suite,
Avenue 3, Bangsar South,
No. 8, Jalan Kerinchi,
59200 Kuala Lumpur,
Wilayah Persekutuan

12 June 2026

Board of Directors:

Datuk Seri Chiau Beng Teik, JP (*Non-Independent Non-Executive Chairman*)
Datuk Wira Chiau Haw Choon (*Managing Director*)
Shelly Chiau Yee Wern (*Executive Director*)
Dato' Che Halin Bin Mohd Hashim (*Independent Non-Executive Director*)
Rozahan Bin Osman (*Independent Non-Executive Director*)
Chee Jee Kong (*Independent Non-Executive Director*)

To: The Shareholders of SIGN

Dear Sir/Madam,

PROPOSED DISPOSAL

1. INTRODUCTION

On 13 March 2026, Malacca Securities had on behalf of the Board, announced that Signature Cabinet, a wholly-owned subsidiary of SIGN had entered into the SPA with BKC, an indirect wholly-owned subsidiary of CHGP, for the disposal of the Property for a total cash consideration of RM66.0 million, subject to the terms and conditions of the SPA.

In view of the interests of the Interested Directors and Interested Major Shareholders, the Proposed Disposal is deemed a related party transaction pursuant to Paragraph 10.08 of the Listing Requirements and is therefore subject to the approval of the non-interested shareholders of SIGN.

THE PURPOSE OF PART A OF THIS CIRCULAR IS TO PROVIDE SHAREHOLDERS OF THE COMPANY WITH THE DETAILS OF THE PROPOSED DISPOSAL AND TO SEEK NON-INTERESTED SHAREHOLDERS' APPROVAL FOR THE RESOLUTION PERTAINING TO THE PROPOSED DISPOSAL TO BE TABLED AT THE COMPANY'S FORTHCOMING EGM. THE NOTICE OF THE EGM TOGETHER WITH THE PROXY FORM ARE ENCLOSED IN THIS CIRCULAR.

NON-INTERESTED SHAREHOLDERS ARE ADVISED TO READ AND CAREFULLY CONSIDER THE CONTENTS OF PART A OF THIS CIRCULAR TOGETHER WITH PART B COMPRISING THE IAL AS WELL AS THE APPENDICES CONTAINED HEREIN BEFORE VOTING ON THE RESOLUTION PERTAINING TO THE PROPOSED DISPOSAL TO BE TABLED AT THE COMPANY'S FORTHCOMING EGM.

2. PROPOSED DISPOSAL

The Proposed Disposal entails the disposal of the Property on an “as is where is” basis at the Disposal Consideration of RM66.0 million to BKC, which shall be satisfied entirely via cash in accordance with the following payment milestones, subject to the terms and conditions of the SPA:-

<u>Payment terms</u>	<u>Timing</u>	<u>RM'000</u>	<u>Percentage of Disposal Consideration</u> %
Deposit	Upon execution of the SPA	(a)6,600	10.0
Balance Disposal Consideration	Within 6 months from the Unconditional Date	(b)59,400	90.0
		<u>66,000</u>	<u>100.0</u>

Notes:-

- (a) Deposit of RM6,600,000, representing 10.0% of the Disposal Consideration, which had been paid on 11 March 2026 comprising the following:-
- (i) the sum of RM1,980,000, representing 3.0% of the Disposal Consideration, which shall be retained by the Purchaser's solicitors for onward transmission to the DGIR pursuant to Section 21B of the Real Property Gains Tax Act 1976; and
 - (ii) the sum of RM4,620,000, representing 7.0% of the Disposal Consideration, which shall be held by the Purchaser's solicitors as stakeholder and released to the Vendor on the Unconditional Date.
- (b) Balance Disposal Consideration of RM59,400,000, representing 90.0% of the Disposal Consideration shall be paid by the Purchaser to the Purchaser's solicitors and shall be released to the Vendor in accordance with the SPA after netting off the following:-
- (i) Redemption Sum; and
 - (ii) outstanding payment such as quit rent, assessment, rates, taxes, insurance, water, electricity, sewerage charges and other outgoings payable in respect of the Property. For information, the outstanding payment as at LPD is approximately RM700,

after 7 days from the date the MOT has been presented for registration provided that the Purchaser's solicitors have not at any time prior thereto received any notice of any rejection of presentation of the MOT from the relevant land registry/office due to the fault of the Vendor.

The salient terms of the SPA are set out in **Appendix I** of this Circular.

In view of the interests of the related parties as set out in Section 10 of Part A of this Circular, the Proposed Disposal is deemed a related party transaction pursuant to Paragraph 10.08(2) of the Listing Requirements. Accordingly, Eco Asia has been appointed as the Independent Adviser to advise the non-interested Directors and non-interested shareholders of SIGN in relation to the Proposed Disposal.

2.1 Information on Vendor

Signature Cabinet was incorporated in Malaysia on 14 May 1994 under the name of Cabinet Industries Sdn. Bhd., as a private limited company under the Companies Act, 1965 and is deemed registered under the Act, with its registered office located at Unit 30-01, Level 30, Tower A, Vertical Business Suite, Avenue 3 Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur. Subsequently, it changed its name to the present name on 25 August 2008.

As at LPD, Signature Cabinet is principally involved in the design, marketing and distribution of kitchen systems, wardrobe systems and built-in kitchen appliances.

As at LPD, Signature Cabinet has an issued share capital of RM1,000,000 comprising 1,000,000 ordinary shares. Signature Cabinet is a wholly-owned subsidiary of SIGN.

As at LPD, the directors of Signature Cabinet are Lau Kock Sang, Lim Mee Ding and Lee Ngai Khoon.

2.2 Information on Purchaser

BKC was incorporated in Malaysia on 11 April 2014 as a private limited company under the Companies Act, 1965 and is deemed registered under the Act, with its registered office located at Suite 16.06, MWE Plaza, No.8 Lebuhr Farquhar, 10200 George Town, Pulau Pinang.

BKC is principally involved in property development and investment holding.

As at LPD, BKC has an issued share capital of RM3,846,000 comprising 3,846,000 ordinary shares. BKC is a wholly-owned subsidiary of BKG Development Sdn. Bhd., which in turn is a wholly-owned subsidiary of CHGP, a company listed on the Main Market of Bursa Securities. Further details on CHGP are set out in Section 2.3 of Part A of this Circular.

As at LPD, the directors of BKC are Yap Chong Koon and Chang Tze Yoong.

2.3 Information on CHGP

CHGP was incorporated in Malaysia on 16 July 2001 under the Companies Act, 1965 and is deemed registered under the Act, with its registered office located at Suite 16.06, MWE Plaza, No. 8 Lebuhr Farquhar, 10200 George Town, Pulau Pinang. CHGP was listed on the Second Board (which had been merged with the Main Board to form the Main Market) of Bursa Securities on 8 April 2004.

CHGP is an investment holding company and its subsidiaries are principally involved in property development activities, import of vehicle parts, rebuilding and selling commercial vehicles, as well as provision of fleet management services for commercial vehicles.

As at LPD, CHGP has an issued share capital of RM343,113,457 comprising 1,385,095,048 ordinary shares (excluding 1,400,000 treasury shares). As at LPD, the substantial shareholders of CHGP are as follows:-

	Direct interest		Indirect interest	
	Number of shares	(a)%	Number of shares	(a)%
CHGB	789,430,970	57.0	-	-
Divine Inventions Sdn. Bhd.	-	-	(b)789,430,970	57.0
PP Chin Hin Realty Sdn. Bhd.	-	-	(c)789,430,970	57.0
Datuk Seri Chiau Beng Teik, JP	-	-	(d)789,430,970	57.0
Datuk Wira Chiau Haw Choon	-	-	(d)789,430,970	57.0

Notes:-

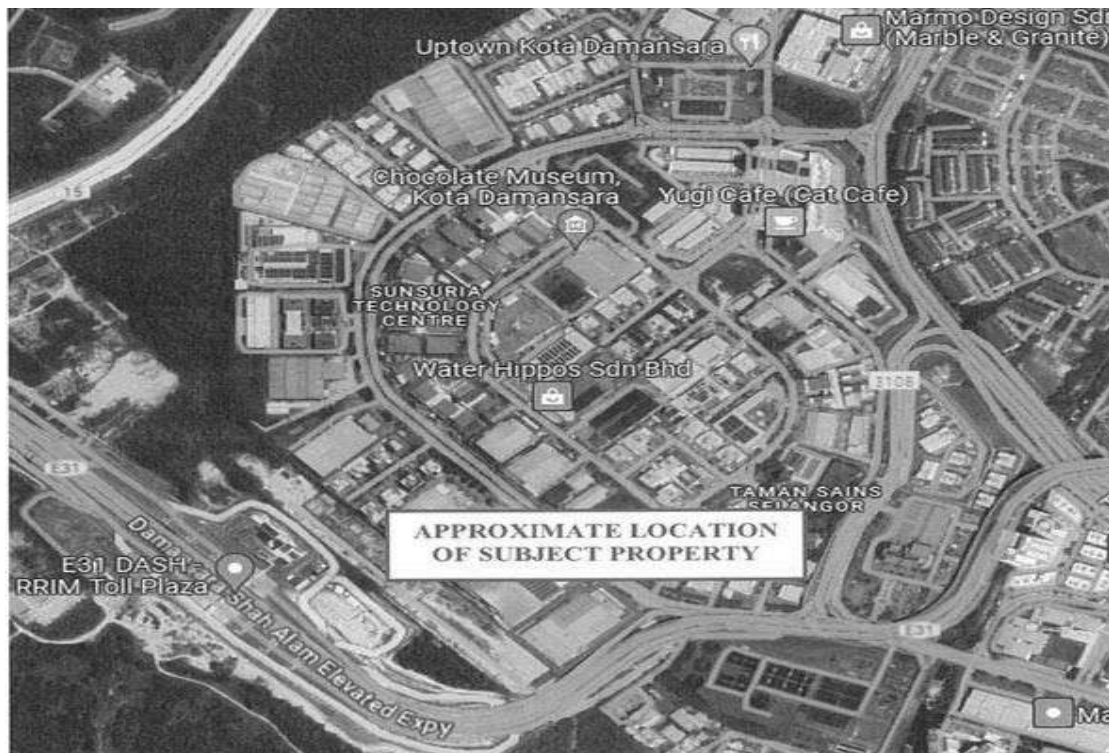
- (a) Based on the total number of issued shares of 1,385,095,048 as at LPD.
- (b) Deemed interested pursuant to Section 8 of the Act through its interest in CHGB.
- (c) Deemed interested pursuant to Section 8 of the Act through its interest in Divine Inventions Sdn. Bhd.
- (d) Deemed interested pursuant to Section 8 of the Act, through his direct interest in CHGB and his indirect interest in PP Chin Hin Realty Sdn. Bhd.

As at LPD, the directors of CHGP are as follows:-

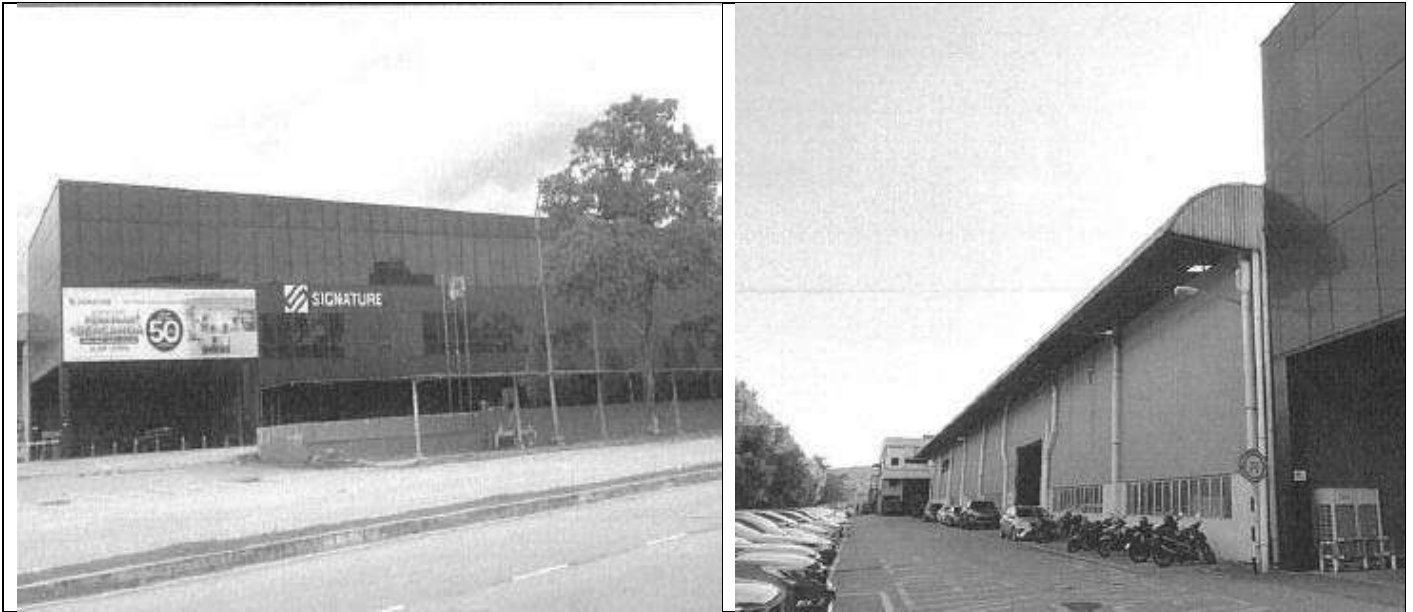
Directors	Designation
Datuk Seri Chiau Beng Teik, JP	Non-Independent Non-Executive Chairman
Datuk Wira Chiau Haw Choon	Executive Director
Shelly Chiau Yee Wern	Executive Director
Khor Kai Fu	Executive Director
Datuk Cheng Lai Hock	Independent Non-Executive Director
Kwan Sook Peng	Independent Non-Executive Director
Datuk Hj. Mohd Yusri Bin Md Yusof	Independent Non-Executive Director
Puan Zurinah Binti Hasan	Independent Non-Executive Director

2.4 Information on the Property

The location of the Property is as follows:-



The general view of the Property is as follows:-



A summary of the Property is set out below:-

Property	: A parcel of leasehold industrial land together with a single-storey detached factory, 3-storey office and double-storey detached factory erected thereon
Title/ Lot no.	: H.S.(D) 241037, PT No. 9926, Pekan Baru Sungai Buloh, District of Petaling, Selangor
Postal Address	: No. 24, Jalan Teknologi, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor
Registered Owner	: Signature Cabinet
Tenure	: 99 years leasehold expiring on 18 October 2106
Category of land use	: Industrial
Express conditions	: Industry (<i>Perusahaan</i>)
Restriction-in interest	: <i>Tanah ini boleh dipindahmilik dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri.</i>
Encumbrances	: Charged to AmBank Islamic Berhad Save for the aforementioned charge, the Property is free from lien, caveats or charges.
Land area	: 16,222 square meters (approximately 174,618 square feet)
Existing land use	: Single-storey detached factory, 3-storey office and double-storey detached factory
Proposed land use	: Integrated industrial commercial hub comprising retail spaces, supporting facilities and car parking areas

Gross floor area : 13,981 square meters (approximately 150,494 square feet)

Age of the building as at LPD : Approximately 20 years

Percentage of occupancy as at LPD : 45,086 square feet, representing 30.0% of the gross floor area, which are being rented out to 4 tenants^(a), out of which 10,700 square feet (approximately 7.1%) was being occupied by Tenant 3 as the showroom.

As at LPD, save for the gross floor area occupied by the 4 tenants, the remaining gross floor area is unoccupied. SIGN Group does not have any production space/facility at the Property as at LPD.

Valuer : KGV International Property Consultants (M) Sdn. Bhd.

Date of valuation : 19 February 2026

Valuation method : Comparison approach as primary approach and checked by income approach by way of investment method

Market value : RM66.4 million^(b)

Audited NBV as at 31 December 2025 : Building – RM17.2 million; Land – RM43.3 million; and Renovation – RM3.8 million

The total NBV for the Property is RM64.3 million.

Unaudited NBV as at 31 March 2026^(c) : Building – RM17.2 million; Land – RM43.3 million; and Renovation – RM3.8 million

The total NBV for the Property is RM64.3 million.

(Source: Valuation Report)

Notes:-

(a) The details of the rental to the 4 tenants as at LPD are as follows:-

	<u>Tenant 1</u>	<u>Tenant 2</u>	<u>Tenant 3^(aa)</u>	<u>Tenant 4^(bb)</u>
Commencement date	1 March 2024	1 January 2024	1 April 2025	1 January 2024
Expiry date	31 December 2026 ^(cc)	30 June 2026	30 June 2026	30 June 2026
Occupied area (square feet)	24,000	2,600	10,700	7,786
% of gross floor area occupied	16.0%	1.7%	7.1%	5.2%
Rental per month as at LPD (RM)	40,000	10,000	17,000	12,800

Notes:-

- (aa) Tenant 3 is SHL, a former 60%-owned subsidiary of SIGN. The area rented by SHL is utilised as a showroom, representing approximately 7.1% of the total gross floor area (10,700 square feet / 150,494 square feet).

On 24 March 2026, SIGN had entered into a share sale agreement with Crown Furniture Trading Sdn Bhd to dispose its 60% equity interest in SHL and the said disposal was completed in April 2026.

- (bb) Tenant 4 is Signature Obicorp Sdn. Bhd., a 70%-owned subsidiary of SIGN.
- (cc) SIGN and Tenant 1 had mutually agreed to terminate the tenancy agreement with effect from 1 July 2026.

- (b) The market value as ascribed by the Valuer via its Valuation Letter.
- (c) The Property had been classified as non-current asset held for sale as at 31 March 2026. In view of this, no depreciation is being charged.

As at LPD, the Group had relocated its staffs who were previously based at the Property to Menara Chin Hin, Bandar Enstek and Pusat Perdagangan Kuchai respectively. Moving forward, the Group will also identify a new showroom, following the closure of the existing showroom upon the completion of the Proposed Disposal and the disposal of equity interest in SHL. As at LPD, the Group had identified a premise located at Kampung Sungai Kayu Ara, Petaling Jaya, Selangor as its new showroom. The Group is in the midst of negotiating the tenancy terms with the landlord and is expected to conclude the negotiation by July 2026. The setting up of the new showroom will be funded via the Group's internally generated funds and/or bank borrowings. The Group will continue to operate via its other showrooms located at Ara Damansara, Bandar Utama, Damansara Utama, Mid Valley and Desa Park City to ensure that there will be no disruption to its daily operations.

2.5 Basis and justification for determining the Disposal Consideration

The Disposal Consideration was arrived at on a willing-buyer willing-seller basis after taking into consideration, amongst others, the following:-

- (i) the market value of the Property of RM66,360,000 as ascribed by the Valuer for the Property vide its Valuation Letter.

In arriving at the market value of the Property, the Valuer has adopted the comparison approach as primary approach and checked by income approach by way of investment method.

Under the comparison approach, the value of the property is determined by comparing it with recent sales and/or listings of similar properties in the vicinity, or if not available, within similar localities. As no two properties are often identical, adjustments are then made for differences in factors such as location, physical characteristics and time element.

The income approach by way of investment method serves as a counter check only. This method is concerned with the present value of the future benefits that the property is capable to generate in the future. This process involves the capitalisation of the net annual proceeds that can be reasonably expected from ownership of the property by a rate of return (yield) comparable to that of similar investments.

The Valuer had relied on the comparison approach as the primary approach to determine the market value of the Property as there are sufficient market-derived evidence to establish a credible valuation.

The Disposal Consideration of RM66.0 million is at a 0.5% discount to the market value of the Property ascribed by the Valuer after taking into consideration that the Proposed Disposal will enable the Group to immediately unlock the value of the Property and the estimated gain on disposal to be derived from the Proposed Disposal;

- (ii) the Property's audited NBV of RM65.8 million as at 31 December 2024 and unaudited NBV of RM64.3 million as at 31 December 2025; and
- (iii) the rationale and benefits of the Proposed Disposal as set out in Section 4 of Part A of this Circular.

2.6 Original cost of investment

The original cost of investment/enhancement incurred for the Property are as follows:-

<u>Date</u>	<u>Description of the investment/enhancement</u>	<u>Cost of the investment/enhancement</u> RM'000
May 2004	Cost of Property	12,420
November 2005 to October 2023	Renovation including construction of office, factory buildings and flagship showroom	23,147
		<u>35,567</u>

2.7 Liabilities to remain with the Group

There are no liabilities, including contingent liabilities in relation to the Property which will remain with or to be assumed by the Group and/or guarantees given by the Group to BKC (in connection with the Proposed Disposal) upon the completion of the Proposed Disposal.

2.8 Cash Company or PN 17 Company

The Proposed Disposal will not result in SIGN becoming a PN 17 listed issuer as defined under the Listing Requirements.

Pursuant to Paragraph 8.03 of the Listing Requirements, a listed corporation whose assets on a consolidated basis, consist of 70% or more of cash or short-term investments, or a combination of both ("**Cash Criterion**") shall be considered as a Cash Company. Based on the Group's latest unaudited consolidated financial statements for the 3-month FPE 31 March 2026, the Group has total cash and short-term investments of approximately RM271.0 million and is expected to increase to RM337.0 million upon receipt of the proceeds from the Proposed Disposal. Based on the aforementioned, SIGN will not trigger the Cash Criterion as the Group's total cash and cash equivalents of RM337.0 million upon receipt of the proceeds from the Proposed Disposal, represent 26.1% of the Group's total assets of approximately RM1.3 billion as at 31 March 2026.

The Proposed Disposal is not a Major Disposal pursuant to Paragraph 10.02(A) of the Listing Requirements as the completion of the Proposed Disposal will not result in the Group having an insignificant level of business or operations. Hence, SIGN will not trigger the requirements as set out in Paragraph 8.03(A) of the Listing Requirements.

3. UTILISATION OF PROCEEDS

The Group intends to utilise the proceeds from the Proposed Disposal in the following manner:-

Utilisation	Notes	Estimated timeframe for utilisation from receipt of proceeds	Amount RM'000	%
Settlement of Redemption Sum	(i)	Immediate	46,200	70.0
Payment of monthly instalments for the Group's borrowings	(ii)	Within 18 months	16,300	24.7
Estimated expenses for the Proposed Disposal	(iii)	Within 3 months	3,500	5.3
			66,000	100.0

Notes:-

(i) Settlement of Redemption Sum

The Group had pledged the Property as a security for 3 banking facilities from AmBank Islamic Berhad.

The proposed repayment and estimated savings to be derived from the settlement of Redemption Sum are as follows:-

Type of borrowings	Purpose of the borrowings	Outstanding amount as at 31 March 2026 RM'000	Effective profit rate %	Proposed repayment RM'000	Estimated savings RM'000
Murabahah Tawarruq Term Financing-i 1	Partly finance the acquisition of 120,000,000 ordinary shares in Fiamma Holdings Berhad ^(a)	53,700	4.96	27,660	1,372
Murabahah Tawarruq Term Financing-i 2	Facilitate the redemption of the Group's facility from Alliance Bank Malaysia Berhad over 2 plots of freehold industrial land in Negeri Sembilan	-	-	^(b) -	-

<u>Type of borrowings</u>	<u>Purpose of the borrowings</u>	<u>Outstanding amount as at 31 March 2026</u>	<u>Effective profit rate</u>	<u>Proposed repayment</u>	<u>Estimated savings</u>
		RM'000	%	RM'000	RM'000
Murabahah Tawarruq Revolving Credit-i 1	Partly finance the acquisition of 120,000,000 ordinary shares in Fiamma Holdings Berhad ^(a)	30,000	5.30	18,540	920
		83,700		46,200	2,292

Notes:-

- (a) On 18 May 2022, SIGN had entered into a share sale agreement to acquire an aggregate of 120,000,000 ordinary shares in Fiamma Holdings Berhad for a total cash consideration of RM180.0 million. The said acquisition was completed on 26 September 2022.

For information, as at the date of this Circular, SIGN holds 120,000,000 ordinary shares in Fiamma Holdings Berhad, representing 22.6% equity interest in Fiamma Holdings Berhad.

- (b) The Murabahah Tawarruq Term Financing-i 2 has been fully repaid as at 31 March 2026. Accordingly, the RM0.3 million initially earmarked for the repayment of the said financing facility (as announced on 13 March 2026) will be reallocated towards the repayment of the Murabahah Tawarruq Term Financing-i 1.

Based on preliminary discussions with AmBank Islamic Berhad, it has been agreed for the Group to utilise 70.0% of the Disposal Consideration, i.e. RM46.2 million, to discharge the Property in view that there are other collaterals which are sufficient to cover the remaining outstanding amount of the aforementioned banking facilities, subject to internal bank approval being obtained. As at the date of this Circular, the decision from AmBank Islamic Berhad is still pending.

In the event a higher repayment amount is required to discharge the Property, in addition to the amount to be utilised for settlement of the Redemption Sum, the Group may utilise all/part of the amount for payment of monthly instalments for the Group's borrowings, as well as internally generated funds and/or drawdown of other bank facilities, to redeem the Property.

In the event the internal approval of AmBank Islamic Berhad could not be obtained, the Group will utilise the aggregate amount of the amount for settlement of the Redemption Sum and the amount for payment of monthly instalments for the Group's borrowings, as well as internally generated funds and/or drawdown of other bank facilities, to settle the aforesaid 3 banking facilities with AmBank Islamic Berhad.

(ii) **Payment of monthly instalments for the Group's borrowings**

As at 31 March 2026, the Group has total outstanding borrowings of RM205.9 million (excluding the amount to be settled via the Redemption Sum).

In the event AmBank Islamic Berhad's approval is obtained for 70.0% of the Disposal Consideration to be utilised to discharge the Property, the Group intends to allocate RM16.3 million from the proceeds of the Proposed Disposal to service the monthly principal repayment and interest payment for the following borrowings for a period of 13 months:-

<u>Type of borrowings</u>	<u>Purpose of the borrowings</u>	<u>Outstanding amount as at 31 March 2026</u>	<u>Effective interest rate</u>	<u>Proposed repayment</u>	
				<u>Principal repayment</u>	<u>Interest payment</u>
		RM'000	%	RM'000	RM'000
Term loan financing	To partly finance the acquisition of 1,500,001 shares of Corten Interior Solutions Pte Ltd ^(a)	21,169	5.50	15,723	577

Note:-

- (a) On 3 November 2022, the Company had announced that it had on even date entered into a share sale agreement with Lim Leng Foo for the acquisition of 1,500,001 shares of Corten Interior Solutions Pte Ltd representing 75.0% equity interest in Corten Interior Solutions Pte Ltd, for a cash consideration of SGD45.0 million (equivalent to RM148.3 million as at 15 February 2023). The acquisition was completed on 17 May 2023.

In view that the proceeds will be utilised to service the monthly instalments, there will be no savings derived from the aforementioned repayment.

For avoidance of doubt, the aforementioned proceeds will only be utilised for payment of monthly instalments for the Group's borrowings, only if there are excess proceeds to be utilised after settlement of the Redemption Sum, to discharge the Property.

(iii) **Estimated expenses for the Proposed Disposal**

The total estimated expenses in relation to the Proposed Disposal are as follows:-

<u>Estimated expenses</u>	<u>RM'000</u>
Professional fees for the Proposed Disposal ^(a)	350
Tax payable in relation to the Proposed Disposal ^(b)	3,100
Fees payable to the Bursa Securities for the perusal of circular and independent advice letter	20
Other incidental expenses in connection with the Proposed Disposal such as costs for printing and advertising, convening EGM, and other ancillary expenses	30
	<u>3,500</u>

Notes:-

- (a) Comprising the estimated professional fees payable to the principal adviser, valuer, company secretary and solicitors for the Proposed Disposal.
- (b) Computed based on real property gain tax at the rate of 10.0%.

<u>Description</u>	<u>RM'000</u>
Disposal Consideration [A]	66,000
Consideration paid for the acquisition of Property in year 2011	29,503
Add: Incidental costs (renovation costs)	6,064
Acquisition price [B]	<u>35,567</u>
Gain on disposal [A – B]	30,433
Estimated RPGT tax payable at the rate of 10%	3,043
Estimated RPGT tax payable (rounded up)	3,100

Any deviation in the amount allocated for estimated expenses for the Proposed Disposal will be adjusted to/from the amount for the payment of monthly instalments of the Group's borrowings as stated in Note (ii) of Section 3 above.

Pending the utilisation of the proceeds from the Proposed Disposal as set out above, the proceeds shall be placed in interest-bearing bank account(s), as deposits with licensed financial institution(s) and/or in short term money market instruments, as the Board deems fit. The Group proposes to utilise such interest/profits arising from the deposits/financial instruments for the Group's working capital requirements. The actual breakdown cannot be determined at this juncture as it will depend on, amongst others, the quantum of the interests/profits arising from the deposits/financial instruments as well as the funding requirements of the Group at the material time.

4. RATIONALE AND BENEFITS OF THE PROPOSED DISPOSAL

The Proposed Disposal represents an opportunity for the Group to divest and unlock the value of the Property which is anticipated to record a gain on disposal of RM5.6 million based on the audited consolidated financial statements for the FYE 31 December 2025. The Proposed Disposal also allows the Group to dispose its asset and utilise the proceeds from the Proposed Disposal mainly for the settlement of the Redemption Sum and to service the monthly instalments for the Group's borrowings as stated in Section 3 of Part A of this Circular.

The proceeds from the Proposed Disposal will be mainly utilised for the settlement of the Redemption Sum, which is expected to improve the gearing of the Group from 0.38 time to 0.31 time based on the Group's audited consolidated financial statements as at 31 December 2025, as stated in Section 6.2 of Part A of this Circular.

As at LPD, the Group had relocated its staffs who were previously based at the Property to Menara Chin Hin, Bandar Enstek and Pusat Perdagangan Kuchai respectively. The production facility of the Property had been relocated to Bandar Enstek whilst the sales operation team had been relocated to Menara Chin Hin and Pusat Perdagangan Kuchai.

Moving forward, the Group will also identify a new showroom, following the closure of the existing showroom upon the completion of the Proposed Disposal and the disposal of equity interest in SHL. As at LPD, the Group had identified a premise located at Kampung Sungai Kayu Ara, Petaling Jaya, Selangor as its new showroom. The Group is in the midst of negotiating the tenancy terms with the landlord and is expected to conclude the negotiation by July 2026. The Group will continue to operate via its other showrooms located at Ara Damansara, Bandar Utama, Damansara Uptown, Mid Valley and Desa Park City as detailed in Section 2.4 of this Circular.

In view that the Group is being supported by the operations of showroom and production facilities in other locations as aforementioned, the Group is of the view that the absence of the showroom / production facility at the Property will not materially impact the Group.

5. RISK FACTORS

The risk factors relating to the Proposed Disposal include, but shall not be limited to the following:-

5.1 Completion risk

The completion of the Proposed Disposal is conditional upon the fulfilment of the conditions precedent of the SPA as set out in Section 3(a) of the Appendix I of this Circular. In the event the conditions precedent are not fulfilled within the Conditional Period, the SPA may be terminated in accordance with its terms and the Proposed Disposal will not be completed. There can be no assurance that all the conditions precedent can be fulfilled within the Conditional Period or the Proposed Disposal can be completed within the time period permitted under the SPA.

Nevertheless, the Company will take reasonable steps to ensure that the conditions precedent that are within its control will be fulfilled within the Conditional Period to ensure the successful completion of the Proposed Disposal and should there be any delay beyond the Conditional Period, the Board (save for the interested parties as stated in Section 10 of Part A of this Circular) shall negotiate with BKC to mutually agree on such other alternative lawful arrangements for the purpose of completion of the Proposed Disposal.

5.2 Financing risk

Based on preliminary discussions with AmBank Islamic Berhad, it has been agreed for the Group to utilise 70.0% of the Disposal Consideration, i.e. RM46.2 million, to discharge the Property. In the event the final Redemption Sum exceeds RM46.2 million, the Group will need to utilise the proceeds allocated for the payment of monthly instalments for the Group's borrowings, internally generated funds and/or drawdown of other bank facilities to pay for the differential amount.

In the event the Group drawdown on other bank facilities to finance the aforementioned differential amount, the Group may incur interest expenses on the bank borrowings, which may be higher than interest rate for the existing AmBank Islamic Berhad facilities to be repaid. In view that the interest expenses charged on bank borrowings are subject to prevailing interest rate, the Group may potentially be exposed to interest rate fluctuation which may significantly increase the costs and affect the Group's cash flows as well as profitability.

The Group will actively review its debt portfolio after taking into consideration the level and nature of borrowings and seek to adopt cost effective financing options. However, there can be no assurance that the performance of the Group would not be materially affected in the event of any adverse changes in interest rates.

5.3 Loss of potential appreciation in the value of the Property

With the Proposed Disposal, the Group will be disposing the Property at the Disposal Consideration and will not be able to benefit from any potential appreciation in the value of the Property in the future after the completion of the Proposed Disposal.

Notwithstanding the above, there is no assurance that the Group will be able to secure purchaser for the Property at a higher value and/or the Property's value will appreciate in the future.

5.4 Loss of income from the Proposed Disposal

Upon completion of the Proposed Disposal, the Property will no longer be the asset of the Group and hence, the Group will not be able to derive any economic benefits i.e. rental income generated from the Property. For information, the Property had generated rental income of RM0.5 million for the FYE 31 December 2025.

However, the impact to the Group shall be minimal in view that 3 tenancies (of which 1 is the Company's subsidiary) will be expiring on 30 June 2026 and 1 tenancy will be expiring on 31 December 2026.

In addition, the closure of the showroom at the Property is not expected to have material impact on the Group's operations as the Group will be supported by the other showrooms located at Ara Damansara, Bandar Utama, Damansara Uptown, Mid Valley and Desa Park City as detailed in Section 2.4 of this Circular.

Further, the proceeds from the Proposed Disposal will be mainly utilised for the settlement of the Redemption Sum, which will generate interest savings of approximately RM2.3 million each year (as set out in Section 3 of Part A of this Circular) and is expected to improve the gearing ratio of the Group (as set out in Section 6.2 of Part A of this Circular).

Based on the abovementioned, the Proposed Disposal is not expected to result in any material adverse impact on the Group's financial performance moving forward.

5.5 Operational risk

Upon completion of the Proposed Disposal, the Group will cease its operations at the Property which includes an existing showroom. This might cause a disruption to the Group's operations in view that the Group will need to relocate its staffs as well as identify new showroom, which may affect the Group's operations and thus cause a corresponding adverse impact to the Group's financial performance.

As at LPD, the Group had relocated its staffs who were previously based at the Property to Menara Chin Hin, Bandar Enstek and Pusat Perdagangan Kuchai respectively. The production facility of the Property had been relocated to Bandar Enstek whilst the sales operation team had been relocated to Menara Chin Hin and Pusat Perdagangan Kuchai. For information, save for the showroom and production facility which previously was located at the Property, the Group has other showrooms and production facilities (as detailed in Section 4 of this Circular) that can continue to support the Group's operations.

As such, the Proposed Disposal is not expected to have a material adverse impact on the Group's operations.

6. EFFECTS OF THE PROPOSED DISPOSAL

6.1 Issued share capital and substantial shareholders' shareholding

The Proposed Disposal will not have any effect on the issued share capital and substantial shareholders' shareholdings of the Company, as the Proposed Disposal does not involve any issuance of new Shares.

6.2 NA, NA per share and gearing

The proforma effect of the Proposed Disposal on the NA, NA per share and gearing of SIGN Group based on the Group's audited consolidated financial statements for the FYE 31 December 2025 is as follows:-

	Audited as at 31 December 2025	After the Proposed Disposal
	RM'000	RM'000
Share capital	160,723	160,723
Merger deficit	(28,123)	(28,123)
Reserves	17,861	17,861
Retained earnings	295,542	^(a) 301,122
Shareholders' fund/NA	446,003	451,583
Non-controlling interest	242,266	242,266
Total equity	688,269	693,849
Number of shares in issue ('000)	645,497	645,497
NA per share (RM)	0.69	0.70
Total borrowings (excluding lease liabilities)	259,544	213,344
Gearing ratio (times)	0.38	0.31

Note:-

- (a) After taking into consideration the gain on disposal of approximately RM5.6 million (after taking into account, amongst others, the estimated expenses for the Proposed Disposal and reversal of deferred tax liabilities in relation to the Property) relating to the Proposed Disposal, as computed in Section 6.3 of Part A of this Circular.

6.3 Earnings and EPS

The proforma effect of the Proposed Disposal on the PAT of SIGN Group based on the Group's audited consolidated financial statements for the FYE 31 December 2025 (assuming that the Proposed Disposal had been completed at the beginning of the financial year) is set out as follows:-

	FYE 31 December 2025	After the Proposed Disposal
	RM'000	RM'000
PAT attributable to the owners of SIGN	83,872	83,872
Add: Estimated gain on disposal ^(a)	-	5,580
Add: Interest savings in relation to the outstanding loan for the Property	-	2,449

	FYE 31 December 2025	After the Proposed Disposal
	RM'000	RM'000
Less: Loss of rental income by the Group	-	(559)
Proforma PAT attributable to the owners of SIGN	83,872	91,342
Number of shares ('000)	645,497	645,497
EPS (sen)	12.99	14.15

Note:-

- (a) Based on the latest audited consolidated financial statement of the SIGN Group for the FYE 31 December 2025, the Group is expected to record a gain on disposal of approximately RM5.6 million as illustrated below:-

	RM'000
Disposal Consideration	66,000
Less: NBV of the Property as at 31 December 2025	(64,299)
Less: Estimated expenses for the Proposed Disposal (as detailed in Section 3 of Part A of this Circular)	(3,500)
Add: Reversal of deferred tax liabilities in relation to the Property ^(aa)	7,379
Gain on disposal	5,580

Note:-

- (aa) The deferred tax liabilities amount refers to the difference between the carrying value of the Property in accordance with Malaysian Financial Reporting Standards and the tax base of the Property in accordance with the computation by Inland Revenue Board of Malaysia.

The deferred tax liabilities is a taxable temporary difference which arise when the carrying value of the Property is higher than the tax base of the Property, which represent the future income taxes payable by the Group in accordance with Malaysian Financial Reporting Standards.

	RM'000
Carrying value of the Property as at 31 December 2025	30,746
Less: Tax base of the Property as at 31 December 2025	-
Taxable temporary difference [A]	30,746
Deferred tax liabilities [B = A x 24% tax rate]	7,379

The deferred tax liabilities which relate to the Property shall be reversed from the statement of financial position upon the completion of the Proposed Disposal.

7. APPROVALS REQUIRED AND CONDITIONALITY

The Proposed Disposal is subject to the following approvals and consent being obtained:-

- (i) the approval of the non-interested shareholders of the Company for the Proposed Disposal at the Company's forthcoming EGM;
- (ii) the approval of the non-interested shareholders of CHGP for the acquisition of the Property at its forthcoming EGM; and
- (iii) the consent from the state authority to transfer the Property in favour of the Purchaser and to charge the Property in favour of the Purchaser's financier.

The Proposed Disposal is not conditional upon any other corporate exercises/schemes or proposals undertaken or to be undertaken by the Company.

8. HIGHEST PERCENTAGE RATIO

The highest percentage ratio applicable to the Proposed Disposal pursuant to Paragraph 10.02(g) of the Listing Requirements is approximately 15.2% derived based on the Disposal Consideration over the Group's audited NA of RM433.6 million as at 31 December 2024, being the latest audited financial statement available as at 13 March 2026, being the date of announcement of the Proposed Disposal.

9. TRANSACTIONS WITH THE SAME RELATED PARTY FOR THE PRECEDING 12 MONTHS

Save for the Proposed Disposal and the following transactions^(a), the SIGN Group has not entered into any other transaction with the interested parties (as stated in Section 10 of Part A of this Circular) and persons connected with them for the past 12 months preceding the date of this Circular:-

<u>Transacting party</u>	<u>Nature of relationship</u>	<u>Nature of transaction^(a)</u>	<u>Total amount transacted in the preceding 12 months</u> <u>RM'000</u>
Chin Hin Gypsum Sdn. Bhd.	Datuk Seri Chiau Beng Teik, JP is:- (i) the Non-Independent Non-Executive Chairman and a Major Shareholder of SIGN; (ii) the Non-Independent Non-Executive Chairman and a major shareholder of CHGP; (iii) the father of Datuk Wira Chiau Haw Choon and Shelly Chiau Yee Wern; and (iv) a substantial shareholder of Chin Hin Gypsum Sdn. Bhd.	Leasing/renting of office premises located at Pusat Perdagangan Kuchai Lama.	40

<u>Transacting party</u>	<u>Nature of relationship</u>	<u>Nature of transaction^(a)</u>	<u>Total amount transacted in the preceding 12 months</u> RM'000
Lusso Design Sdn. Bhd.	Lusso Design is wholly-owned subsidiary of PP Chin Hin Realty Sdn. Bhd., the Major Shareholder of SIGN and the major shareholder of CHGP.	Supply of kitchen cabinets & appliances, wardrobes by SIGN.	70
Sage Billion Sdn. Bhd. and its subsidiaries	Shelly Chiau Yee Wern is:- (i) an Executive Director of SIGN and CHGP; (ii) a person connected to Datuk Seri Chiau Beng Teik JP and Datuk Wira Chiau Haw Choon by virtue of her being the daughter to Datuk Seri Chiau Beng Teik, JP and sister to Datuk Wira Chiau Haw Choon; and (iii) a director and a shareholder of Sage Billion Sdn. Bhd.	Supply of kitchen cabinets & appliances, wardrobes, flooring, window, sliding door, bathroom accessories, façade, aluminium related product, ancillary products, interior design & renovation works by SIGN Group	423

Note:-

- (a) The said transactions exclude recurrent related party transactions whereby approvals had been obtained from the Company's shareholders at the Annual General Meeting held on 9 June 2025.

10. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED WITH THEM

Save as disclosed below, as at LPD, none of the Directors and Major Shareholders of SIGN as well as persons connected with them have any interest, direct or indirect, in the Proposed Disposal:-

- (i) CHGB, Divine Inventions Sdn. Bhd and PP Chin Hin Realty Sdn. Bhd., being the Major Shareholders of SIGN, are deemed interested in the Proposed Disposal in view that they are also the major shareholders of CHGP;
- (ii) Datuk Seri Chiau Beng Teik, JP, the Non-Independent Non-Executive Chairman and a Major Shareholder of SIGN, is deemed interested in the Proposed Disposal in view that he is also the Non-Independent Non-Executive Chairman and a major shareholder of CHGP. He is also the father of Datuk Wira Chiau Haw Choon and Shelly Chiau Yee Wern;
- (iii) Datuk Wira Chiau Haw Choon, the Managing Director and Major Shareholder of SIGN, as well as a former Director of Signature Cabinet (resigned on 26 November 2025), is deemed interested in the Proposed Disposal in view that he is also an Executive Director and major shareholder of CHGP. He is also the son of Datuk Seri Chiau Beng Teik, JP and brother to Shelly Chiau Yee Wern; and

- (iv) Shelly Chiau Yee Wern, an Executive Director of SIGN and CHGP is deemed interested in the Proposed Disposal in view that she is a person connected to Datuk Seri Chiau Beng Teik JP and Datuk Wira Chiau Haw Choon by virtue of her being the daughter to Datuk Seri Chiau Beng Teik, JP and sister to Datuk Wira Chiau Haw Choon.

As at LPD, the shareholdings of the Interested Directors and Interested Major Shareholders in SIGN are set out as follows:

	Direct interest		Indirect interest	
	Number of shares	(a)%	Number of shares	(a)%
Interested Directors and/or Interested Major Shareholders				
CHGB	386,355,472	59.9	-	-
Divine Inventions Sdn. Bhd.	-	-	(b)386,355,472	59.9
PP Chin Hin Realty Sdn. Bhd.	-	-	(c)386,355,472	59.9
Datuk Seri Chiau Beng Teik, JP	-	-	(d)386,355,472	59.9
Datuk Wira Chiau Haw Choon	-	-	(d)386,355,472	59.9
Shelly Chiau Yee Wern	-	-	-	-

Notes:-

- (a) Based on the total number of issued shares of 645,497,370 as at LPD.
- (b) Deemed interested pursuant to Section 8 of the Act through its interest in CHGB.
- (c) Deemed interested pursuant to Section 8 of the Act through its interest in Divine Inventions Sdn. Bhd.
- (d) Deemed interested pursuant to Section 8 of the Act, through his interest in PP Chin Hin Realty Sdn. Bhd.

In view of the interests of the Interested Directors and the Interested Major Shareholders, the Proposed Disposal is deemed a related party transaction pursuant to Paragraph 10.08 of the Listing Requirements.

Accordingly, the Interested Directors have abstained and will continue to abstain from deliberating and voting at the relevant board meetings and on the resolution in relation to the Proposed Disposal.

The Interested Directors and Interested Major Shareholders will abstain and have undertaken to ensure that persons connected with them will also abstain, from voting in respect of their direct and/or indirect shareholdings in SIGN on the resolution pertaining to the Proposed Disposal to be tabled at the Company's forthcoming EGM.

11. AUDIT AND RISK MANAGEMENT COMMITTEE'S STATEMENT

The Audit and Risk Management Committee, having considered and deliberated on all aspects of the Proposed Disposal, including but not limited to the valuation ascribed by the Valuer, the rationale and benefits, the terms and conditions of the SPA, the proposed utilisation of the proceeds from the Proposed Disposal, the effects of the Proposed Disposal as well as the evaluation and recommendation of the Independent Adviser, is of the opinion that the Proposed Disposal is:-

- (i) in the best interest of the Company;
- (ii) fair, reasonable and on normal commercial terms; and
- (iii) not detrimental to the interests of the non-interested shareholders of the Company.

12. DIRECTORS' STATEMENT AND RECOMMENDATION

The Board (save for the Interested Directors), having considered and deliberated on all aspects of the Proposed Disposal, including but not limited to the rationale and benefits, the terms and conditions of the SPA, the proposed utilisation of the proceeds from the Proposed Disposal, the effects of the Proposed Disposal as well as the evaluation and recommendation of the Independent Adviser, is of the opinion that the Proposed Disposal is in the best interest of the Company.

Accordingly, the Board (save for the Interested Directors) recommends that shareholders of SIGN vote in favour of the resolution pertaining to the Proposed Disposal to be tabled at the Company's forthcoming EGM.

13. CORPORATE EXERCISE ANNOUNCED BUT PENDING COMPLETION

As at LPD, save for the Proposed Disposal, the Company does not have any corporate exercise/scheme which have been announced but pending completion.

14. ESTIMATED TIMEFRAME FOR COMPLETION

Barring any unforeseen circumstances, and subject to all requisite approvals being obtained, the Proposed Disposal is expected to be completed in the 4th quarter of the calendar year 2026. The tentative timeline for the implementation of the Proposed Disposal is as follows:

<u>Tentative timeline</u>	<u>Events</u>
29 June 2026	- EGM for the Proposed Disposal
Mid October 2026	- Fulfilment of the conditions precedent of the SPA
End December 2026	- Completion of Proposed Disposal

15. EGM

The EGM, the notice of which is enclosed in this Circular, will be held at Menara Chin Hin, Level 19, Stellarium, No. 1, Jalan Naga Emas, Sri Petaling, 57000 Kuala Lumpur, Malaysia on Monday, 29 June 2026 at 11.30 a.m. or immediately after the conclusion or adjournment (as the case may be) of the Company's 19th Annual General Meeting, scheduled to be held at the same venue on the same day at 10.00 a.m., whichever is the later or at any adjournment thereof, for the purpose of considering and, if thought fit, passing with or without modification, the resolution to give effect to the Proposed Disposal.

A member entitled to attend, participate, speak and vote at the EGM is entitled to appoint proxy(ies) to attend, participate, speak and vote on his/her behalf. The appointment of proxy(ies) must be lodged at the Company's Share Registrar, Tricor Investor & Issuing House Services Sdn. Bhd. at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, the drop-in box provided at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not less than 48 hours before the stipulated time appointed for holding the EGM or at any adjournment thereof. The lodging of the proxy form shall not preclude the shareholders from attending, participating, speaking and voting at the EGM should he/she subsequently decide to do so and in such an event, his/her Proxy Form shall be deemed to have been revoked. You may also submit the proxy form electronically via the Vistra Share Registry and IPO (MY) portal ("**the Portal**") at <https://srmy.vistra.com>. Kindly refer to the Administrative Guide for details on the procedures for electronic lodgement of proxy form via the Portal.

16. FURTHER INFORMATION

Shareholders are advised to refer to the attached appendices of this Circular for further information.

Yours faithfully,
For and on behalf of the Board
SIGNATURE INTERNATIONAL BERHAD

ROZAHAN BIN OSMAN
INDEPENDENT NON-EXECUTIVE DIRECTOR

PART B

**INDEPENDENT ADVICE LETTER FROM ECO ASIA TO THE NON-INTERESTED
DIRECTORS AND NON-INTERESTED SHAREHOLDERS OF SIGN IN RELATION
TO THE PROPOSED DISPOSAL**

EXECUTIVE SUMMARY

All words and expression used in this executive summary shall have the same meanings as defined in the Part A of the Circular, except where the context requires otherwise or as otherwise defined in this IAL.

This executive summary, highlighting the salient information pertaining to the Proposed Disposal, is intended to be a brief summary of the IAL prepared by Eco Asia. The non-interested Shareholders are advised to read and understand this IAL carefully together with Part A of the Circular and the appendices, to consider carefully the recommendation contained herein before voting on the resolutions to give effect to the Proposed Disposal at the forthcoming EGM. If you are in doubt as to the course of action to be taken, you should consult your stockbroker, solicitor, accountant, banker or other professional adviser immediately.

1. INTRODUCTION

On 13 March 2026, Malacca Securities had, on behalf of the Board, announced the Proposed Disposal. The Proposed Disposal is deemed to be related party transactions pursuant to Paragraph 10.08 of the Listing Requirements in view of the interests of the Interested Directors and Interested Major Shareholders as set out in Section 10 Part A of the Circular.

Accordingly, in compliance with Paragraph 10.08 of the Listing Requirements, the Board had on 9 March 2026 appointed Eco Asia as the Independent Adviser to advise the non-interested Directors and non-interested Shareholders in relation to the Proposed Disposal.

The purpose of this IAL is to provide the non-interested Shareholders with an independent evaluation on the fairness and reasonableness of the Proposed Disposal and whether it is detrimental to the non-interested Shareholders as well as to provide a recommendation thereon on the voting of the relevant resolution pertaining to the Proposed Disposal to be tabled at the forthcoming EGM.

This IAL is prepared solely for the use of the non-interested Shareholders for the purpose of considering the merits of the Proposed Disposal and should not be used or relied upon by any other third party for any other purposes whatsoever.

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2. EVALUATION OF THE PROPOSED DISPOSAL

In evaluating the Proposed Disposal, we have taken into consideration the following:

Section in the IAL	Factors Evaluated	Comments
Section 7.1	Rationale and benefits for the Proposed Disposal	<p>The Proposed Disposal enables the Group to realise its investments at the current market value and allow the Group to monetise its non-core assets and increase the cash reserves of the Group.</p> <p>The Group is expected to derive a pro forma net gain of approximately RM5.58 million upon completion of the Proposed Disposal, which will improve the financial position of the Group.</p> <p>Premised on the above, we are of the view that the rationale and benefits for the Proposed Disposal is REASONABLE and are NOT DETRIMENTAL to the non-interested Shareholders.</p>
Section 7.2	Basis and justification of the Disposal Consideration	<p>The Disposal Consideration was arrived at after taking into consideration, amongst others, the market value of the Property. In arriving at the market value of the Property, the valuation methods adopted were the comparison approach and income approach.</p> <p>The comparison approach was deemed the most appropriate method for determining the market value. The Property is only 30.0% occupied with rental income representing less than 0.1% of the Group's total revenue, making the comparison approach more accurate than the income approach.</p> <p>Under the comparison approach, the market value is derived based on separate valuations for land and buildings, where the land is valued on its existing use by analysing recent transactions and asking prices of similar properties in and around the same locality, whilst the buildings are valued at depreciated replacement cost (i.e. current gross replacement cost of improvements less allowances for physical deterioration and all relevant forms of obsolescence and optimisation), to arrive at the market value.</p> <p>Under the income approach, the market value is derived from an estimate of the market rental which the property can reasonably generate. Outgoings such as property taxes, repairs and maintenance, insurance and management are then deducted from the annual rental income. The net annual rental income is then capitalised at an appropriate current market yield to arrive at its indicative market value.</p> <p>The methodologies applied by the Valuer are reasonable and consistent with generally applied valuation methodologies.</p>

Section in the IAL	Factors Evaluated	Comments
		<p>Premised on the above, we are of the of the view that the Disposal Consideration is FAIR and REASONABLE and NOT DETRIMENTAL to the non-interested Shareholders.</p>
Section 7.3	Salient Terms of the SPA	<p>We have evaluated the salient terms of the SPA and are of the view that the salient terms are REASONABLE and are NOT DETRIMENTAL to the non-interested Shareholders.</p>
Section 7.4	Effects of the Proposed Disposal	<p>The effects of the Proposed Disposal are as follows:</p> <p>(i) <u>Issued share capital and substantial shareholders' shareholdings</u></p> <p>The Proposed Disposal will not have any effect on the issued share capital and substantial shareholders' shareholdings of SIGN as it does not involve issuance of shares in SIGN.</p> <p>(ii) <u>NA, NA per share and gearing</u></p> <p>Based on the latest audited consolidated financial statements of SIGN as at 31 December 2025, the NA attributable to the owners of the Company is expected to increase from RM446.00 million to RM451.58 million (after accounting for the net gain of approximately RM5.58 million).</p> <p>The gearing of the Group will also improve from 0.38 times to 0.31 times.</p> <p>(iii) <u>Earnings and EPS</u></p> <p>Assuming the Proposed Disposal had been effected on 1 January 2025, the Company's PAT attributable to owners of the Company will improve from RM83.87 million to RM91.34 million. Consequently, the EPS will also improve from 12.99 sen to 14.15 sen.</p> <p>Based on the above, we are of the view that the financial effects of the Proposed Disposal are NOT DETRIMENTAL to the non-interested Shareholders.</p>
Section 7.5	Utilisation of proceeds	<p>The proceeds from the Proposed Disposal will be used to settle the Redemption Sum, repay the Group's borrowings and defray the expenses related to the Proposed Disposal.</p> <p>The Group is expected to enjoy interest savings and strengthening of its financial position with the repayment of its borrowings.</p>

Section in the IAL	Factors Evaluated	Comments
		Hence, we are of the view that the utilisation of proceeds is REASONABLE and is NOT DETRIMENTAL to the non-interested Shareholders.
Section 7.6	Risk Factors	<p>The Proposed Disposal is conditional upon fulfilment of conditions precedent in the SPA.</p> <p>Upon completion of the Proposed Disposal, the Group will close the current showroom at the Property, which may result in potential loss of revenue arising from the reduction of a showroom and any potential delay in procuring a replacement showroom. However, the Group has identified a new location for the replacement showroom and targets to complete the relocation to the replacement showroom by the end of third quarter of 2026. As such, the Proposed Disposal is not expected to have any material adverse impact on the Group's financial performance.</p> <p>The Disposal Consideration is based on the current market valuation and the Group may lose out on any potential increase in capital value of the Property in the future. However, the Group will be able to utilise the Disposal Consideration to repay its borrowings which will ease the funding requirements of the Group.</p>

3. CONCLUSION AND RECOMMENDATION

After taking into consideration our overall assessment and evaluation of Proposed Disposal based on the information available to us up to the LPD, we are of the view that the Proposed Disposal is **FAIR AND REASONABLE** and are **NOT DETRIMENTAL** to the non-interested Shareholders.

Accordingly, we recommend that the non-interested Shareholders to **VOTE IN FAVOUR** of the resolution pertaining to the Proposed Disposal to be tabled at the forthcoming EGM of the Company.

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Eco Asia Capital Advisory Sdn Bhd

[Registration No. 201801022562
(1284581-H)]

Lot 1904, 19th Floor

Tower 1, Faber Towers

Jalan Desa Bahagia, Taman Desa

58100 Kuala Lumpur

Date: 12 June 2026

Signature International Berhad

Menara Chin Hin
Level 21, 8th & Stellar
No 1, Jalan Naga Emas
Sri Petaling
57000 Kuala Lumpur

Phone: 03-7971 1822

Fax : 03-7972 1821

To: The Non-Interested Shareholders of Signature International Berhad

Dear Sir/Madam,

SIGNATURE INTERNATIONAL BERHAD ("SIGN" OR THE "COMPANY")

INDEPENDENT ADVICE LETTER ("IAL") TO THE NON-INTERESTED SHAREHOLDERS OF THE COMPANY IN RELATION TO THE PROPOSED DISPOSAL

This IAL is prepared for inclusion in the Circular to Shareholders and should be read in conjunction with the same. All definitions used in this IAL shall have the same meaning as the words and expressions defined in the "Definitions" section of the Circular, except where the context otherwise requires or where otherwise defined herein in this IAL.

1. INTRODUCTION

On 13 March 2026, Malacca Securities had, on behalf of the Board, announced the Proposed Disposal. The Proposed Disposal is deemed to be related party transactions pursuant to Paragraph 10.08 of the Listing Requirements in view of the interests of the Interested Directors and Interested Major Shareholders as set out in Section 10 Part A of the Circular.

Accordingly, in compliance with Paragraph 10.08 of the Listing Requirements, the Board had on 9 March 2026 appointed Eco Asia as the Independent Adviser to advise the non-interested Directors and non-interested Shareholders in relation to the Proposed Disposal.

The purpose of this IAL is to provide the non-interested Shareholders with an independent evaluation on the fairness and reasonableness of the Proposed Disposal, and whether it is detrimental to the non-interested Shareholders as well as to provide a recommendation thereon on the voting of the relevant resolution pertaining to the Proposed Disposal to be tabled at the forthcoming EGM.

This IAL is prepared solely for the use of the non-interested Shareholders for the purpose of considering the merits of the Proposed Disposal and should not be used or relied upon by any other third party for any other purposes whatsoever.

YOU ARE ADVISED TO READ AND FULLY UNDERSTAND BOTH THIS IAL AND PART A OF THE CIRCULAR TOGETHER WITH THE ACCOMPANYING APPENDICES AND CAREFULLY CONSIDER THE RECOMMENDATION AS CONTAINED IN THIS IAL BEFORE VOTING ON THE RESOLUTION PERTAINING TO THE PROPOSED DISPOSAL TO BE TABLED AT THE FORTHCOMING EGM.

IF YOU ARE IN DOUBT AS TO THE COURSE OF ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, ACCOUNTANT, SOLICITOR OR OTHER PROFESSIONAL ADVISER IMMEDIATELY.

2. DETAILS OF THE PROPOSED DISPOSAL

The Proposed Disposal entails the disposal of a parcel of leasehold industrial land together with a single-storey detached factory, 3-storey office and double-storey detached factory erected thereon, held under individual title H.S.(D) 241037, PT No. 9926, Pekan Baru Sungai Buloh, Daerah Petaling, Negeri Selangor, bearing postal address of No. 24, Jalan Teknologi, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan by Signature Cabinet to BKC for cash consideration of RM66.00 million.

Please refer to Section 2 Part A of the Circular for further details of the Proposed Disposal.

3. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS, AND/OR PERSONS CONNECTED WITH THEM

The details of the Interested Directors and Interested Major Shareholders are set out in Section 10 Part A of the Circular.

Accordingly, the Interested Directors and Interested Major Shareholders have abstained and will continue to abstain from all deliberations and voting on the resolution in respect to the Proposed Disposal.

4. SCOPE AND LIMITATIONS TO OUR EVALUATION OF THE PROPOSED DISPOSAL

Eco Asia was not involved in the formulation or any deliberation and negotiation of the terms and conditions of the Proposed Disposal, nor have we participated in the Board's deliberation of the Proposed Disposal. The terms of reference of our appointment as the Independent Adviser to the non-interested Directors and non-interested Shareholders in relation to the Proposed Disposal are in accordance with the requirements set out in Paragraphs 10.08(2) and (3) of the Listing Requirements and the Best Practice Guide in relation to Independent Advice Letters issued by Bursa Securities.

Our role as an Independent Adviser is limited to expressing an independent opinion on the fairness and reasonableness of the Proposed Disposal as far as the non-interested Directors and non-interested Shareholders is concerned. The terms and conditions of the Proposed Disposal are solely the responsibility of the Board, although we may draw upon their views in arriving at our opinion. As such, where comments or points of consideration are included on matters, which may be commercially oriented, these are incidental to our overall evaluation and concern matters, which we may deem material for disclosure. Further, our terms of reference do not include us rendering an expert opinion on legal, accounting and taxation issues relating to the Proposed Disposal.

The directors and management of SIGN are responsible to make available to us all relevant information pertaining to our evaluation, including informing us of any material changes in the subject matters which may have an impact on our opinion. Our work includes holding discussions and making enquiries with the directors and management of SIGN regarding representations made by SIGN. We have relied on the Board of SIGN and management's oral and written representations.

4. SCOPE AND LIMITATIONS TO OUR EVALUATION OF THE PROPOSED DISPOSAL (CONT'D)

In carrying out our evaluation, we have taken into consideration various pertinent factors, which we believe are of general importance to our assessment of the Proposed Disposal and therefore would be of general concern to you.

Our scope of work as the Independent Adviser is limited to providing our comments, opinion, information and recommendation on the Proposed Disposal based on the information, data and documents furnished to us or which are available to us and making reasonable enquiries in the circumstances.

In performing our evaluation, we have relied on and/or taken into consideration the following sources of information:

- (i) information contained in Part A of the Circular and the appendices attached thereto;
- (ii) valuation report and valuation certificate dated 17 March 2026 and 20 February 2026 respectively for the Property, prepared by KGV International Property Consultants (M) Sdn Bhd;
- (iii) the SPA;
- (iv) annual reports of SIGN for FYE 31 December 2024 and FYE 31 December 2025;
- (v) information, documents, confirmations and/or representations provided by the directors and management of the Company, or obtained in or derived from discussions with the management of the Company; and
- (vi) other publicly available information which we deemed relevant to our evaluation.

In assuming the aforesaid role and in line with the terms of our appointment, we have requested for the relevant verifications and made the necessary due enquiries on SIGN, its directors and management. We have relied upon the information and/or documents as described above, and all relevant facts and information necessary for our evaluation of the Proposed Disposal and that such information is reasonable, reliable and accurate and there are no omissions of any material facts which would make any information incomplete, misleading or inaccurate.

After making all reasonable enquiries, we are satisfied that sufficient information has been disclosed to us by the directors and management in enabling us to formulate our recommendation. After making all reasonable enquiries and where possible, corroborating the information provided by SIGN with independent source, and to the best of our knowledge and belief, the information used is reasonable, accurate, complete and free from material omission.

Our views and advice as contained in this IAL only cater to the non-interested Shareholders at large and not to any non-interested Shareholders individually. Hence, in carrying out our evaluation, we have not given consideration the specific investment objectives, risk profiles, financial and tax situations and particular needs of any individual non-interested Shareholder or any specific group of non-interested Shareholders.

4. SCOPE AND LIMITATIONS TO OUR EVALUATION OF THE PROPOSED DISPOSAL (CONT'D)

We recommend that any individual non-interested Shareholder or group of non-interested Shareholders who is in doubt as to the action to be taken or require advice in relation to the Proposed Disposal in the context of their individual objectives, risk profiles, financial and tax situations or particular needs, to consult their respective stockbroker, banker, solicitor, accountant or other professional adviser immediately. We shall not be liable for any damage or loss sustained or suffered by any individual Shareholder or any group of Shareholders in reliance on the opinion stated herein for any purpose whatsoever which is particular to such individual Shareholder or group of Shareholders.

The preparation of this IAL is based upon market, economic, industry and other conditions prevailing as at LPD, as well as publicly available information and information provided to us by the directors and management of SIGN. Such conditions may change significantly over a relatively short period of time.

We will immediately notify the non-interested Shareholders should Eco Asia become aware of any significant change affecting the information contained in this IAL which may have an impact on our opinion or have reasonable grounds to believe that any statement in this IAL is misleading, deceptive or that there is material omission in this IAL. If circumstances require, a supplementary IAL will be despatched accordingly to the Shareholders.

We have obtained responsibility statements from the Board and management of SIGN that all material facts, financial and other information essential to our evaluation have been disclosed to us and that they have seen this IAL and they, individually and collectively, accept full responsibility for the accuracy of such information contained in this IAL and confirm that, after making all reasonable enquiries and to the best of their knowledge and belief, there are no other facts omitted which would make any statement herein false or misleading.

5. DECLARATION OF CONFLICT OF INTEREST

Except for the provision of financial due diligence services for SIGN Group's proposed acquisition of various target companies, Eco Asia does not have any other business relationship with SIGN Group at the present time or at any time during the past 2 years, prior to the date of the SPA. The scope of the financial due diligence includes identifying and reporting the key financial risk of the target companies to the Board and Management of SIGN Group. We have undertaken and completed 1 financial due diligence for SIGN Group in the past 2 years.

Eco Asia is not aware of any existing conflict of interest or any circumstances which would or are likely to give rise to a possible conflict of interest by virtue of our appointment as the Independent Adviser in respect of the Proposed Disposal.

Save for the professional fees earned for acting as the Independent Adviser for the Proposed Disposal, Eco Asia does not receive or derive any financial interest or benefit from the outcome of the Proposed Disposal. Accordingly, we have given our confirmation to the Company that we are not aware of any conflict of interest which exist or is likely to exist in our capacity as the Independent Adviser in respect of the Proposed Disposal.

6. CREDENTIALS AND EXPERIENCE OF ECO ASIA

Eco Asia is licensed under the Capital Markets and Services Act 2007 to carry out the regulated activity of advising on corporate finance. Our team provides a full range of corporate finance advisory services including but not limited to initial public offerings advisory, financial due diligence, valuation, mergers and acquisitions, reverse takeover, fund raising, corporate & debt restructuring and independent advisory opinion.

Our past experiences as an Independent Adviser are as follows:

- (i) Proposed disposal by Complete Logistic Services Berhad (now known as Hextar Technologies Solutions Berhad) of 36,000,000 ordinary shares and 18,000,000 warrants in Classis Scenic Berhad for a total cash consideration of RM32,040,000 to Dato' Ong Choo Meng. The relevant independent advice letter was issued on 15 June 2022;
- (ii) Proposed disposal by Chin Hin Group Berhad of 129,100,000 ordinary shares in Solarvest Holdings Berhad to Divine Inventions Sdn Bhd for cash consideration of RM103,280,000. The relevant independent advice letter was issued on 14 July 2022;
- (iii) Proposed acquisition by Signature International Berhad of 120,000,000 ordinary shares in Fiamma Holdings Berhad for a total purchase consideration of RM180,000,000. The relevant independent advice letter was issued on 7 September 2022;
- (iv) Proposed disposal and leaseback of a property by Hextar Chemicals Sdn Bhd, a wholly-owned subsidiary of Hextar Global Berhad, to Pacific Trustees Berhad, being the trustee of KIP Real Estate Investment Trust. The relevant independent advice letter was issued on 23 September 2022;
- (v) Proposed acquisition and proposed joint development by Pembinaan Kery Sdn Bhd, a wholly-owned subsidiary of Melati Ehsan Holdings Berhad. The relevant independent advice letter was issued on 8 December 2023;
- (vi) Proposed scheme of arrangement of Khee San Berhad. The relevant independent advice letter was issued on 13 September 2024;
- (vii) Proposed joint ventures between Fiamma Holdings Berhad ("**FHB**") and BKG Development Sdn Bhd ("**BDSB**"), a wholly-owned subsidiary of Chin Hin Group Property Berhad. The relevant independent advice letter was issued on 28 January 2025; and
- (viii) Ratification of financial assistance provided by FHB to Dawn Land Sdn Bhd and Aricia Sdn Bhd, being associates of FHB, proposed variation to the utilisation of proceeds by FHB, proposed joint venture between FHB and BDSB and proposed provision of financial assistance by FHB to Sinaran Urusjuta Sdn Bhd, a wholly-owned subsidiary of FHB. The relevant independent advice letter was issued on 16 April 2026.

Premised on the above, Eco Asia's assigned personnel's professional qualification, experiences, expertise and past credentials, we are capable and competent in carrying out our role and responsibilities as Independent Adviser to advise the non-interested Directors and non-interested Shareholders in respect of the Proposed Disposal.

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7. EVALUATION OF THE PROPOSED DISPOSAL

In arriving at our conclusion and recommendation in respect of the Proposed Disposal, we have assessed and evaluated the following pertinent factors:

Analysis	Section in the IAL
(i) Rationale and benefits of the Proposed Disposal	Section 7.1
(ii) Basis and justification of the Disposal Consideration	Section 7.2
(iii) Salient terms of the SPA	Section 7.3
(iv) Effects of the Proposed Disposal	Section 7.4
(v) Utilisation of proceeds	Section 7.5
(vi) Risk Factors	Section 7.6

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7.1 Rationale and benefits for the Proposed Disposal

We have considered the rationale and benefits for the Proposed Disposal as set out in Section 4 Part A of the Circular and our commentaries are set out below.

Eco Asia's Comments

(i) Unlock the value and monetise SIGN's investment in the Property

SIGN invested in the Property since 2004 and it was the head office, factory and showroom of SIGN. However, the Group's factory was moved to Bandar Enstek, Negeri Sembilan in June 2023 for expansion and automation to achieve more efficient use of resources. The factory at Bandar Enstek is bigger, more spacious and has more production lines than the factory located at the Property, which supports the Group's business growth. Subsequently, in November 2025, the Group's head office was also relocated to Menara Chin Hin to be in line with its holding company.

As such, the Property is no longer the core assets of the Group and only a showroom remains there. Currently, part of the Property is rented to 4 tenants, 1 of which is a subsidiary of SIGN. The tenants collectively occupy 45,086 square feet ("sq ft") representing only 30.0% of the total gross floor area of the Property. The tenancies are also expiring or terminated on 30 June 2026. Hence, the Property will no longer be generating any future income and cash flows for the Group.

The Proposed Disposal enables the Group to realise its investments at the current market value and allow the Group to monetise its non-core assets and increase the cash reserves of the Group.

(ii) Strengthen the financial position of the Group

The Group is expected to derive a pro forma net gain of approximately RM5.58 million upon completion of the Proposed Disposal. This will have a positive impact on the Group's net asset and place the Group on a stronger financial footing for its future business venture.

In addition, with the cash proceeds raised from the Proposed Disposal, the Group will reduce its borrowings from RM259.54 million as at 31 December 2025 to RM213.34 million. Consequently, the gearing ratio of the Group will improve from 0.38 times to 0.31 times.

We also take note that part of the proceeds amounting to RM16.30 million has been earmarked to pay for the future monthly installments of the Group's borrowings. The Group will then be able to channel and conserve its internally generated funds for its business operations. The Group will also be able to seize any business opportunities immediately as and when it arises with its stronger cash reserves.

Premised on the above, we are of the view that the rationale for the Proposed Disposal are **REASONABLE** and are **NOT DETRIMENTAL** to the non-interested Shareholders.

7.2 Basis and justification of the Disposal Consideration

The basis and justification for the Disposal Consideration are set out in Section 2.5 Part A of the Circular.

Eco Asia's Comments

We noted that the Disposal Consideration of RM66.00 million was arrived at on a willing-buyer willing-seller basis after taking into consideration, amongst others, the market value of the Property as appraised by the Valuer, based on the Valuation Report.

We have reviewed the Valuation Report and Valuation Certificate prepared by the Valuer and noted that the valuation was prepared in accordance with the Asset Valuation Guidelines issued by the Securities Commission Malaysia ("SC") and Malaysian Valuation Standards issued by the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia, with the necessary professional responsibility and due diligence.

The methodologies applied by the Valuer are reasonable and consistent with generally applied valuation methodologies. We have reviewed and are satisfied with the bases and assumptions used by the Valuer in deriving the valuation for the Property. As such we are satisfied with and have relied on the valuation for the purposes of evaluating the Disposal Consideration.

In arriving at the valuation of the Property, the Valuer had adopted the following method:

Comparison approach	Under the this approach, the market value is derived based on separate valuations for land and buildings, where the land is valued on its existing use, based on comparison approach (i.e. analysing recent transactions and asking prices of similar properties in and around the same locality for comparison purposes), whilst the buildings are valued at depreciated replacement cost (i.e. current gross replacement cost of improvements less allowances for physical deterioration and all relevant forms of obsolescence and optimisation), to arrive at the market value.
Income approach (Investment method)	Under this approach, the market value is derived from an estimate of the market rental which the property can reasonably generate. Outgoings such as property taxes, repairs and maintenance, insurance and management are then deducted from the annual rental income. The net annual rental income is then capitalised at an appropriate current market yield to arrive at its indicative market value.

The comparison approach was the primary method of valuation adopted by the Valuer whilst the income approach was a counter-check method.

We are of the view that the comparison approach is reasonable given that the Property is 70.0% vacant. Currently, the Property only generates annual rental income of approximately RM0.5 million, without a stable income stream, the income approach would necessitate numerous assumptions and projections. As such, the comparison approach which gives due consideration to both the value of the land and building is deemed the most appropriate valuation method.

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7.2.1 Parameters for the Comparison Approach

The details of the comparison approach are as follows:

Parameters	Description	RM'million	Our comments
Land value	For the valuation of the land, comparison approach was used by analysing 3 recent transactions of detached factories in Kota Damansara and Shah Alam, with adjustments made for differences in location, size and tenure.	51.51 (RM295 per sq ft)	Fair and reasonable. Please refer to the table below for our commentaries on the comparables.
Depreciated building costs	For the valuation of the buildings, the Valuer has adopted the current construction costs to construct similar buildings less depreciation assuming the building has a life span of 50 years. The valuation did not take into account structures which were not approved by the local authorities such as the additional level in the showroom, the extended area for the café and the covered driveways. The removal costs of these structures were also imputed into the valuation.	14.85	Fair and reasonable. The Valuer have relied on the JUBM Group Construction Cost Handbook Malaysia 2024 and checked with contractors in deriving the construction cost. JUBM Group is one of the largest and longest established quantity surveying firm in Malaysia. JUBM Group compiles the Malaysian construction handbook annually and is widely referred to by the construction industry. Hence, it is fair and reasonable to adopt the construction costs based on the JUBM Group Construction Cost Handbook Malaysia 2024. Further, a depreciation charge was imputed to reflect the age of the building to be consistent with the age of the Property. It is also reasonable to exclude and assume the removal of the structures which were not approved by the local authorities from the valuation as these structures does not comply with the land and building regulations and by-laws.
	Total	66.36	

The details of the comparables for the Property are as follow:

	Comparable 1	Comparable 2	Comparable 3
Location	No 3, Jalan Teknologi, Taman Sains Selangor, Kota Damansara	No 8, Jalan Utarid U5/13, Mah Sing Intergrated Industrial Park, Seksyen U5, Shah Alam	No 11, Jalan Pemaju U1/15, Glenmarie Industrial Park, Shah Alam
Land area	39,773 sq ft	43,541 sq ft	70,676 sq ft
Built-up area	40,224 sq ft	32,465 sq ft	63,621 sq ft
Date of transaction	2 May 2025	10 October 2025	28 July 2025

	Comparable 1	Comparable 2	Comparable 3
Consideration	RM19,900,000	RM15,000,000	RM37,250,000
Estimated building value ⁽¹⁾	RM4,955,597	RM3,999,688	RM7,838,107
Land value	RM14,944,403 (RM376 per sq ft)	RM11,000,312 (RM253 per sq ft)	RM29,411,893 (RM416 per sq ft)
<u>Adjustment factors:</u>			
Location	No adjustments	Upward 20% as the comparable is located at a less strategic and established industrial area.	Downward 10% as the comparable is located at a more strategic and established industrial area.
Size	Downward 20% as the comparable has a smaller land area. The larger the property, the lower selling price per sq ft.	Downward 20% as the comparable has a smaller land area. The larger the property, the lower selling price per sq ft.	Downward 10% as the comparable has a smaller land area. The larger the property, the lower selling price per sq ft.
Tenure	No adjustments	No adjustments	Downward 10% as the comparable is freehold as compared to the Property which is leasehold.
Adjusted value	RM301 per sq ft	RM253 per sq ft	RM291 per sq ft
Source	Valuation and Property Services Department ("JPPH")	JPPH	JPPH

Note:

- (1) The estimated building value is derived based on estimated construction costs for factories of RM160 per sq ft plus 10% for miscellaneous structures and site improvements such as guard houses, fencing and gates. The buildings are depreciated over 50 years which represents depreciation of 2% per annum according to the age of the building.

We are of the view that the comparables selected are reasonable given the availability of data on recent transactions within the vicinity of the Property.

Based on the analysis above, the Valuer has adopted RM295 per sq ft, referenced to the average adjusted land value for Comparables 1 and 3 due to:

- (i) Comparable 1 is located within the same industrial area as the Property; and
- (ii) The size of Comparable 3 is largest and most comparable to the Property.

Accordingly, the market value of the Property based on the comparison approach amounts to RM66.36 million.

7.2.2 Parameters for the Income Approach

The bases and assumptions in the income approach are as follows:

Parameters	Assumptions	Our comments								
Gross rental per year	<p>RM4,695,413 (gross monthly rental of RM2.60 per sq ft)</p> <p>Based on the analysis of monthly rental rates for factories / showroom within Petaling Jaya and Kota Damansara of between RM2.10 per sq ft to RM2.70 per sq ft.</p>	<p>Fair and reasonable.</p> <p>The rental is within the range of rental rates for other factories / showroom within Petaling Jaya and Kota Damansara.</p> <p>The comparables are as follows:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rental rate per sq ft</th> </tr> </thead> <tbody> <tr> <td> Comparable 1 - Detached factory with office located at Taman Industri Sungai Buloh, Kota Damansara </td> <td>RM2.10</td> </tr> <tr> <td> Comparable 2 - Detached factory with office located at Taman Sains Selangor, Kota Damansara </td> <td>RM2.70</td> </tr> <tr> <td> Comparable 3 - Showroom located at Section 51A, Petaling Jaya </td> <td>RM2.55</td> </tr> </tbody> </table> <p>The Valuer have adopted RM2.60 per sq ft by placing greater weight on Comparable 2 as Comparable 2 is located within the same industrial park as the Property.</p> <p>Using Comparable 2 as the most relevant reference, the base rate of RM2.70 per sq ft was established. A 5% downward adjustment was applied prudently to account for possible downward rental negotiations. Thereafter, the adjusted rental rate is set at RM2.60 per sq ft.</p>	Description	Rental rate per sq ft	Comparable 1 - Detached factory with office located at Taman Industri Sungai Buloh, Kota Damansara	RM2.10	Comparable 2 - Detached factory with office located at Taman Sains Selangor, Kota Damansara	RM2.70	Comparable 3 - Showroom located at Section 51A, Petaling Jaya	RM2.55
Description	Rental rate per sq ft									
Comparable 1 - Detached factory with office located at Taman Industri Sungai Buloh, Kota Damansara	RM2.10									
Comparable 2 - Detached factory with office located at Taman Sains Selangor, Kota Damansara	RM2.70									
Comparable 3 - Showroom located at Section 51A, Petaling Jaya	RM2.55									
Outgoings per year	<p>RM288,948, representing monthly outgoings of RM0.16 per sq ft.</p> <p>Based on the analysis of monthly outgoings for factories of between RM0.12 per sq ft to RM0.24 per sq ft.</p>	<p>Fair and reasonable.</p> <p>The outgoings are expenses incurred to maintain the Property. It includes quit rent, assessment, property insurance and building maintenance expenses. The quit</p>								

Parameters	Assumptions	Our comments										
		<p>rent, assessment and property insurance were benchmarked to actual expenses incurred by the Property. The total outgoings were also benchmarked to recent outgoings of comparable industrial properties.</p> <p>The comparables are as follows:</p> <table border="1" data-bbox="911 488 1402 1413"> <thead> <tr> <th data-bbox="911 488 1230 584">Description</th> <th data-bbox="1230 488 1402 584">Monthly outgoings per sq ft</th> </tr> </thead> <tbody> <tr> <td data-bbox="911 584 1230 837"> Comparable 1 - Axis Facility 2 @ Bukit Raja, a detached factory with office located at Shah Alam </td> <td data-bbox="1230 584 1402 837">RM0.24</td> </tr> <tr> <td data-bbox="911 837 1230 1122"> Comparable 2 - Axis Northport Distribution Centre 1, a detached warehouse with office located at Klang </td> <td data-bbox="1230 837 1402 1122">RM0.12</td> </tr> <tr> <td data-bbox="911 1122 1230 1375"> Comparable 3 - Axis Shah Alam Distribution Centre 1, detached factory with office located at Shah Alam </td> <td data-bbox="1230 1122 1402 1375">RM0.16</td> </tr> <tr> <td data-bbox="911 1375 1230 1413">Average</td> <td data-bbox="1230 1375 1402 1413">RM0.17</td> </tr> </tbody> </table> <p>The Valuer adopted monthly outgoings of RM0.16 per sq ft, which is align with the average monthly outgoings of the comparables of RM0.17.</p>	Description	Monthly outgoings per sq ft	Comparable 1 - Axis Facility 2 @ Bukit Raja, a detached factory with office located at Shah Alam	RM0.24	Comparable 2 - Axis Northport Distribution Centre 1, a detached warehouse with office located at Klang	RM0.12	Comparable 3 - Axis Shah Alam Distribution Centre 1, detached factory with office located at Shah Alam	RM0.16	Average	RM0.17
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Comparable 3 - Axis Shah Alam Distribution Centre 1, detached factory with office located at Shah Alam	RM0.16											
Average	RM0.17											
Void	5% of the gross rental rate to allow for vacancy periods	<p>Fair and reasonable.</p> <p>As there is no certainty that the Property will be rented out consistently, the void factor allows for the vacancy periods between rent reviews including rent free and fitting out period. The Property is located at a vibrant and well established industrial park which is known for its popular demand for industrial spaces.</p> <p>Hence this assumption is fair and reasonable.</p>										

Parameters	Assumptions	Our comments																						
Capitalisation yield	<p>A capitalisation yield of 6.0% was applied to the net annual rental income.</p> <p>Based on analysis of net yields for factories within Klang and Banting of between 5.7% to 6.4%.</p>	<p>Fair and reasonable.</p> <p>The net yield is within the range for other factories.</p> <p>The comparables are as follows:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Net yield</th> </tr> </thead> <tbody> <tr> <td>Comparable 1 - Detached factory located at Banting</td> <td>6.4%</td> </tr> <tr> <td>Comparable 2 - Detached factory located at Teluk Panglima Garang</td> <td>5.7%</td> </tr> <tr> <td>Comparable 3 - Detached factory located at Klang</td> <td>6.1%</td> </tr> <tr> <td>Average</td> <td>6.1%</td> </tr> </tbody> </table> <p>The comparable properties are also detached factories, which is similar to the Property. The Valuer had also deducted 5% from the rental income per annum to cater for outgoings. As such, it is reasonable to base the capitalisation rate on the net yields of these comparable factories.</p> <p>We have also compared the yield against comparable listed real estate investment trusts ("REIT") as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Net yield</th> </tr> </thead> <tbody> <tr> <td>AXIS Real Estate Investment Trusts</td> <td>5.4%</td> </tr> <tr> <td>AME Real Estate Investment Trusts</td> <td>4.6%</td> </tr> <tr> <td>KIP Real Estate Investment Trusts</td> <td>8.1%</td> </tr> <tr> <td>Sunway Real Estate Investment Trusts</td> <td>5.4%</td> </tr> <tr> <td>Average</td> <td>5.9%</td> </tr> </tbody> </table> <p>Based on the above, the yield of 6.0% is reasonable based on the current condition</p>	Description	Net yield	Comparable 1 - Detached factory located at Banting	6.4%	Comparable 2 - Detached factory located at Teluk Panglima Garang	5.7%	Comparable 3 - Detached factory located at Klang	6.1%	Average	6.1%		Net yield	AXIS Real Estate Investment Trusts	5.4%	AME Real Estate Investment Trusts	4.6%	KIP Real Estate Investment Trusts	8.1%	Sunway Real Estate Investment Trusts	5.4%	Average	5.9%
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Sunway Real Estate Investment Trusts	5.4%																							
Average	5.9%																							

Parameters	Assumptions	Our comments
		of the Property, as the yield adopted is comparable with the average yield of similar buildings within the vicinity and the comparable REITs.
Tenure	80.7 years, representing remaining lease tenure of the Property.	<p>Fair and reasonable.</p> <p>The net rental income was discounted over the remaining lease tenure of the Property.</p> <p>The Valuer has also accounted for the value of the Property after expiry of the lease by imputing a 3% estimation return on investment based on the prevailing interest rate for low risk long term investment such as fixed deposit.</p>

Based on the above parameters, the market value of the Property based on the income approach amounts to RM66.17 million and the market value of the Property based on the comparison approach amounts to RM66.36 million. The comparison approach has been relied on as the primary approach to determine the value of the Property as the Property is currently substantially vacant. As such, the income approach which relies on the rental income and yield valuation may not be as appropriate and accurate.

We noted that the Disposal Consideration is RM66.00 million vis-à-vis the market value of the Property of RM66.36 million. The Disposal Consideration is at a slight discount of 0.5% to the market value of the Property. However, taking into consideration that:

- (i) The Property is only 30.0% occupied with rental income representing less than 0.1% of the Group's total revenue;
- (ii) The Property is non-core assets of the Group; and
- (iii) The immediate opportunity to monetise the Property,

we are of the view that the Disposal Consideration of RM66.00 million based on the Valuer's appraisal of RM66.36 million is **FAIR** and **REASONABLE** and **NOT DETRIMENTAL** to the non-interested Shareholders.

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7.3 Salient Terms of the SPA

The salient terms of the SPA are set out in Appendix I of the Circular. Our comments on the salient terms are as follows:

Salient Terms of the SPA		Our comments
<p>1.</p> <p>Basis of Disposal Consideration</p> <p>The Vendor has agreed to sell and the Purchaser has agreed to purchase the Property on an “as is where is” basis, free from all encumbrances and subject to the conditions and restrictions affecting the title to the Property, at the Disposal Consideration (i.e., RM66,000,000), upon the terms and conditions set out in the SPA.</p>	<p>Reasonable</p> <p>This term sets out the conditions for the transaction that has been agreed between the Vendor and Purchaser, which is typical for transactions of such nature.</p>	<p>Reasonable</p> <p>This term sets out the conditions for the transaction that has been agreed between the Vendor and the Purchaser, which is customary to facilitate the completion of the Proposed Disposal.</p> <p>We noted that the balance or 90% of the Disposal Consideration is payable within 6 months from the Unconditional Date. We understand that 6 months was agreed taking into consideration the time required for the Vendor to obtain and finalise its financing arrangements for the purchase of the Property.</p>
<p>2.</p> <p>Details of the Disposal Consideration and manner of settlement</p> <p>(a) Upon the execution of the SPA, the Purchaser shall pay a deposit amounting to RM6,600,000, representing 10.0% of the Disposal Consideration (i.e., the Deposit), in the following manner:</p> <p>(i) a sum of RM1,980,000, representing 3.0% of the Disposal Consideration shall be retained by the Purchaser’s solicitors for the onward transmission to the DGIR pursuant to Section 21B of the Real Property Gains Tax Act 1976 (“Retention Sum”); and</p> <p>(ii) the remaining sum of RM4,620,000, representing 7.0% of the Disposal Consideration shall be held by the Purchaser’s solicitors as stakeholder and released to the Vendor on the Unconditional Date.</p> <p>(b) Within 6 months from the Unconditional Date, the Purchaser shall pay the balance of the Disposal Consideration amounting to RM59,400,000, representing 90.0% of the Disposal Consideration (i.e., the Balance Disposal Consideration), to the Purchaser’s solicitors and shall be released to the Vendor in accordance to the SPA after netting off the following:</p> <p>(i) Redemption Sum in relation to the Property; and</p> <p>(ii) outstanding payment such as quit rent, assessment, rates, taxes, insurance, water, electricity, sewerage charges and other outgoings payable in respect of the Property,</p>	<p>Reasonable</p> <p>This term sets out the terms of payment agreed by the Vendor and the Purchaser, which is customary to facilitate the completion of the Proposed Disposal.</p> <p>We noted that the balance or 90% of the Disposal Consideration is payable within 6 months from the Unconditional Date. We understand that 6 months was agreed taking into consideration the time required for the Vendor to obtain and finalise its financing arrangements for the purchase of the Property.</p>	<p>Reasonable</p> <p>This term sets out the terms of payment agreed by the Vendor and the Purchaser, which is customary to facilitate the completion of the Proposed Disposal.</p> <p>We noted that the balance or 90% of the Disposal Consideration is payable within 6 months from the Unconditional Date. We understand that 6 months was agreed taking into consideration the time required for the Vendor to obtain and finalise its financing arrangements for the purchase of the Property.</p>

	Salient Terms of the SPA	Our comments
	<p>within 7 days from the date the MOT has been presented for registration provided that the Purchaser's solicitors have not at any time prior thereto received any notice of any rejection of presentation of the MOT from the relevant land registry/office due to the fault of the Vendor.</p>	
<p>3.</p>	<p>Conditions precedent and non-fulfilment of conditions precedent</p> <p>(a) The completion of the Proposed Disposal is conditional upon the following being fulfilled/obtained within the Conditional Period:</p> <ul style="list-style-type: none"> (i) the Vendor having obtained the state authority consent to transfer the Property in favour of the Purchaser ("Consent to Transfer"); (ii) the Purchaser having obtained the state authority consent to charge the Property in favour of the Purchaser's financier ("Consent to Charge"); (iii) the Vendor and Purchaser having obtained the shareholders' approval of their respective holding companies, each being a company listed on Bursa Securities, at an EGM for the implementation of the SPA; (iv) the Vendor and Purchaser having obtained all necessary approval, consent or clearance from Bursa Securities and/or any other relevant authorities for the transaction contemplated under the SPA (if applicable); and (v) the Purchaser having obtained a written approval from its financier for a loan to finance the purchase of the Property, (collectively, the "Conditions Precedent"). <p>The SPA shall become unconditional upon the date of the receipt of the Consent to Transfer, Consent to Charge and all other documents evidencing that all the Conditions Precedent have been obtained, whichever is later.</p>	<p>Reasonable</p> <p>This term sets out the necessary approvals and conditions which are required to facilitate the Proposed Disposal, which are typical for transactions of such nature.</p> <p>This term also provides the mechanism to be taken if the Conditions Precedent is not fulfilled within the Conditional Period and the parties fail to mutually agree on the extension of time.</p> <p>This mechanism protects both the Vendors and the Purchasers by establishing a clear exit pathway, thereby eliminating ambiguity should completion fail to occur within the agreed timeline.</p>

	Salient Terms of the SPA	Our comments
	<p>(b) In the event the Conditions Precedent are not fulfilled within the Conditional Period and the parties fail to mutually agree on the extension of time:</p> <p>(i) either the Vendor or Purchaser shall be entitled to terminate the SPA by written notice to the other party, whereupon the Deposit paid by the Purchaser shall be refunded by the Purchaser's solicitors to the Purchaser within 14 business days from the date of the notice of termination, free of interest, and the SPA shall thereafter terminate without further liability to either party, save for any antecedent breach; or</p> <p>(ii) the Vendor and Purchaser may mutually agree to negotiate, discuss and/or render all necessary cooperation and assistance to other party for the purpose of completion the sale and purchase of the Property through an alternative lawful arrangement as the Vendor and Purchaser may mutually agree.</p>	
4.	<p>Execution of power of attorney and development order</p> <p>The Vendor shall upon the execution of the SPA, execute and deliver a power of attorney in favour of the Purchaser to empower the Purchaser, strictly for the purpose of applying for a new development order and/or redevelopment order ("DO") any applications in relation to the approval of the DO in respect of the Property ("Power of Attorney"). The Power of Attorney including its validity shall be strictly subjected to the terms and conditions of the SPA. The Purchaser shall thereafter at its own costs and expenses cause the Power of Attorney to be registered with the relevant High Court of Malaysia and Land Registry within 30 business days from the release of the Power of Attorney to the Purchaser.</p>	<p>Reasonable</p> <p>As it is the Purchaser's intention to redevelop the Property, in the interest of time, this term grants the right to the Purchaser to apply for the DO in respect of the Property upon execution of the SPA.</p>
5.	<p>Vacant possession</p> <p>The Vendor shall deliver vacant possession of the Property to the Purchaser on the Completion Date (as defined herein), free from all tenancies, occupiers, licensees or any other rights of occupation. In the event the Vendor fails to deliver vacant possession of the Property on the date of receipt by the Purchaser's solicitors of the Balance Disposal Consideration and any late payment interest (if applicable) (the "Completion Date"), the Vendor shall be liable to pay the Purchaser interest at the rate of 8.0% per annum, calculated on a daily basis on the Disposal Consideration, from the Completion Date until the date vacant possession of the Property is delivered to the Purchaser.</p>	<p>Reasonable</p> <p>This term sets out the timeframe for the Vendor to deliver vacant possession and that late payment interest of 8.0% per annum will be charged on the Vendor if the Vendor fails to deliver vacant possession of the Property within the agreed timeframe.</p>

Salient Terms of the SPA

Our comments

The provision for the Vendor to pay interest on the Disposal Consideration for any delay in delivering vacant possession is a reasonable mechanism to compensate the Purchaser for such a delay. The 8.0% per annum interest rate is reasonable and consistent for transactions of such nature.

Reasonable

Currently, part of the Property is rented to 4 tenants, 1 of which is a subsidiary of SIGN. The tenants collectively occupy 45,086 sq ft representing only 30.0% of the total floor area of the Property.

3 of the tenancies are expiring on 30 June 2026 whilst the remaining 1 tenancy will expire on 31 December 2026. The Group will not renew these tenancies upon its expiry and have communicated such intention to the tenants. The tenancy expiring on 31 December 2026 have mutually been terminated with effect from 1 July 2026.

We noted that the Conditional Period is 6 months from the date of the SPA subject to an automatic extension of 1 month and the Completion Date is within another 6 months from the Unconditional Date. As such, the SPA has provided total of 13 months to complete the Proposed Disposal which will be beyond 31 December 2026. The Group do

Existing tenancies

The Vendor and Purchaser acknowledge that the sale and purchase of the Property is not subject to any existing tenancies. The Vendor shall, at its own cost and expense to terminate all existing tenancy agreements, ensure that all tenants vacate the Property, and deliver the vacant possession of the Property free from any claim or right of occupation on or before the Completion Date.

6.

	Salient Terms of the SPA	Our comments
		<p>not expect to incur any significant costs to terminate all existing tenancy agreements and deliver vacant possession of the Property to the Purchaser.</p>
7.	<p>Termination due to default by the Purchaser</p> <p>In the event the Purchaser is wound up or committed an act of winding up and/or fails to pay the Disposal Consideration or any part thereof in accordance with the terms of the SPA, or fails to perform any of the undertakings and covenants on the Purchaser's part as stated in the SPA to be performed by the Purchaser which, if capable of being remedied is not remedied within 14 days of the written notice from the Vendor, the Vendor shall be entitled to:-</p> <p>(i) seek for the remedy of specific performance of the SPA against the Purchaser and any damages as may be granted by a court of law shall be borne and paid by the Purchaser; or</p> <p>(ii) terminate the SPA by written notice to the Purchaser, whereupon the Vendor shall be entitled to forfeit a sum equivalent to 10.0% of the Disposal Consideration amounting to RM6,600,000 only being agreed liquidated damages and the Vendor shall refund all other monies (if any) paid by the Purchaser (save and except for the abovesaid agreed liquidated damages) towards the account of the Disposal Consideration within 14 business days from the date of termination, free of interest. In the event the Vendor fails to effect the refund within 14 business days, the Vendor shall pay to the Purchaser interest on the outstanding amount at the rate of 8.0% per annum calculated on a daily basis until full refund thereof as agreed liquidated damages.</p> <p>Simultaneously in exchange for the refund of such other monies (if any), the Purchaser shall, at its own costs and expenses:</p> <p>(a) re-deliver vacant possession of the Property to the Vendor in the same state and condition (if vacant possession has been delivered to the Purchaser);</p> <p>(b) withdraw any private caveats lodged by the Purchaser or the Purchaser's financier (if any) against the Property and provide proof of such withdrawal, failing which the Purchaser shall indemnify the Vendor against any loss, damage or expenses incurred in the removal of such caveats;</p>	<p>Reasonable</p> <p>This term safeguards the interest of the Vendor in the event of a default by the Purchaser. We noted that under such circumstances, the Vendor may issue to the Purchaser a notice specifying the relevant breach and requiring the Purchaser to remedy such breach within 14 days from the date of such notice. If the Purchaser fails to remedy the relevant breach within the 14 days, the Vendor shall have the right to terminate the SPA.</p>

Salient Terms of the SPA

Our comments

- (c) return the transfer documents and the original title to the Vendor with the Vendor's interests intact (if the same have been delivered to the Purchaser's solicitors or the Purchaser's financier's solicitors), provided always that if the memorandum of transfer has already been adjudicated and stamped, the Purchaser's solicitors shall surrender the same to the stamp office for cancellation and refund of the stamp duty paid by the Purchaser and thereafter return the cancelled memorandum of transfer to the Vendor;
- (d) revoke the Power of Attorney and take all necessary steps, including filing the revocation at the relevant High Court and land office/registry, and provide the Vendor with proof of such revocation; and
- (e) where any DO has been obtained by the Purchaser, execute all documents necessary to re-assign the same to the Vendor, provided always that the Vendor shall reimburse the Purchaser for all reasonable costs and consultant fees properly incurred in obtaining and/or re-assigning such DO upon production of satisfactory documentary evidence. If the Vendor elects not to proceed with the existing DO, the parties shall procure the cancellation or withdrawal of the same at the Purchaser's cost and expense.

Upon completion of the above, the SPA shall be null and void and neither the Vendor nor the Purchaser shall have any further claim against the other save for any antecedent breach, and the Vendor shall thereafter be at liberty to deal with the Property in such manner as it deems fit.

8. Termination due to Default by the Vendor

In the event the Vendor is wound up or committed an act of winding up and/or fails to observe or perform or otherwise be in breach of any of the material provisions of the SPA and/or in the event of any breach of any of the provisions by the Vendor which, if capable of remedy, is not remedied within 14 days of the written notice from the Purchaser, the Purchaser shall be entitled to:

- (i) seek for the remedy of specific performance of the sale of the Property against the Vendor and all reliefs flowing therefrom; or

Reasonable

This term safeguards the interest of the Purchaser in the event of a default by the Vendor. We noted that under such circumstances, the Purchaser may issue to the Vendor a notice specifying the relevant breach and requiring the Vendor to remedy such breach within 14 days from the date of such notice. If the Vendor fails to remedy the

Salient Terms of the SPA	Our comments
<p>(ii) terminate the SPA by written notice to the Vendor, whereupon the Vendor shall pay to the Purchaser a sum equivalent to 10.0% of the Disposal Consideration amounting to RM6,600,000 only being agreed liquidated damages and the Vendor shall refund all monies received by the Vendor towards the account of the Disposal Consideration (save and except for the Retention Sum already remitted to DGIR which will be refunded by the DGIR) within 14 business days from the receipt of the notice of termination. In the event the Vendor fails to effect the refund within 14 business days, the Vendor shall pay to the Purchaser interest on the outstanding amount at the rate of 8.0% per annum calculated on a daily basis until full refund thereof as agreed liquidated damages.</p>	<p>relevant breach within the 14 days, the Purchaser shall have the right to terminate the SPA.</p>
<p>Simultaneously in exchange for such refund, the Purchaser shall, at the Vendor's own costs and expenses:</p> <p>(a) re-deliver vacant possession of the Property to the Vendor in the same state and condition (if vacant possession has been delivered to the Purchaser);</p> <p>(b) withdraw any private caveats lodged by the Purchaser or the Purchaser's financier (if any) against the Property and provide proof of such withdrawal, failing which the Purchaser shall indemnify the Vendor against any loss, damage or expenses incurred in the removal of such caveats;</p> <p>(c) return the transfer documents to the Vendor with the Vendor's interests intact (if the same have been delivered to the Purchaser's solicitors or the Purchaser's financier's solicitors), provided always that if the memorandum of transfer has been adjudicated and stamped, the Purchaser's solicitors shall surrender the same to the stamp office for cancellation and refund of the stamp duty paid by the Purchaser and thereafter return the cancelled memorandum of transfer to the Vendor;</p> <p>(d) revoke the Power of Attorney and take all necessary steps, including filing the revocation at the relevant High Court and land office/registry, and provide the Vendor with proof of such revocation; and</p> <p>(e) where any DO has been obtained by the Purchaser, execute all documents necessary to re-assign the same to the Vendor, provided always that the Vendor shall reimburse the Purchaser for all reasonable costs and consultant fees properly incurred in obtaining and/or re-assigning such DO</p>	

	Salient Terms of the SPA	Our comments
	<p>upon production of satisfactory documentary evidence. If the Vendor elects not to proceed with the existing DO, the parties shall procure the cancellation or withdrawal of the same at the Vendor's cost and expense.</p> <p>Upon completion of the above, the SPA shall be null and void and neither the Vendor nor the Purchaser shall have any further claim against the other save for any antecedent breach, and the Vendor shall thereafter be at liberty to deal with the Property in such manner as it deems fit.</p>	
<p>9.</p>	<p>Non-Registration</p> <p>In the event the MOT cannot be registered due to no fault of the Vendor and the Purchaser, the Purchaser are entitled to immediately withdraw and/or cancel the presentation of the MOT and in such event either party shall by a notice in writing to the other party terminate the SPA whereupon the Vendor shall within 14 business days of such written termination refund and shall authorise the Purchaser's solicitors to refund to the Purchaser the Disposal Consideration and/or all monies paid by the Purchaser towards the account of the Disposal Consideration under the SPA free of interest, subject to the following obligations complied with by the Purchaser at his own costs and expenses:</p> <ul style="list-style-type: none"> (a) re-deliver vacant possession of the Property to the Vendor in the same state and condition (if vacant possession has been delivered to the Purchaser); (b) withdraw all caveats lodged by the Purchaser or the Purchaser's financier (if any) against the Property and provide proof of such withdrawal, failing which the Purchaser shall indemnify the Vendor against any loss, damage or expenses incurred in the removal of such caveats; (c) return the transfer documents to the Vendor with the Vendor's interests intact (if the same have been delivered to the Purchaser's solicitors or the Purchaser's financier's solicitors), provided always that if the MOT has been adjudicated and stamped, the Purchaser's solicitors shall surrender the same to the stamp office for cancellation and refund of the stamp duty paid by the Purchaser and thereafter return the cancelled MOT to the Vendor; (d) revoke the Power of Attorney and take all necessary steps, including filing the revocation at the relevant High Court and land office/registry, and provide the Vendor with proof of such revocation; and 	<p>Reasonable</p> <p>This term safeguards the interest of both the Purchaser and the Vendor. It spells out the procedures and mechanism to be taken if the MOT is not registered due to no fault of the Vendor and the Purchaser, thereby eliminating ambiguity should the MOT is unable to be registered.</p>

	Salient Terms of the SPA	Our comments
	<p>(e) where any DO has been obtained by the Purchaser, execute all documents necessary to re-assign the same to the Vendor, provided always that the Vendor shall reimburse the Purchaser for all reasonable costs and consultant fees properly incurred in obtaining and/or re-assigning such DO upon production of satisfactory documentary evidence. If the Vendor elects not to proceed with the existing DO, the parties shall procure the cancellation or withdrawal of the same at the Vendor's cost and expense.</p> <p>Upon completion of the above, the SPA shall be terminated and be of no further effect and neither party have any claim against the other and thereafter the vendor shall be at liberty to deal with the Property in such manner as the Vendor think fit.</p>	

Based on the above, we are of the view that the abovementioned salient terms of the SPA are **REASONABLE** and are **NOT DETRIMENTAL** to the non-interested Shareholders.

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7.4 Effects of the Proposed Disposal

The effects of the Proposed Disposal are set out in Section 6 Part A of the Circular. Our comments are as follows:

Effects of the Proposed Disposal on:	Our comments
Issued share capital and substantial shareholders' shareholdings	The Proposed Disposal will not have any effect on the issued share capital and substantial shareholders' shareholdings of SIGN as it does not involve issuance of shares in SIGN.
NA, NA per share and gearing	Based on the latest audited consolidated financial statements of SIGN as at 31 December 2025, the NA attributable to the owners of the Company is expected to increase from RM446.00 million to RM451.58 million (after accounting for the pro forma net gain of approximately RM5.58 million). The gearing of the Group will also improve from 0.38 times to 0.31 times.
Earnings and EPS	We noted that SIGN Group is expected to record pro forma net gain of approximately RM5.58 million upon completion of the Proposed Disposal. The Group will also enjoy estimated annual interest savings of RM2.45 million arising from the settlement of the Redemption Sum. Consequently, assuming that the Proposed Disposal had been effected on 1 January 2025, the Company's PAT attributable to the owners of SIGN will increase from RM83.87 million to RM91.34 million. The EPS will also improve from 12.99 sen to 14.15 sen.

Based on the above, we are of the view that the financial effects of the Proposed Disposal are **NOT DETRIMENTAL** to the non-interested Shareholders.

7.5 Utilisation of Proceeds

As set out in Section 3 Part A of the Circular, RM46.20 million from the Disposal Consideration will be used to settle the Redemption Sum, RM16.30 million to repay the monthly instalments of the Group's borrowings and the remaining RM3.50 million to defray the expenses for the Proposed Disposal.

The Group will enjoy interest savings and strengthening of its financial position with the settlement of the Redemption Sum and payment of its bank borrowings.

We noted that the Property is pledged as a security for 3 banking facilities from AmBank Islamic Berhad ("**AmBank**") and the outstanding loan amount as at 31 December 2025 is RM88.15 million. The Group has only set aside RM46.20 million or 70.0% of the Disposal Consideration to repay AmBank in return for the discharge of the Property. However, we understand that in addition to the Property, the abovementioned banking facilities are also secured with other properties. The Group had consulted and discussed with AmBank and it was preliminary agreed for the Group to utilise 70.0% of the Disposal Consideration, to discharge the Property in view that there are the other collaterals which are sufficient to cover the remaining outstanding amount of the aforementioned banking facilities.

If a higher repayment amount is required to discharge the Property, the Group may utilise the amount allocated for payment of monthly instalments for the Group's borrowings, as well as internally generated funds and/or drawdown of other bank facilities, to redeem the Property. We noted that the Group has cash and bank balances of RM147.07 million based on the audited consolidated financial statements of SIGN as at 31 December 2025, which can be used to part finance the redemption of the Property when required. If the Group utilise other bank facilities to part finance the repayment amount, the Group will incur interest expense on such borrowings.

Hence, we are of the view that the utilisation of proceeds is **REASONABLE** and is **NOT DETRIMENTAL** to the non-interested Shareholders.

7.6 Risk Factors

In considering the Proposed Disposal the non-interested shareholders of the Company are advised to give careful consideration to the risk factors set out in Section 5 Part A of the Circular.

Eco Asia's Comments

The Proposed Disposal is conditional upon fulfilment of conditions precedents in the SPA. We noted that the Group will endeavour to fulfill all conditions precedents to ensure the completion of the SPA. However, if due to unforeseen circumstances and the Proposed Disposal does not materialise, the Property will remain with the Group for its own use.

Upon completion of the Proposed Disposal, the Group will close the current showroom at the Property, which may result in potential loss of revenue arising from the reduction of a showroom and any potential delay in procuring a replacement showroom. However, the Group has identified a new location for the replacement showroom which is within the vicinity of the Property and is in the midst of negotiation to finalise the leasing terms. The Group targets to complete the relocation to the replacement showroom by the end of the third quarter of 2026. As such, the Proposed Disposal is not expected to have any material adverse impact on the Group's financial performance.

We noted that the Disposal Consideration is based on the current market valuation. By disposing the Property at this juncture, the Group may lose out on any potential increase in capital value of the Property in the future. However, the Group will be able to utilise the Disposal Consideration to pare down its borrowings, which is expected to ease the cash flow requirements of the Group.

8. CONCLUSION AND RECOMMENDATION

In arriving at our recommendations, we have assessed and evaluated the Proposed Disposal, after taking into consideration the various factors discussed in Section 7 of this IAL. You should consider carefully all the merits and demerits of the Proposed Disposal based on all relevant factors discussed in Sections 7 of this IAL and those which are set out in Part A and the Appendices of the Circular, prior to making a decision on whether to vote in favour of or to vote against the Proposed Disposal.

After taking into consideration of our overall assessment and evaluation of the Proposed Disposal based on the information available to us up to the LPD, we are of the view that the Proposed Disposal is **FAIR AND REASONABLE** and is **NOT DETRIMENTAL** to the non-interested Shareholders.

Accordingly, we recommend that the non-interested Shareholders to **VOTE IN FAVOUR** of the resolution pertaining to the Proposed Disposal to be tabled at the forthcoming EGM of the Company.

Before arriving at the decision to vote on the resolution pertaining to the Proposed Disposal, it is pertinent that the non-interested Shareholders consider the issues and implications raised in this IAL as well as other considerations as set out in Part A of the Circular carefully and the Audit Committee's statement and recommendation as set out in Section 11, Part A of the Circular.

Yours faithfully,
For and on behalf of
ECO ASIA CAPITAL ADVISORY SDN BHD



WOON SOON FAI
Managing Director
Corporate Finance



NENG KUAN SEN
Executive Director
Corporate Finance

APPENDIX I - SALIENT TERMS OF SPA

The salient terms of the SPA are as follows:-

1. Basis of Disposal Consideration

The Vendor has agreed to sell and the Purchaser has agreed to purchase the Property on an “as is where is” basis, free from all encumbrances and subject to the conditions and restrictions affecting the title to the Property, at the Disposal Consideration (i.e., RM66,000,000), upon the terms and conditions set out in the SPA.

2. Details of the Disposal Consideration and manner of settlement

- (a) Upon the execution of the SPA, the Purchaser shall pay a deposit amounting to RM6,600,000, representing 10.0% of the Disposal Consideration (i.e., the Deposit), in the following manner:-
- (i) a sum of RM1,980,000, representing 3.0% of the Disposal Consideration shall be retained by the Purchaser’s solicitors for the onward transmission to the DGIR pursuant to Section 21B of the Real Property Gains Tax Act 1976 (“**Retention Sum**”); and
 - (ii) the remaining sum of RM4,620,000, representing 7.0% of the Disposal Consideration shall be held by the Purchaser’s solicitors as stakeholder and released to the Vendor on the Unconditional Date.
- (b) Within 6 months from the Unconditional Date, the Purchaser shall pay the balance of the Disposal Consideration amounting to RM59,400,000, representing 90.0% of the Disposal Consideration (i.e., the Balance Disposal Consideration), to the Purchaser’s solicitors and shall be released to the Vendor in accordance to the SPA after netting off the following:-
- (i) Redemption Sum in relation to the Property; and
 - (ii) outstanding payment such as quit rent, assessment, rates, taxes, insurance, water, electricity, sewerage charges and other outgoings payable in respect of the Property,
- within 7 days from the date the MOT has been presented for registration provided that the Purchaser’s solicitors have not at any time prior thereto received any notice of any rejection of presentation of the MOT from the relevant land registry/office due to the fault of the Vendor.

3. Conditions precedent and non-fulfilment of conditions precedent

- (a) The completion of the Proposed Disposal is conditional upon the following being fulfilled/obtained within the Conditional Period:-
- (i) the Vendor having obtained the state authority consent to transfer the Property in favour of the Purchaser (“**Consent to Transfer**”);
 - (ii) the Purchaser having obtained the state authority consent to charge the Property in favour of the Purchaser’s financier (“**Consent to Charge**”);
 - (iii) the Vendor and Purchaser having obtained the shareholders’ approval of their respective holding companies, each being a company listed on Bursa Securities, at an EGM for the implementation of the SPA;
 - (iv) the Vendor and Purchaser having obtained all necessary approval, consent or clearance from Bursa Securities and/or any other relevant authorities for the transaction contemplated under the SPA (if applicable); and

APPENDIX I - SALIENT TERMS OF SPA (CONT'D)

- (v) the Purchaser having obtained a written approval from its financier for a loan to finance the purchase of the Property,

(collectively, the “**Conditions Precedent**”).

The SPA shall become unconditional upon the date of the receipt of the Consent to Transfer, Consent to Charge and all other documents evidencing that all the Conditions Precedent have been obtained, whichever is later.

- (b) In the event the Conditions Precedent are not fulfilled within the Conditional Period and the parties fail to mutually agree on the extension of time:-
 - (i) either the Vendor or Purchaser shall be entitled to terminate the SPA by written notice to the other party, whereupon the Deposit paid by the Purchaser shall be refunded by the Purchaser’s solicitors to the Purchaser within 14 business days from the date of the notice of termination, free of interest, and the SPA shall thereafter terminate without further liability to either party, save for any antecedent breach; or
 - (ii) the Vendor and Purchaser may mutually agree to negotiate, discuss and/or render all necessary cooperation and assistance to other party for the purpose of completion the sale and purchase of the Property through an alternative lawful arrangement as the Vendor and Purchaser may mutually agree.

4. Execution of power of attorney and development order

The Vendor shall upon the execution of the SPA, execute and deliver a power of attorney in favour of the Purchaser to empower the Purchaser, strictly for the purpose of applying for a new development order and/or redevelopment order (“**DO**”) any applications in relation to the approval of the DO in respect of the Property (“**Power of Attorney**”). The Power of Attorney including its validity shall be strictly subjected to the terms and conditions of the SPA. The Purchaser shall thereafter at its own costs and expenses cause the Power of Attorney to be registered with the relevant High Court of Malaysia and Land Registry within 30 business days from the release of the Power of Attorney to the Purchaser.

5. Vacant possession

The Vendor shall deliver vacant possession of the Property to the Purchaser on the Completion Date (as defined herein), free from all tenancies, occupiers, licensees or any other rights of occupation. In the event the Vendor fails to deliver vacant possession of the Property on the date of receipt by the Purchaser’s solicitors of the Balance Disposal Consideration and any late payment interest (if applicable) (the “**Completion Date**”), the Vendor shall be liable to pay the Purchaser interest at the rate of 8.0% per annum, calculated on a daily basis on the Disposal Consideration, from the Completion Date until the date of actual delivery of vacant possession of the Property is delivered to the Purchaser.

6. Existing tenancies

The Vendor and Purchaser acknowledge that the sale and purchase of the Property is not subject to any existing tenancies. The Vendor shall, at its own cost and expense to terminate all existing tenancy agreements, ensure that all tenants vacate the Property, and deliver the vacant possession of the Property free from any claim or right of occupation on or before the Completion Date.

7. Termination due to default by the Purchaser

In the event the Purchaser is wound up or committed an act of winding up and/or fails to pay the Disposal Consideration or any part thereof in accordance with the terms of the SPA, or fails to perform any of the undertakings and covenants on the Purchaser's part as stated in the SPA to be performed by the Purchaser which, if capable of being remedied is not remedied within 14 days of the written notice from the Vendor, the Vendor shall be entitled to:-

- (i) seek for the remedy of specific performance of the SPA against the Purchaser and any damages as may be granted by a court of law shall be borne and paid by the Purchaser; or
- (ii) terminate the SPA by written notice to the Purchaser, whereupon the Vendor shall be entitled to forfeit a sum equivalent to 10.0% of the Disposal Consideration amounting to RM6,600,000 only being agreed liquidated damages and the Vendor shall refund all other monies (if any) paid by the Purchaser (save and except for the abovesaid agreed liquidated damages) towards the account of the Disposal Consideration within 14 business days from the date of termination, free of interest. In the event the Vendor fails to effect the refund within 14 business days, the Vendor shall pay to the Purchaser interest on the outstanding amount at the rate of 8.0% per annum calculated on a daily basis until full refund thereof as agreed liquidated damages.

Simultaneously in exchange for the refund of such other monies (if any), the Purchaser shall, at its own costs and expenses:-

- (a) re-deliver vacant possession of the Property to the Vendor in the same state and condition (if vacant possession has been delivered to the Purchaser);
- (b) withdraw any private caveats lodged by the Purchaser or the Purchaser's financier (if any) against the Property and provide proof of such withdrawal, failing which the Purchaser shall indemnify the Vendor against any loss, damage or expenses incurred in the removal of such caveats;
- (c) return the transfer documents and the original title to the Vendor with the Vendor's interests intact (if the same have been delivered to the Purchaser's solicitors or the Purchaser's financier's solicitors), provided always that if the MOT has already been adjudicated and stamped, the Purchaser's solicitors shall surrender the same to the stamp office for cancellation and refund of the stamp duty paid by the Purchaser and thereafter return the cancelled MOT to the Vendor;
- (d) revoke the Power of Attorney and take all necessary steps, including filing the revocation at the relevant High Court and land office/registry, and provide the Vendor with proof of such revocation; and
- (e) where any DO has been obtained by the Purchaser, execute all documents necessary to re-assign the same to the Vendor, provided always that the Vendor shall reimburse the Purchaser for all reasonable costs and consultant fees properly incurred in obtaining and/or re-assigning such DO upon production of satisfactory documentary evidence. If the Vendor elects not to proceed with the existing DO, the parties shall procure the cancellation or withdrawal of the same at the Purchaser's cost and expense.

Upon completion of the above, the SPA shall be null and void and neither the Vendor nor the Purchaser shall have any further claim against the other save for any antecedent breach, and the Vendor shall thereafter be at liberty to deal with the Property in such manner as it deems fit.

8. Termination due to Default by the Vendor

In the event the Vendor is wound up or committed an act of winding up and/or fails to observe or perform or otherwise be in breach of any of the material provisions of the SPA and/or in the event of any breach of any of the provisions by the Vendor which, if capable of remedy, is not remedied within 14 days of the written notice from the Purchaser, the Purchaser shall be entitled to:-

- (i) seek for the remedy of specific performance of the sale of the Property against the Vendor and all reliefs flowing therefrom; or
- (ii) terminate the SPA by written notice to the Vendor, whereupon the Vendor shall pay to the Purchaser a sum equivalent to 10.0% of the Disposal Consideration amounting to RM6,600,000 only being agreed liquidated damages and the Vendor shall refund all monies received by the Vendor towards the account of the Disposal Consideration (save and except for the Retention Sum already remitted to DGIR which will be refunded by the DGIR) within 14 business days from the receipt of the notice of termination. In the event the Vendor fails to effect the refund within 14 business days, the Vendor shall pay to the Purchaser interest on the outstanding amount at the rate of 8.0% per annum calculated on a daily basis until full refund thereof as agreed liquidated damages.

Simultaneously in exchange for such refund, the Purchaser shall, at the Vendor's own costs and expenses:-

- (a) re-deliver vacant possession of the Property to the Vendor in the same state and condition (if vacant possession has been delivered to the Purchaser);
- (b) withdraw any private caveats lodged by the Purchaser or the Purchaser's financier (if any) against the Property and provide proof of such withdrawal, failing which the Purchaser shall indemnify the Vendor against any loss, damage or expenses incurred in the removal of such caveats;
- (c) return the transfer documents to the Vendor with the Vendor's interests intact (if the same have been delivered to the Purchaser's solicitors or the Purchaser's financier's solicitors), provided always that if the MOT has been adjudicated and stamped, the Purchaser's solicitors shall surrender the same to the stamp office for cancellation and refund of the stamp duty paid by the Purchaser and thereafter return the cancelled MOT to the Vendor;
- (d) revoke the Power of Attorney and take all necessary steps, including filing the revocation at the relevant High Court and land office/registry, and provide the Vendor with proof of such revocation; and
- (e) where any DO has been obtained by the Purchaser, execute all documents necessary to re-assign the same to the Vendor, provided always that the Vendor shall reimburse the Purchaser for all reasonable costs and consultant fees properly incurred in obtaining and/or re-assigning such DO upon production of satisfactory documentary evidence. If the Vendor elects not to proceed with the existing DO, the parties shall procure the cancellation or withdrawal of the same at the Vendor's cost and expense.

Upon completion of the above, the SPA shall be null and void and neither the Vendor nor the Purchaser shall have any further claim against the other save for any antecedent breach, and the Vendor shall thereafter be at liberty to deal with the Property in such manner as it deems fit.

9. Non-Registration

In the event the MOT cannot be registered due to no fault of the Vendor and the Purchaser, the Purchaser are entitled to immediately withdraw and/or cancel the presentation of the MOT and in such event either party shall by a notice in writing to the other party terminate the SPA whereupon the Vendor shall within 14 business days of such written termination refund and shall authorise the Purchaser's solicitors to refund to the Purchaser the Disposal Consideration and/or all monies paid by the Purchaser towards the account of the Disposal Consideration under the SPA free of interest, subject to the following obligations complied with by the Purchaser at his own costs and expenses:-

- (a) re-deliver vacant possession of the Property to the Vendor in the same state and condition (if vacant possession has been delivered to the Purchaser);
- (b) withdraw all caveats lodged by the Purchaser or the Purchaser's financier (if any) against the Property and provide proof of such withdrawal, failing which the Purchaser shall indemnify the Vendor against any loss, damage or expenses incurred in the removal of such caveats;
- (c) return the transfer documents to the Vendor with the Vendor's interests intact (if the same have been delivered to the Purchaser's solicitors or the Purchaser's financier's solicitors), provided always that if the MOT has been adjudicated and stamped, the Purchaser's solicitors shall surrender the same to the stamp office for cancellation and refund of the stamp duty paid by the Purchaser and thereafter return the cancelled MOT to the Vendor;
- (d) revoke the Power of Attorney and take all necessary steps, including filing the revocation at the relevant High Court and land office/registry, and provide the Vendor with proof of such revocation; and
- (e) where any DO has been obtained by the Purchaser, execute all documents necessary to re-assign the same to the Vendor, provided always that the Vendor shall reimburse the Purchaser for all reasonable costs and consultant fees properly incurred in obtaining and/or re-assigning such DO upon production of satisfactory documentary evidence. If the Vendor elects not to proceed with the existing DO, the parties shall procure the cancellation or withdrawal of the same at the Vendor's cost and expense.

Upon completion of the above, the SPA shall be terminated and be of no further effect and neither party have any claim against the other and thereafter the vendor shall be at liberty to deal the Property in such manner as the Vendor think fit.

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Our Ref : KGV 260257

February 20 2026

The Board of Directors
Signature Cabinet Sdn Bhd
Lot No 24, Jalan Teknologi
Taman Sains Selangor 1
Kota Damansara, PJU 6
47810 Petaling Jaya
Selangor Darul Ehsan

Dear Sir,

**VALUATION CERTIFICATE
SINGLE-STOREY DETACHED FACTORY WITH A 3-STOREY
FRONT OFFICE ANNEX AND A DOUBLE-STOREY DETACHED
FACTORY (WITH MEZZANINE FLOOR) ERECTED ON LOT NO
PT 9926, PEKAN BARU SUNGAI BULOH, DISTRICT OF
PETALING, SELANGOR DARUL EHSAN**

This Valuation Certificate has been prepared for the proposed *submission to Bursa Malaysia Securities Berhad (“Bursa Securities”) and for inclusion in the circular to shareholders* in relation to the proposed disposal of a parcel of leasehold industrial land together with a single-storey detached factory, 3-storey office and double-storey detached factory building erected thereon, held under individual title H.S.(D) 241037, PT No 9926, Pekan Baru Sungai Buloh, Daerah Petaling, Negeri Selangor (“**Subject Property**”), by Signature Cabinet Sdn Bhd (“**Signature Cabinet**” or “**Vendor**”), a wholly-owned subsidiary of SIGN to Boon Koon Capital Sdn Bhd (“**BKC**” or “**Purchaser**”), an indirect wholly-owned subsidiary of CHGP, for a total cash consideration of RM66.0 million (“**Disposal Consideration**”). We have inspected the same, made relevant investigations and herewith submit our report and valuation for your attention.

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Property Managers
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Auctioneers
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Established since 1974



KGV INTERNATIONAL PROPERTY CONSULTANTS (M) SDN BHD

198401013292 (125852-D)

(formerly known as KGV-Lambert Smith Hampton (M) Sdn Bhd)

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E-mail: kl.valuation@kgvi-property.com Website: www.kgvi-property.com

SST NO.: W10-1808-31002192

Our Ref: KGV 260257

KGV International
Property Consultants

We have been instructed by Signature Cabinet Sdn Bhd, to determine the Market Value of the above Subject Property. In accordance with the said instruction, we have inspected the Subject Property, conducted the required search on the right ownership and carried out all due diligence work deemed necessary to arrive at our professional opinion of value. The Subject Property refers to Lot No PT 9926, Pekan Baru Sungai Buloh, District of Petaling, Selangor Darul Ehsan

This Valuation Certificate and the valuation report (Ref : KGV 260257) with the material date of valuation on February 19, 2026 was prepared in accordance with the Malaysia Valuation Standards issued by the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia and the Asset Valuation Guidelines issued by the Securities Commission Malaysia.

The basis of valuation adopted is the 'Market Value' which is defined as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

This Valuation Certificate should be read in conjunction with the full report (Ref: KGV 260257) prepared by KGV International Property Consultants (M) Sdn Bhd for submission to Bursa Securities which detailed the basis under which the valuation has been prepared.

Brief descriptions of the Subject Property are as follows:-

I) IDENTIFICATION OF SUBJECT PROPERTY

A) Registered Owner

Signature Cabinet Sdn Bhd

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B) Title Details

Lot No PT 9926, held under H.S.(D) 241037

Pekan Baru Sungai Buloh

District of Petaling

Selangor Darul Ehsan

C) Location

The Subject Property is located within Taman Sains Selangor 1, Kota Damansara, Petaling Jaya, Selangor Darul Ehsan. Geographically, the Subject Property is approximately 7.0 km (4.4 miles) north-west of the Petaling Jaya New Town Centre and approximately 26.0 km (16.3 miles) north-west of Kuala Lumpur. Access to the Subject Property is via Damansara-Shah Alam Expressway (DASH) turning onto Persiaran Surian and finally onto Jalan Teknologi. The Subject Property is also accessible from the New Klang Valley (NKVE) via Kota Damansara Interchange. The NewKlang Valley (NKVE) is easily accessible via SPRINT Highway and Lebuhraya Damansara-Puchong (LDP).

D) Postal Address

No 24, Jalan Teknologi

Taman Sains Selangor 1, Kota Damansara

47810 Petaling Jaya

Selangor Darul Ehsan

E) Tenure

99-year leasehold expiring on October 18, 2106. The present unexpired term of the lease is approximately 80 years.

F) Category of Land Use

Industrial.

APPENDIX II – VALUATION CERTIFICATE (CONT'D)

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G) Expressed Condition
Industry ('Perusahaan').

H) Encumbrances
Charged to Ambank Islamic Berhad on April 5 2023 vide Persn No 001SC29003/2023.

II) GENERAL DESCRIPTION

A) Status of Land

The Subject Property is designated for industrial use in its title document. The land is generally flat in terrain and near-rectangular in shape. Damansara – Shah Alam Expressway (DASH) runs outside the southern boundary of the Subject Property.

B) Land Area

16,222.0 square metres (174,617.9 square feet)

C) Description of Existing Use

Tenanted as follows:-

Tenant	Centrid Hub Sdn. Bhd.	Sage Billion Sdn. Bhd.	Signature Home Living Sdn Bhd	Signature Obicorp Sdn. Bhd.
Commencement Date	March 1 2024	January 1 2024	April 1 2025	January 1 2024
Expiry Date	December 31 2026	June 30 2026	June 30 2026	June 30 2026
Occupied Area (Square Feet)	24,000	2,600	10,700	7,786
Rental Per Month	RM40,000	RM10,000	RM17,000	RM12,800

At the time of inspection, the occupancy rate is approximately 30% as two detached factories have been vacated. We understood the Subject Property is proposed for redevelopment.

D) Building Description

Erected upon the land is:

- (a) A Single-Storey Detached Factory (Building A)
- (b) A 3-Storey Front Office Annex (with lift) (Building B)
- (c) A Double-Storey Detached Factory (with Mezzanine Floor) (Building C)

In 2018, the Building B was extended from 2 floors to 3 floors while Building C, formerly a Single-Storey Detached Factory was extended to a Double-Storey Detached Factory (with a mezzanine floor). All the buildings are approximately twenty (20) years old. At the time of inspection, the Subject Property is in a good condition.

Summary of Gross Floor Area for each building is as follows:-

Building	Structure	Gross Floor Area	
		Square metres	Square feet
A Single-Storey Detached Factory (Building A)	Steel framework	5,184.0	55,802.0
A Three-Storey Front Office Annex (Building B)	Reinforced concrete framework	3,205.0	34,499.0
A Double-Storey Detached Factory (with Mezzanine Floor) (Building C)	Steel framework	5,592.0	60,193.0

Internal renovation works were carried out on the ground floor of the Building B to turn it onto a showroom. In 2019, the double-storey showroom in Building B was extended into a portion of Building A through the construction of a similar double-storey structure. The removal of the partition walls provided seamless access, effectively amalgamating the two areas into one continuous, large showroom space.

Miscellaneous structures and other land improvements include a guard house with barrier gate, two sliding m.s gates, covered driveway, parking shed, internal circulation road/ metalled compound, canteen, refuse chamber, pump house brickwalls fencing, water tanks and surface drains.

E) Planning Matters

The Subject Property is designated for industrial use. It is within a planned industrial park. This is consistent with the zoning specified by the Town Planning Department. The current usage of the Subject Property conforms to its intended land use.

F) Disclosure on Building Approval/Certificate of Completion and Compliance

The original structures on the Subject Property have been issued with a Certificate of Completion and Compliance by the relevant authorities vide Ref No 2022 dated May 19 2006.

In 2018, some extensions were carried out and these include extending the original Double-Storey Front Office Annex to a Three-Storey Front Office Annex. The original Single-Storey Detached Factory was extended to a Double-Storey Factory (with a mezzanine floor). These renovations were approved by the local authority vide building plans under Ref No MBPJ/120100/T/P10/1162/2018 and issued with a Certificate of Completion

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and Compliance (CCC) vide Reference No LJM/S/4043 dated December 11 2020.

In 2019, a portion of the Building A was enclosed and adapted as a double-storey showroom. We note that the first floor of this showroom constitutes an additional level (approximately 1,486 square metres or 16,000 square feet) requiring approval from the relevant authorities. Based on our enquiry with the relevant local authority regarding the upper floor of the double-storey showroom, a formal approval to legalise it may be subject to a reduction in floor size to comply with the “commercial” content in an industrial property. *In this regard, we have excluded the upper floor showroom due to uncertainties described above in our valuation, and with an estimated expenses deducted to remove it. As the showroom extension is within Building A, its removal does not compromise the overall structural integrity of the building. Conversely, the ground floor showroom has been included as there is no expansion of space created within Building A.*

We further noted one side of the Building B of approximately 93 square metres or 1,000 square feet is extended out over the internal circulation road to expand the seating area of the café on the ground floor. This is a breach of building by-law as it blocks the said road. We have disregarded this side extension from our valuation and deducted the estimated expenses to remove it.

For the covered driveway between Building A and Building C, the feedback from the local authority was inconclusive on whether this structure can be legalised. Their position is that a formal determination on the compliance can only be made upon full submission of the building plans and the subsequent technical review. While our valuation adheres to the existing use basis, it is noted that Signature Cabinet Sdn Bhd has vacated most of the premises and is

unlikely to legalise the status of the covered driveway. Given the uncertainty regarding the approval, we have made a professional decision to exclude the covered driveway from the current valuation with a deduction made for the estimated cost of removal. We believe this is a prudent approach.

Save for the abovementioned, there is no other breaches or violation of the land and building by-laws and regulations.

III) MARKET VALUE

A) Date of Inspection and Valuation

The Subject Property was inspected on **February 19, 2026**, and the date of inspection is taken to be the date of valuation.

B) Method Of Valuation

Comparison Approach and Income Approach by way of Investment Method.

Comparison Approach

Under the Comparison Approach, the value of the property is determined by comparing it with recent sales and/or listings of similar properties in the vicinity, or if not available, with similar localities. As no two properties are often identical, adjustments are then made for differences in factors such as location, physical characteristics and time element. Professional judgment is called upon in interpreting available data and making the adjustments.

Our investigations revealed that detached factories in the locality and within similar localities are being transacted/listed at prices ranging from RM15,000,000 to RM40,000,000 per unit depending on the specific location, size, tenure, quality of finishes, extend of renovations done and condition of the premises.

APPENDIX II – VALUATION CERTIFICATE (CONT'D)

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We have analysed the comparables selected to derive the land component value, and making appropriate adjustments to account for differences in characteristics.

Comparable	1	2	3
Property	Lot No PT 12630, Pekan Baru Sungai Buloh District of Petaling Selangor Darul Ehsan	Lot No 40245 , Mukim of Sungai Buloh District of Petaling Selangor Darul Ehsan	Lot No 61721, Town of Glenmarie District of Petaling Selangor Darul Ehsan
Location	Taman Sains Selangor 1, Kota Damansara	Mah Sing Intergrated Industrial Park, Seksyen U5, Shah Alam	Glenmarie Industrial Park
Type	A single-storey detached factory with 3-storey office annex	A single-storey detached factory with 2-storey office annex	A single-storey detached factory with 4-storey office annex
Transaction Date	May 2, 2025	October 10, 2025	July 28, 2025
Tenure	Leasehold October 18, 2106	Leasehold December 11, 2096	Freehold
Land Area (Sq Feet)	39,773	43,541	70,676
Approximate Gross Floor Area (Square Feet)	40,224	32,465	63,621
Consideration	RM19,900,000	RM15,000,000	RM37,250,000
(Sources: Jabatan Penilaian & Perkhidmatan Harta, Selangor and Announcements from Bursa Securities' website)			
Estimated Depreciated Building	RM4,955,597	RM3,999,688	RM7,838,107
Analysed Land Value (Per Square Foot)	RM376	RM253	RM416

APPENDIX II – VALUATION CERTIFICATE (CONT'D)

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Adjustments : Factors taken into consideration	Downward adjustment for size	Downward adjustment for location and size	Downward adjustment for size, location and tenure
Adjusted Land Value (Per Square Foot)	RM301	RM253	RM291

Comparable 1 is located within the same industrial park, directly opposite the Subject Property. Comparable 2 lies within the nearby Mah Sing Intergrated Industrial Park, which is less established; hence, a locational adjustment has been applied. Both Comparable 1 & 2 are on smaller plots of land, warranting a quantum adjustment. Comparable 3, situated in Glenmarie Industrial Park, is the furthest from the Subject Property but benefits from being a well-planned estate with convenient highway access, similar to the Subject Property. Accordingly, a smaller adjustment was necessary. Although Comparable 3 is on a larger plot, it remains smaller than the Subject Property, and a reduced quantum adjustment was therefore applied. As Comparable 3 holds freehold tenure, an adjustment was duly made to reflect the leasehold status of the Subject Property.

The adjusted land value is assessed within the range of RM253 to RM301 per square foot. We have prioritised Comparable 1 given its location directly opposite the Subject Property and hence, having similar locational characteristics. Comparable 3 has also been accorded significant consideration, as its larger size enhances its validity and relevance in valuing the Subject Property. Together, they provide a balanced and complementary basis for analysis.

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After reconciling the analysed rates of the RM301 and RM291 per square foot, we have anchored our valuation at RM295 per square foot, as a balanced and reasonable basis for valuation, reflecting both proximity and size considerations.

The details of the adjustments made are further elaborated in our Valuation Report.

Building Value

The building rates are dependent upon the construction, design, quality of finishes, extent of additional works done and condition of the building. We have referred to our past records of construction cost of similar detached factories and adjusted for costs of rising materials and inflation.

The building rates adopted in the above valuation are based on our records of construction cost of similar detached factories and cross checked with the JUBM Construction Cost Handbook Malaysia 2024 published by JUBM Sdn Bhd, JUBM Asia Sdn Bhd, JUBM Projek Sdn Bhd and Juru Ukur Bahan Malaysia.

<u>Industrial</u>	RM/m		
	<u>Building</u>	<u>Services</u>	<u>Total</u>
Single-storey conventional factory of structural steelwork	1,065-1,500	420-590	RM1,485- RM2,090 (RM138-RM194 per square foot)

From the above data, we have adopted the following construction costs for the subject buildings:

APPENDIX II – VALUATION CERTIFICATE (CONT'D)

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Buildings	Construction Cost - Adopted
Single-Storey Detached Factory (Building A)	RM160.00/sq.ft
3-Storey Front Office annex (with lift) (Building B)	RM180.00/sq.ft
Double-Storey Detached Factory (with Mezzanine Floor)	RM160.00/sq.ft
Miscellaneous Building	RM20 to RM100/ sq.ft

We have adopted a higher rate for the office annex compared to the steel framework factories to account for its higher construction including glass façade, lift and quality finishes. The rates adopted for the miscellaneous structures are within the market range according to our research and past records.

We have also considered other land improvements on the Subject Property.

We have also adopted a depreciation rate of 2% per annum over the remaining life span of the building.

The extension to the office annex (Building B) and the detached factory (Building C) described above are structurally integrated and functionally dependent on the existing buildings and therefore, we have treated each building as a single, unified asset. Consequently, these improvements have been capitalised and depreciated at a uniform rate consistent with the primary building structures.

The Market Value derived from the Comparison Approach is RM66,360,000.

Income Approach by Way of Investment Method

The Investment Method serves as a counter-check only. This method is concerned with the present worth of the future benefits that the property is

capable of generating. This process involves the capitalization of the net annual proceeds that can reasonably be expected from ownership of the property by a rate of return (yield) comparable to that of similar investments.

1) Gross Rental Rate

Market evidence of recent rental transactions in the immediate locality is limited, as tenancy agreements are private and confidential. In addition, some of the recorded rentals have been excluded from our analysis as they are dated beyond one to two years and may no longer reflect prevailing market conditions. For the purpose of this valuation, we have therefore relied on recent asking rentals of comparable industrial properties.

We have checked the prevailing asking rentals of detached factories in the locality and within similar localities and they range from RM23.00 to RM29.00 per square metre (RM2.10 to RM2.70 per square foot) per month depending on the specific location, construction, size, quality of finishes, extent of additional works done and condition of the building among other pertinent factors.

Location	Net Lettable Area (PSF)	Asking Rental	Rate Per Square Foot/Month
Taman Industri Sungai Buloh	20,000	RM42,000	RM2.10
Taman Sains Selangor	74,000	RM200,000	RM2.70
Seksyen 51A, Petaling Jaya	46,000	RM117,500	RM2.55

(Source: Jabatan Penilaian & Perkhidmatan Harta, online websites and KGV Research)

We have adopted a single overall rental rate for the property, comprising both the factories and the office, as industrial properties are typically let to one tenant and operated as an integrated entity. This reflects the

shared use of common facilities such as internal circulation roads, car parks, loading bays, and security, which make it impractical to segregate rental rates by component.

For our valuation, we have adopted a gross rental rate of RM2.60 per square foot/month. We placed higher reliance on the asking rental of the industrial property in Taman Sains Selangor which is located in the same industrial park as the Subject Property. A discount of approximately 5% has been applied to reflect rental negotiations to arrive at the market rental for the Subject Property.

2) Outgoings

The outgoings are made up quit rent, assessment, property insurance and building maintenance expenses. The client records for the expenses for the first three items amounted to RM138,647.80 per annum or approximately RM0.08 per square foot/month. The client does not have recent records of the building maintenance expenses.

Accordingly, we have made a survey of prevailing outgoings rate for similar properties. The outgoings for the Subject Property adopted by us in our calculations is RM0.16 per square foot/month based on our survey of similar industrial premises which are between RM0.12 to RM0.24 per square foot/month. The outgoings for the Subject Property are approximately RM0.16 per square foot/month. Hence, the outgoings adopted in our calculation are within market range and are deemed appropriate for the building size and age.

APPENDIX II – VALUATION CERTIFICATE (CONT'D)

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We have made an outgoings analysis as shown below:

No	Property	Type of Property	Location	Monthly Outgoings Over Net Lettable Area
1	Axis Facility 2 @ Bukit Raja	A Single-Storey Detached with a 2-Storey Office Annex	Shah Alam	RM0.24
2	Axis Nortport Distribution Centre 1	A Single-Storey Detached with a 2-Storey Office Annex	Klang	RM0.12
3	Axis Shah Alam Distribution Centre 1	A Single-Storey Detached with a 3-Storey Office Annex	Shah Alam	RM0.16

3) Net Yield

Comparable	A	B	C
Location	No 112, Jalan 8, Kawasan Perindustrian Olak Lempit, Banting	Lot No 958, Jalan Telok, Kawasan Perusahaan Telok Panglima Garang	No 1, (Lot No 142454), Jalan Canang Emas 9/KS 10, Telok Gong, Port Klang
Type	Detached Factory	Detached Factory	Detached Factory
Tenure	Leasehold	Freehold	Leasehold
Nett Lettable Area (Square feet)	249,193	132,700	259,310
Transacted Price	RM67,000,000	RM39,000,000	RM80,000,000
Transacted Date	August 1 2025	May 29 2025	August 1 2025
Gross Rental Income (Per Annum)	RM4,485,474	RM2,340,000	RM5,109,173
Nett Yield	6.4%	5.7%	6.1%
(Source: Announcements from Bursa Securities' website)			

In our analysis, we have deducted an estimated outgoings from the gross rental per annum to arrive at the net yield. We have adopted a net yield of 6.0% taking into account its location within the established Kota Damansara and having a leasehold interest.

4) Void

Void allowance of 5% is allocated to allow for contingency while awaiting the incoming tenants, rent-free period and risk of uncertainty. In our view, this is a reasonable allowance as Kota Damansara has traditionally being a sought-after location and we observed during our inspection, most of the factories are occupied.

The market value derived from the Investment Method is RM66,170,000.

C) Reconciliation of Value

The market value of the Subject Property derives from the Comparison Approach and Income Approach is as follows:-

Method of Valuation	Derivation of Value
Comparison Approach	RM66,360,000
Income Approach	RM66,170,000

We have relied on the Comparison Approach as the primary approach to determine the Market Value of the Subject Property as there are sufficient market-derived evidence to establish a credible valuation. The Income Approach is used as cross-checked as the Subject Property does not have tenants except of the office annex (Building B), which will be expiring soon. Furthermore, rental and yield evidence within the immediate locality is insufficient to provide strong support for its application.

Our Ref: KGV 260257

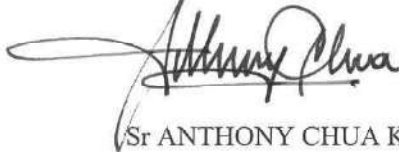
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D) Market Value

**RM66,360,000 (RINGGIT MALAYSIA SIXTY SIX MILLION THREE
HUNDRED AND SIXTY THOUSAND ONLY)**

Yours faithfully

KGV INTERNATIONAL PROPERTY CONSULTANTS (M) SDN BHD



Sr ANTHONY CHUA KIAN BENG

B Surv (Hons) Ppty Mgmt

FRISM, MRICS, MIPFM, ICVS

Registered Valuer V445

Executive Director (Valuation)

SK/HML/ani

1. DIRECTORS' RESPONSIBILITY STATEMENT

This Circular has been seen and approved by the Board and they collectively and individually accept full responsibility for the accuracy of the information given and confirm that, after making all reasonable enquiries and to the best of their knowledge and belief, there is no false or misleading statement or other facts the omission of which would make any information in this Circular false or misleading.

2. CONSENT AND DECLARATION OF CONFLICT OF INTEREST**2.1 Malacca Securities**

Malacca Securities, being the Principal Adviser for the Proposed Disposal, has given and has not subsequently withdrawn its written consent for the inclusion in this Circular of its name and all references thereto in the form and context in which they appear in this Circular.

Malacca Securities has given its written confirmation that there is no conflict of interest which exists or is likely to exist in its capacity as the Principal Adviser in respect of the Proposed Disposal.

2.2 KGV International Property Consultants (M) Sdn. Bhd.

KGV International Property Consultants (M) Sdn. Bhd., being the Valuer for the Property, has given and has not subsequently withdrawn its written consent for the inclusion in this Circular of its name, the Valuation Certificate and all references thereto in the form and context in which they appear in this Circular.

KGV International Property Consultants (M) Sdn. Bhd. has given its written confirmation that there is no conflict of interest which exists or is likely to exist in its capacity as the Valuer for the Property.

2.3 Eco Asia

Eco Asia, being the Independent Adviser for the Proposed Disposal, has given and has not subsequently withdrawn its written consent for the inclusion of its name, the IAL and all references thereto in the form and context in which they appear in this Circular.

Eco Asia has given its written confirmation that there is no conflict of interest which exists or is likely to exist in its capacity as the Independent Adviser in respect of the Proposed Disposal.

3. MATERIAL LITIGATION

As at LPD, there is no material litigation, claims or arbitration involving the Property and the Board is not aware of any proceedings, pending or threatened against the Property, or of any facts likely to give rise to any proceedings, which may have material impact on the Group.

APPENDIX III - FURTHER INFORMATION (CONT'D)

4. MATERIAL COMMITMENTS AND CONTINGENT LIABILITIES**4.1 MATERIAL COMMITMENTS**

As at LPD, save as disclosed below, there are no material commitments incurred or known to be incurred by SIGN Group which upon becoming due or enforceable, may have a material impact on the financial position or business of SIGN Group:-

	<u>RM'000</u>
Approved and contracted for:	
Purchase of investment properties	1,274
Purchase of property, plant and equipment	309
	<u>1,583</u>

4.2 CONTINGENT LIABILITIES

As at LPD, there are no contingent liabilities incurred or known to be incurred by SIGN Group which upon becoming due or enforceable, may have a material impact on the financial position or business of SIGN Group.

5. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents will be available for inspection at the Company's registered office at Unit 30-01, Level 30, Tower A Vertical Business Suite, Avenue 3 Bangsar South, No. 8, Jalan Kerinchi 59200 Kuala Lumpur, Wilayah Persekutuan during normal business hours from Monday to Friday (except public holidays) from the date of this Circular up to and including the date of the forthcoming EGM:-

- (i) Constitution of the Company;
- (ii) the audited consolidated financial statements of SIGN Group for the FYE 31 December 2024 and FYE 31 December 2025;
- (iii) the unaudited consolidated financial statements of SIGN Group for the 3-month FPE 31 March 2026;
- (iv) the SPA;
- (v) the Valuation Letter, Valuation Certificate and Valuation Report in relation to the Property prepared by the Valuer; and
- (vi) the letters of consent and declaration of conflict of interest referred to in Section 2 of this Appendix III.

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TOTAL HOME & LIVING SOLUTIONS

SIGNATURE INTERNATIONAL BERHAD
Registration No. 200601034359 (754118-K)
(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting (“**EGM**” or “**the Meeting**”) of Signature International Berhad (“**SIGN**” or the “**Company**”) will be held at Menara Chin Hin, Level 19, Stellarium, No. 1, Jalan Naga Emas, Sri Petaling, 57000 Kuala Lumpur, Malaysia on Monday, 29 June 2026 at 11.30 a.m. or immediately after the conclusion or adjournment (as the case may be) of the Company’s 19th Annual General Meeting, scheduled to be held at the same venue on the same day at 10.00 a.m., whichever is the later or at any adjournment thereof, for the purpose of considering and if thought fit, passing with or without modifications, the following ordinary resolution:-

ORDINARY RESOLUTION

PROPOSED DISPOSAL OF A PARCEL OF LEASEHOLD INDUSTRIAL LAND TOGETHER WITH A SINGLE-STOREY DETACHED FACTORY, 3-STOREY OFFICE AND DOUBLE-STOREY DETACHED FACTORY BUILDING ERECTED THEREON HELD UNDER INDIVIDUAL TITLE H.S.(D) 241037, PT NO. 9926, PEKAN BARU SUNGAI BULOH, DAERAH PETALING, NEGERI SELANGOR, BEARING A POSTAL ADDRESS OF NO. 24, JALAN TEKNOLOGI, TAMAN SAINS SELANGOR 1, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR DARUL EHSAN, BY SIGNATURE CABINET SDN. BHD., A WHOLLY-OWNED SUBSIDIARY OF SIGNATURE INTERNATIONAL BERHAD TO BOON KOON CAPITAL SDN. BHD., AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF CHIN HIN GROUP PROPERTY BERHAD FOR A TOTAL CASH CONSIDERATION OF RM66.0 MILLION (“PROPOSED DISPOSAL”)

“**THAT** subject to the approvals of all relevant parties and/or authorities being obtained (where required) and the fulfilment of the conditions precedent as set out in the sale and purchase agreement dated 13 March 2026 entered into between Signature Cabinet Sdn. Bhd. (“**Signature Cabinet**”) and Boon Koon Capital Sdn. Bhd. (“**BKC**”) (“**SPA**”), approval be and is hereby given to Signature Cabinet to undertake the Proposed Disposal for a total cash consideration of RM66.0 million, subject to the terms and conditions as stipulated in the SPA;

THAT the Board of Directors of the Company (“**Board**”) be and is hereby authorised to utilise the proceeds arising from the Proposed Disposal for the purposes as set out in Section 3 of Part A of the circular to shareholders in relation to the Proposed Disposal dated 12 June 2026, and be further authorised with full powers to vary the manner and/or purposes of utilisation of such proceeds in such manner as the Board may deem fit, necessary and/or expedient in the best interest of the Company;

AND THAT the Board be and is hereby authorised to sign and execute all relevant documents, do all acts, deeds and things as may be required to give effect to the Proposed Disposal with full powers to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or permitted by any relevant authorities and to deal with all matters relating thereto and to take all such steps and do all acts and things in any manner as the Board may deem necessary or expedient to implement, finalise and give full effect to the Proposed Disposal, in the best interest of the Company.”

BY ORDER OF THE BOARD

TE HOCK WEE (MAICSA 7054787) (SSM PC No. 202008002124)
NG SIEW MEE (MAICSA 7071920) (SSM PC No. 202308000561)

Company Secretaries
Kuala Lumpur

12 June 2026

Notes:-

- (i) For the purposes of determining who shall be entitled to attend this meeting, the Company shall be requesting the Bursa Malaysia Depository Sdn. Bhd. to make available to the Company, a **Record of Depositors as at 22 June 2026**. Only a member whose name appears on this Record of Depositors shall be entitled to attend this meeting or appoint a proxy to attend, participate, speak and vote on his behalf.
- (ii) A member of the Company who is entitled to attend and vote at a general meeting may appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to attend, participate, speak and vote in his place. A proxy may but need not be a member of the Company.
- (iii) A member of the Company who is entitled to attend and vote at a general meeting of the Company may appoint not more than 2 proxies to attend, participate, speak and vote instead of the member at the general meeting
- (iv) Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 ("Central Depositories Act"), it may appoint not more than 2 proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.
- (v) Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.
- (vi) Where a member, an authorised nominee or an exempt authorised nominee appoints more than 1 proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies. The appointment shall not be valid unless he specifies the proportion of his shareholdings to be represented by each proxy.
- (vii) The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than forty-eight (48) hours before the time appointed for holding the EGM or adjourned general meeting at which the person named in the appointment proposes to vote:-
 - (a) In hard copy form
To be deposited with the Company's Share Registrar, Tricor Investor & Issuing House Services Sdn. Bhd. at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, the drop-in box provided at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.
 - (b) By electronic means
The proxy form can be electronically lodged with the Company's Share Registrar via the Vistra Share Registry and IPO (MY) portal ("the Portal") at <https://srmy.vistra.com>. Please refer to the Administrative Guide of the EGM for further information on electronic submission of proxy form via the Portal.
- (viii) Please ensure **ALL** the particulars as required in the proxy form are completed, signed and dated accordingly.
- (ix) Last day, date and time for lodging the proxy form will be on **Saturday, 27 June 2026** at **11.30 a.m.**
- (x) Any authority pursuant to which such an appointment is made by a power of attorney must be deposited with the Company's Share Registrar at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, the drop-in box provided at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not less than forty-eight (48) hours before the time appointed for holding the EGM or adjourned general meeting at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

- (xi) Please bring an **ORIGINAL** of the following identification papers (where applicable) and present it to the registration staff for verification:-
- (a) Identity card (NRIC) (Malaysian), or
 - (b) Police report (for loss of NRIC) / Temporary NRIC (Malaysian), or
 - (c) Passport (Foreigner).
- (xii) For a corporate member who has appointed an authorised representative instead of a proxy to attend this meeting, please deposit the **original or duly certified** certificate of appointment of authorised representative with the Share Registrar of the Company at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, the drop-in box provided at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia if this has not been lodged with the Company's Share Registrar earlier. The certificate of appointment of authorised representative should be executed in the following manner:-
- (a) If the corporate member has a common seal, the certificate of appointment of authorised representative should be executed under seal in accordance with the constitution of the corporate member.
 - (b) If the corporate member does not have a common seal, the certificate of appointment of authorised representative should be affixed with the rubber stamp of the corporate member (if any) and executed by:-
 - (1) at least two authorised officers, one of whom shall be a director; or
 - (2) any director and/or authorised officers in accordance with the laws of the country under which the corporate member is incorporated.
- (xiii) Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolution set out in the Notice of the general meeting will be put to vote by way of poll.

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SIGNATURE INTERNATIONAL BERHAD
Registration No. 200601034359 (754118-K)
(Incorporated in Malaysia)

CDS account number of holder	
No. of Ordinary Shares held	

PROXY FORM

I/We
(Full Name in Capital Letters)

NRIC No./Passport No./Company No.
(New and Old NRIC No.)

of.....
(Full Address)

being a member(s) of **Signature International Berhad** hereby appoint the following person(s):-

Full Name (in Block)	NRIC/Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Address			
Email Address			
Mobile Phone No.			

and

Full Name (in Block)	NRIC/Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Address			
Email Address			
Mobile Phone No.			

or failing him/her, *the Chairman of the Meeting as my/our proxy(ies), to vote for me/us on my/our behalf at the Extraordinary General Meeting ("EGM") of the Company to be held at Menara Chin Hin, Level 19, Stellarium, No. 1, Jalan Naga Emas, Sri Petaling, 57000 Kuala Lumpur, Malaysia on Monday, 29 June 2026 at 11.30 a.m. or immediately after the conclusion or adjournment (as the case may be) of the Company's 19th Annual General Meeting, scheduled to be held at the same venue on the same day at 10.00 a.m., whichever is the later or at any adjournment thereof, and to vote as indicated below:

Ordinary Resolution		For	Against
1.	Proposed Disposal.		

(Please indicate with an "X" in the space provided above on how you wish your vote to be cast. If you do not do so, the proxy will vote or abstain from voting at his/her discretion.)

Signed this _____ day of _____, 2026.

Signature /Common Seal of Member(s)*

Contact No.

* Manner of execution:

- (a) If you are an individual member, please sign where indicated.
- (b) If you are a corporate member which has a common seal, this proxy form should be executed under seal in accordance with the constitution of your corporation.
- (c) If you are a corporate member which does not have a common seal, this proxy form should be affixed with the rubber stamp of your company (if any) and executed by:
 - (i) at least two (2) authorised officers, one (1) of whom shall be a director; or
 - (ii) any director and/or authorised officers in accordance with the laws of the country under which your corporation is incorporated.



Notes:-

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- (xiii) Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolution set out in the Notice of the general meeting will be put to vote by way of poll.

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Fold this flap for sealing

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AFFIX
STAMP

The Share Registrar of

SIGNATURE INTERNATIONAL BERHAD (200601034359 (754118-K))
C/O TRICOR INVESTOR & ISSUING HOUSE SERVICES SDN BHD

Unit 32-01, Level 32, Tower A,
Vertical Business Suite, Avenue 3
Bangsar South, No. 8, Jalan Kerinchi
59200 Kuala Lumpur,
Wilayah Persekutuan

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