

TELADAN GROUP BERHAD ("TGB" AND "THE COMPANY")

- MEMORANDUM OF UNDERSTANDING ENTERED INTO BETWEEN TGB, GEZHOUBA ENGINEERING (MALAYSIA) SDN. BHD. AND NANYANG SEA SILK ROAD SDN. BHD. FOR DEVELOPMENT OF GOLDEN VALLEY INDUSTRIAL HUB IN MELAKA, MALAYSIA

1. INTRODUCTION

The Board of Directors of TGB ("**Board**") is pleased to announce that the Company had on 21 March 2025 entered into a Memorandum of Understanding ("**MOU**") with Gezhouba Engineering (Malaysia) Sdn. Bhd. [Registration No. 201401036875 (1113015-V)] ("**Gezhouba**") and Nanyang Sea Silk Road Sdn. Bhd. [Registration No. 201401042783 (1118953-X)] ("**Nanyang**") for the purpose of collaboration on the Development of Golden Valley Industrial Hub in Melaka, Malaysia ("**Proposed Project**").

2. INFORMATION OF GEZHOUBA AND NANYANG

Gezhouba is a private limited company incorporated in Malaysia on 13 October 2014 under the Companies Act 1965, having its business address at Unit 19-11-1, Level 11, Office Suite, Wisma UOA Centre, No. 19 Jalan Pinang, 50450 Kuala Lumpur. The principal activity of Gezhouba is construction contract works.

Nanyang is a private limited company incorporated in Malaysia on 20 November 2014 under the Companies Act 1965, having its business address at No. 6, Jalan PPP 10, Taman Permatang Pasir Permai, 75460 Alai, Melaka, Malaysia. The principal activity is trading in sand, stone, and all types of building materials, as well as development, contracting, and subcontracting for all kinds of construction works.

3. SALIENT TERMS OF THE MOU

The MOU shall commence upon signing by Gezhouba, Nanyang and the Company ("**the Parties**") and shall remain in effect for a period of one (1) year unless terminated earlier by mutual agreement in writing by the Parties.

4. EFFECTS OF THE MOU

The MOU will not have any effect on the share capital and substantial shareholders' shareholdings of TGB. The MOU is also not expected to have any material immediate effect on the earnings per share, net assets per share and gearing of TGB Group for the financial year ending 31 December 2025, but is envisaged to contribute positively to the future earnings of TGB Group.

5. OBJECTIVES FOR THE MOU

The MOU aims to establish a framework for cooperation between the Parties to undertake the following:-

- (a) TGB shall facilitate governmental support, conversion of land, and provide guidance on compliance with local authorities, offer investment opportunities, funding required for the execution of the project, and assist with obtaining the necessary permits and licenses for the construction and execution of the Proposed Project.

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(b) Gezhouba shall provide the necessary technical expertise, technologies, related planning, preliminary feasibility studies and EPCC works for relevant centralized waste water treatment plant and green energy supply, meanwhile possess the first right refusal to participate other infrastructure works in the Proposed Project.

(c) Nanyang shall provide local material supply, become a communication link and coordinate in between Parties.

6. APPROVAL REQUIRED

The MOU is not subject to the approval of the shareholders of TGB or any government authorities.

7. INTEREST OF DIRECTORS, MAJOR SHAREHOLDERS, CHIEF EXECUTIVE AND/OR PERSONS CONNECTED TO THEM

None of the Directors, major shareholders, chief executive of the Company and/or persons connected to them.

8. DIRECTORS' STATEMENT

The Board and Management of TGB is of the opinion that the execution of the MOU is in the best interest of the Company.

The announcement is dated 21 March 2025.