



PRESS RELEASE

FOR IMMEDIATE RELEASE

YNH Property Optimises Capital Allocation; Exercises Option to Defer Perpetual Securities Coupon

- Group elects to defer coupon payments to retain cash for ongoing development projects and operational needs.
 - Deferral is fully permitted under the Perpetual Securities Trust Deed and **does not constitute a default**.
 - Deferred coupons are **cumulative** and will continue to accrue; Group remains focused on strengthening its balance sheet.
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KUALA LUMPUR, 23rd January 2026 – YNH Property Berhad (“YNH” or “the Group”) today announced a strategic decision to conserve cash reserves by exercising its **contractual right** to defer the upcoming coupon payments under its **Perpetual Securities Issuance Programme**.

The deferral relates to coupon payments originally scheduled for 30 January 2026 in respect of PZ200008 and 9 February 2026 in respect of PZ190009. Notices of the coupon payment deferrals, together with the required compliance certificates, have been duly issued to the Facility Agent and Trustee on 23 January 2026.

The Group wishes to clarify that this deferral is a feature of the Perpetual Securities structure and **does not constitute an event of default**. Under the structure of the Perpetual Securities, the Group has the flexibility to defer coupon payments in accordance with the Trust Deed.

Importantly, the deferred coupons are **cumulative**. This means the unpaid amounts are not written off; they will continue to accrue in accordance with the Trust Deed and remain payable to holders of the Perpetual Securities at a later date.

The election to defer reflects a prudent approach to capital and liquidity management. By retaining cash within the Group, YNH is prioritising the deployment of resources toward its **ongoing development projects, income-generating assets, and operational**



requirements, supporting project continuity and **long-term value creation** for stakeholders.

Commenting on the Group's capital management approach, the Board of **YNH Property Berhad** said,

“Perpetual securities are designed to give issuers flexibility in managing capital across cycles. The Board's decision reflects a deliberate choice to prioritise project continuity and disciplined execution at this stage, while preserving long-term value for all stakeholders.”

The Group remains focused on stabilising its operational footing. Management is actively monitoring the Group's cash flow position and will continue to balance its capital commitments between project delivery and debt service obligations.

Issued by: Aegis Communication on behalf of **YNH Property Berhad**

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About YNH Property Berhad

YNH Property Berhad is a Malaysia-based property development and investment holding group with a long operating history spanning more than four decades. The Group's core activities include property development, township development and the ownership of selected investment properties.

YNH's development portfolio is anchored by high-value projects in the Klang Valley, including Mont Kiara and Kuala Lumpur city centre, as well as large-scale township developments in Perak. Its flagship ongoing development, **Solasta Dutamas** in Mont Kiara, continues to be a key operational focus for the Group.

In recent years, YNH has undertaken a series of governance and balance-sheet initiatives, including asset monetisation and strengthened oversight frameworks, to enhance financial discipline and operational resilience. The Group is currently focused on disciplined project execution, prudent capital management and the delivery of its development pipeline as it positions itself for sustainable long-term value creation.

YNH Property Berhad is listed on the Main Market of Bursa Malaysia.