

## YNH PROPERTY BHD

Type	Reply to Query
Reply Query Ref Number	IQL-06102025-00002
Subject	YNH PROPERTY BHD ("YNH" OR "COMPANY") – JOINT VENTURE AGREEMENT BETWEEN A WHOLLY-OWNED SUBSIDIARY, KAR SIN BHD AND GENLAND SDN BHD

Reference is made to the Company's previous announcement dated 2 October 2025 ("Announcement") and query from Bursa Malaysia Securities Berhad ("Bursa Securities") vide its letter dated 6 October 2025 in relation to the Joint Venture Agreement between a wholly-owned Subsidiary, Kar Sin Bhd and Genland Sdn Bhd.

*(Unless otherwise stated, the definitions set out in the Announcement shall apply herein.)*

The Company would like to provide the following responses to Bursa Securities: -

### Section 2

- 1) **To provide all other relevant details in the manner specified under Paragraph 4, Part C, Appendix 10A of the Main Market Listing Requirements.**

Where the real estate is in the process of being developed or is intended to be developed, the following additional details:

- (a) the details of development potential, i.e. name of the project, type of development - residential, industrial or commercial, number of units in respect of each type of development;**

The development, tentatively named Residensi Bangsar South (or such other name as may be approved by the relevant authority), comprises a residential development of 374 units.

- (b) the total development cost;**

The total development cost is estimated at approximately RM 201,907,475.

- (c) the expected commencement and completion date(s) of development;**

The development is expected to commence around October 2026 and complete around July 2030.

- (d) the gross development value;**

Normal Units (excluding Low-Cost units): RM 408,217,530

Low-Cost Units: RM 34,200,000

- (e) the stage or percentage of completion;**

The project is currently at the planning stage.

- (f) the sources of funds to finance the development cost; and**

The development cost will be financed through a combination of internal funds and bank borrowings.

- (g) whether relevant approvals for the development have been obtained and date(s) obtained.**

The renewal of the Building Plan is currently in progress with the relevant authorities.

- 2) **To state whether any valuation was carried out by an independent market valuer. If yes, please provide the relevant details including the name of the market valuer, date of valuation, market value appraised by the market valuer and the methodology adopted. If no, please justify how the determination of the landowner's entitlement be carried out on a fair manner to ensure that the JVA is in the best interest of YNHPROP and is not detrimental to the interest of the shareholders of YNHPROP.**

An independent valuation was carried out by Azmi & Co (Perak) Sdn Bhd on 24 August 2023, which determined the market value of the land at RM 22,585,000 based on the Comparison Approach.

The landowner's entitlement was derived based on 18% of the Project's estimated Gross Development Value (GDV) excluding low-cost units.

### Section 3

- 3) **Under the 'Information on GSB', to disclose the following:**

- i. **The name of the substantial shareholder(s) together with the shareholding held; and**

Dato' Gan Seng Biang is the holder of 499,998 ordinary shares, representing 9.09% of the total issued share capital of GSB.

Sima Ventures Sdn. Bhd. is the holder of 5,000,000 ordinary shares, representing 90.91% of the total issued share capital of GSB.

- ii. **Whether GSB is a party related to the YNHPROP Group (i.e. YNHPROP and its subsidiary) and/or major shareholders of YNHPROP.**

GSB is not a related party to YNHPROP or any of its major shareholders.

### Section 6

- 4) **To further elaborate how would YNHPROP's financial earnings be enhanced/strengthened via the development of the Project under the JVA.**

The Project under the JVA is expected to enhance YNHPROP's financial performance through profit participation and improved cash flow management.

With the staggered receipt of the joint venture entitlement, YNHPROP will maintain development involvement while achieving an estimated profit of approximately RM 105 million from the Project.

### Appendix A

- 5) **For Note 1 of item 2, please provide the following:**

- a) **To explain the rationale for selling the Land to GSB instead of keeping it for KSB's own development.**

The Land was sold to GSB primarily to redeem an existing bank loan that had become due.

**b) To disclose the cost and date of investment for the Land by KSB/YNHPPROP together with a quantitative computation on the disposal gain/loss from the disposal of the Land to GSB.**

- Cost of Investment: RM 36,437,000 (*Date of Investment: 20 June 2012*)
- Sale Consideration: RM 26,750,000
- Loss on Disposal: RM 9,687,000

*Note: A compensation sum of RM 3.137 million was received from Lembaga Lebuhraya Malaysia for compulsory acquisition of part of the Land.*

**c) To provide a detailed disclosure on the utilisation of the disposal proceeds and the status/timeline of such utilisation.**

Purpose	Amount (RM)	Estimated Utilisation Timeframe
Working Capital	4,000,000	Immediate
Part payment for MTN Redemption	1,350,000	Immediate
Redemption of Bank Loan	21,400,000	Immediate
	<b>26,750,000</b>	

**6) For item 3.1(i), to provide the basis in deriving at the GSB's Minimum Entitlement.**

The Minimum Entitlement of RM60 million was derived based on 14.7% of Expected Gross Development Value (GDV) of RM408.2 million (excluding low-cost units) as performance guarantee mutually agreed upon to ensure a fair and equitable return for the landowner.

**7) For item 3.1(ii), to name who is the appropriate authority and to disclose whether any application has been submitted to such authority. If yes, please state the date of application together with the indicative timeline in obtaining the approval. Otherwise, please indicate the planned timeline to submit the application.**

The appropriate authority for the proposed conversion and development is Dewan Bandaraya Kuala Lumpur (DBKL) under the Jabatan Perancangan Bandaraya (JPRB).

An application has been submitted to DBKL on 24 July 2024. On 12 September 2024, DBKL had deliberated the application in its Jawatankuasa Pusat Setempat (JKPS) meetings on to review compliance with the Government's 20% Perumahan MADANI and 30% Perumahan Mampu Milik policies.

The application is currently pending DBKL's further review and approval, with the timeline for consideration expected following JPRB's completion of its internal assessment.

This announcement is dated 7 October 2025.