

TAN CHONG MOTOR HOLDINGS BERHAD
Registration no. 197201001333 (12969-P)

ANNOUNCEMENT

TRANSACTIONS (CHAPTER 10 OF LISTING REQUIREMENTS): NON-RELATED PARTY TRANSACTION ANNOUNCEMENT

- **DISPOSAL OF NINE (9) PLOTS OF FREEHOLD LAND HELD UNDER GERAN 27266, GERAN 6140, HSD 95434, HSD 75903, GERAN 76489, GERAN 29536, GERAN 26423, GERAN 28239 AND GERAN 27067, BANDAR KUALA LUMPUR, DISTRICT OF KUALA LUMPUR, STATE OF WILAYAH PERSEKUTUAN KUALA LUMPUR BEARING POSTAL ADDRESS OF LOT 92, LOT 93, LOT 40, LOT 41, LOT 244, LOT 687, LOT 241, LOT 379 AND LOT 239, JALAN PUTRA, 50350 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR TO SOLID INTEREST SDN. BHD., FOR A TOTAL CASH CONSIDERATION OF RM148,800,000.00 (“DISPOSAL”)**

Reference is made to the announcements dated 10 July 2025 and 17 July 2025, and the query letter from Bursa Malaysia Securities Berhad dated 18 July 2025 (Ref: IQL-18072025-00003) pertaining to the Disposal (“Previous Announcements”).

Unless otherwise stated, the definitions set out in the Previous Announcements shall apply herein.

The Board of Directors of Tan Chong Motor Holdings Berhad (“TCMH” or “Company”) (“Board”) wishes to provide further information in relation to the Disposal as follows:

1. THE NAME OF THE INDEPENDENT REGISTERED VALUER, DATE AND METHOD OF VALUATION, AND THE MARKET VALUE OF THE 9 PLOTS OF LAND

The revaluation of the Property conducted by LaurelCap Sdn. Bhd. on 31 December 2024 was based on Comparison Approach and Income Approach by way of Investment Method. The revaluation of the Property conducted by Rahim & Co., on 7 December 2022 was based on Comparison Approach.

The market value for the 9 plots of land which are contiguous to one another are as follows:

Title No.	Lot No.	Land Area (square metres)	FY2024 Market Value (RM)	Valuation Date
Geran 27266	Lot 92	4,666.379	48,700,000	31 December 2024 and 7 December 2022 (market value remains unchanged)
Geran 6140	Lot 93	4,704.317	49,100,000	31 December 2024 and 7 December 2022 (market value remains unchanged)
HSD 95434	Lot 40	43.663	136,000	7 December 2022
HSD 75903	Lot 41	393.896	3,290,000	7 December 2022
Geran 76489	Lot 244	357.894	2,990,000	7 December 2022
Geran 29536	Lot 687	484.848	4,310,000	7 December 2022
Geran 26423	Lot 241	832.108	7,390,000	7 December 2022
Geran 28239	Lot 379	618.643	5,490,000	7 December 2022
Geran 27067	Lot 239	821.991	7,300,000	7 December 2022
			128,706,000	

Site location of the Property bearing postal address of Lot 92, Lot 93, Lot 40, Lot 41, Lot 244, Lot 687, Lot 241, Lot 379 and Lot 239, Jalan Putra, 50350 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur is below:



2. The breakdown of the intended utilisation of RM94.8 million allocated for working capital purposes and explanatory note for each item are as follows:

Item	Estimated timeline for full utilisation	Amount (RM Million)	Explanatory Note
Repayment of Islamic Medium Term Notes (“iMTN”)	Within 12 months	35.0	To repay part of the iMTN of RM150.0 million due in June 2026
Purchases of Passenger Vehicles	Within 12 months	30.0	For retail and distribution purposes
Purchases of Commercial Vehicles	Within 12 months	20.0	For retail and distribution purposes
Purchases of spare parts	Within 12 months	9.8	For retail, distribution and after-sales service purposes
		94.8	

3. The breakdown of the intended utilisation of RM50.0 million allocated for capital expenditure and explanatory note for each item are as follows:

Item	Estimated timeline for full utilisation	Amount (RM Million)	Explanatory Note
New vehicle models investment	Within 12 months	44.0	Investment in plant and equipment
Capital expenditure for existing showrooms and workshops	Within 12 months	6.0	Refurbishment works
		50.0	

4. **DIRECTORS' STATEMENT**

The Board, having considered all aspects of the Disposal including but not limited to the Disposal Price, the rationale, and terms of the SPA and the financial effects of the Disposal, is of the opinion that the Disposal is fair and reasonable, and in the best interest of the Company.

5. **DOCUMENTS AVAILABLE FOR INSPECTION**

The SPA and valuation reports are available for inspection at the Company's registered office during normal office hours from Mondays to Fridays (except public holidays) at 62-68, Jalan Sultan Azlan Shah, 51200 Kuala Lumpur for a period of three (3) months from the date of this announcement.

This announcement is dated 21 July 2025.