**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**



**If you are in any doubt** as to any aspect of this circular or as to the action to be taken, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your shares in WS-SK Target Group Limited, you should at once hand this circular with the accompanying form of proxy to the purchaser(s) or transferee(s) or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s).

# WS-SK TARGET GROUP LIMITED
# 萬順瑞強集團有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 8427)**

# MAJOR TRANSACTION IN RELATION TO THE ACQUISITION OF LAND

A letter from the Board is set out from pages 4 to 10 of this circular.

A notice convening the EGM to be held at 3 p.m. on Wednesday, 12 August 2026 at Units 5906–12, 59/F, The Centre, 99 Queen's Road Central, Hong Kong is set out on pages EGM-1 to EGM-2 of this circular. A form of proxy for use by the shareholders at the EGM is enclosed.

Whether or not you are able to attend the EGM, you are advised to read this circular and to complete the accompanying form of proxy in accordance with the instructions printed thereon and return the same to the branch share registrar and transfer office of the Company in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible but in any event not later than 48 hours before the time appointed for holding the EGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person at the EGM or any adjournment thereof should you so wish.

23 July 2026

**GEM has been positioned as a market designed to accommodate small and mid-sized companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration. The greater risk profile and other characteristics of the GEM mean that it is a market more suited to professional and other sophisticated investors.**

**Given the emerging nature of companies listed on the GEM, there is a risk that securities traded on the GEM may be more susceptible to high market volatility than securities traded on the Main Board and no assurance is given that there will be a liquid market in the securities traded on the GEM.**

# CONTENT

*Page*

*In this circular, unless the context otherwise requires, the following terms and expressions have the meaning set forth below:*

| | |
|---|---|
| "Acquisition" | the acquisition of the Land by the Purchaser from the Vendor pursuant to the terms and conditions of the SPA |
| "associate(s)" | has the same meaning ascribed thereto under the GEM Listing Rules |
| "Balance Deposit" | the sum of RM1,920,000 of which RM720,000 shall be paid to the Purchaser's solicitors as retention sum to the Director General of Inland Revenue of Malaysia pursuant to Section 21B of the Real Property Gains Tax Act 1976 and RM1,200,000 shall be paid to the Vendor's solicitors as stakeholders upon the execution of the SPA |
| "Board" | the board of Directors |
| "Company" | WS-SK Target Group Limited, an exempted company incorporated in the Cayman Islands with limited liability and the shares of which are listed on GEM of the Stock Exchange (Stock code: 8427) |
| "Completion" | completion of the Acquisition |
| "Completion Date" | the date of the Completion, which the balance of the Consideration (i.e RM21,600,000) and the Late Payment Interest (if any) has been fully paid to the Vendor's solicitors as stakeholders |
| "connected person(s)" | has the meaning ascribed to it in the GEM Listing Rules |
| "Consideration" | the total consideration of RM24,000,000 payable by the Purchaser in relation to the Acquisition |
| "CP Period" | the period of 90 days from the date of the SPA within which the conditions precedent are to be fulfilled |
| "Director(s)" | the director(s) of the Company |
| "Earnest Deposit" | the sum of RM480,000 payable to the Vendor's solicitors as stakeholders upon the Vendor's acceptance of the Offer |
| "EGM" | the extraordinary general meeting of the Company to be convened and held at 3 p.m. on Wednesday, 12 August 2026 at Units 5906–12, 59/F, The Centre, 99 Queen's Road Central, Hong Kong for the purpose of considering and, if thought fit, approving the Acquisition |

| | |
|---|---|
| "Extended CP Period" | the extension of one month of the CP Period to be automatically granted by the Vendor in the event that the balance of the Consideration or any part thereof is not paid within the CP Period |
| "GEM" | GEM operated by the Stock Exchange |
| "GEM Listing Rules" | the Rules Governing the Listing of Securities on the GEM of the Stock Exchange |
| "Group" | the Company and its subsidiaries |
| "Hong Kong" | the Hong Kong Special Administrative Region of the People's Republic of China |
| "Independent Third Party(ies)" | person(s) (and in case of company(ies) and corporation(s), their ultimate beneficial owner(s)) who is/are not connected person(s) of the Company and is/are independent of and not connected with the Company and directors, chief executive, controlling shareholders and substantial shareholders of the Company or any of its subsidiaries or their respective associates |
| "Land" | the piece of freehold land located at No. 1894, Jalan Kpb 5, Kawasan Perindustrian Balakong, 43300 Seri Kembangan, Selangor, Malaysia with a total area of approximately 8,093.7 sq.m. |
| "Late Payment Interest" | the Purchaser shall pay to the Vendor's solicitors as stakeholders an interest at the rate of 8% per annum on the amount of the balance of the Consideration or such part thereof remaining outstanding commencing from the first day of the Extended CP Period until the date of full payment by the Purchaser |
| "Latest Practicable Date" | 17 July 2026, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained herein |
| "Offer" | the legally binding offer dated 5 June 2026 made by the Purchaser to the Vendor in respect of the Acquisition |
| "percentage ratio(s)" | has the meaning ascribed to it under the GEM Listing Rules |
| "psf" | per square foot |

| | |
|---|---|
| "Purchaser" | Target Precast Industries Sdn. Bhd., a company limited by shares incorporated in Malaysia and an indirect wholly-owned subsidiary of the Company |
| "RM" | Malaysian ringgit, the lawful currency of Malaysia |
| "SPA" | the sale and purchase agreement dated 10 July 2026 entered into among the Purchaser and the Vendor in respect of the Acquisition |
| "SFO" | the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) |
| "Share(s)" | ordinary share(s) with nominal value of HK$0.8 each in the capital of the Company |
| "Shareholder(s)" | holder(s) of the ordinary share(s) of the Company |
| "sq.m." | square metres |
| "Stock Exchange" | The Stock Exchange of Hong Kong Limited |
| "Vendor" | Kien Heng Hong Ginseng Sdn. Bhd., a company limited by shares incorporated in Malaysia and an Independent Third Party to the Company |
| "%" | per cent |

# WS-SK TARGET GROUP LIMITED
# 萬順瑞強集團有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 8427)**

*Executive Director:*
Mr. Loh Swee Keong

*Independent Non-executive Directors:*
Mr. Yau Ka Hei
Mr. Ma, She Shing Albert
Ms. Yau Ka Ying

*Registered Office in the Cayman Islands:*
Windward 3,
Regatta Office Park,
P.O. Box 1350,
Grand Cayman KY1-1108,
Cayman Islands

*Headquarter and Principal Place of Business in Malaysia:*
18, Jalan LP 2A/2,
Taman Lestari Perdana,
43300 Seri Kembangan,
Selangor, Darul Ehsan,
Malaysia

*Principal Place of Business in Hong Kong:*
Room 1406–08, 14/F,
Austin Tower,
22–26 Austin Avenue,
Tsimshatsui,
Kowloon,
Hong Kong

23 July 2026

*To the Shareholders*

Dear Sir/Madam,

## MAJOR TRANSACTION IN RELATION TO THE ACQUISITION OF LAND

### INTRODUCTION

Reference is made to the announcement of the Company dated 12 June 2026 in relation to the Acquisition. On 12 June 2026 (after trading hours), the Vendor accepted the Offer made by the Purchaser (an indirect wholly-owned subsidiary of the Company) pursuant to which the Purchaser agreed to purchase, and the Vendor agreed to sell, the Land at the Consideration of RM24,000,000. The SPA has been executed by the parties on 10 July 2026.

The purpose of this circular is to provide you with, among other things, (i) further details of the Acquisition; (ii) financial information of the Group; (iii) the valuation report on the Land; and (iv) the notice of the EGM.

**THE SPA**

Major terms of the SPA are set out as follows:

| | | |
|---|---|---|
| **Subject matter** | : | The Purchaser agreed to purchase, and the Vendor agreed to sell, the Land. |
| **Land** | : | No. 1894, Jalan Kpb 5, Kawasan Perindustrian Balakong, 43300 Seri Kembangan, Selangor, Malaysia. |
| **Consideration and payment terms** | : | The Consideration of RM24,000,000 shall be settled by the Purchaser to the Vendor in the following manner:<br><br>(i) the Earnest Deposit of RM480,000 already paid to the Vendor's solicitors as stakeholders upon the Vendor's acceptance of the Offer;<br><br>(ii) the Balance Deposit of RM1,920,000, of which RM720,000 already paid to the Purchaser's solicitors as a retention sum for the Director General of Inland Revenue of Malaysia pursuant to Section 21B of the Real Property Gains Tax Act 1976, and RM1,200,000 already paid to the Vendor's solicitors as stakeholders, upon the execution of the SPA; and<br><br>(iii) the balance of the Consideration (i.e. RM21,600,000) shall be paid to the Vendor's solicitors as stakeholders within 90 days from the date on which the SPA becomes unconditional. |
| **Completion** | : | Completion shall take place on the Completion Date, being the date on which the balance of the Consideration and the Late Payment Interest (if any) has been fully paid to the Vendor's solicitors as stakeholders. |

**Information of the Land**

The Land is being leased by the Purchaser as at the Latest Practicable Date. The address of the Land is No. 1894, Jalan Kpb 5, Kawasan Perindustrian Balakong, 43300 Seri Kembangan, Selangor, Malaysia, with a total area of approximately 8,093.7 sq.m. The Land is a piece of freehold land for industrial use.

**Basis of determination of consideration**

The Consideration was determined after arm's length negotiations between the Purchaser and the Vendor on normal commercial terms with reference to the followings:

(i) the location of the Land;

(ii) the prevailing market price of comparable properties in the vicinity of the Land; and

(iii) the preliminary valuation of the Land in the amount of RM24,000,000 carried out by an independent professional valuer (the "**Valuer**") as at 9 June 2026, details of which are set out in Appendix I to this circular.

The Consideration will be funded by a combination of the Group's internal resources and bank borrowings. It is currently expected that approximately 40% of the Consideration will be funded by internal resources and approximately 60% by bank borrowings, consistent with the financing condition precedent set out below.

*Directors' assessment on the valuation approach and valuation comparables used by the Valuer in determining the market value of the Land*

The Directors are of the view that the comparison approach adopted by the Valuer, which is the principal method prescribed under International Valuation Standards (the "**IVS**") issued by the International Valuation Standards Council (the "**IVSC**") and the Malaysian Valuation Standards (the "**MVS**") issued by the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia (the "**BOVAEAPM**"), is fair and appropriate because of the use of recently transacted industrial land of a similar nature in the area, which includes three sales evidence.

The Directors considered alternative valuation methods such as investment method to be less suitable as compared to the comparison approach due to the fact that the Land is for own use rather than for investment purposes. Furthermore, the Directors consider that the selection scope of comparables put forward by the Valuer were specific and exhaustive, as they are all sourced from the Valuation and Property Services Department of Malaysia. Please refer to Appendix I to this circular for further details on the valuation approach and valuation comparables used by the Valuer in determining the market value of the Land.

*Directors' assessment on the reasonableness of adjustments*

Furthermore, the Directors' consider that the adjustments given by the Valuer to the comparables for differential factors, such as location, size, access, terrain and tenure, were objectively derived from the Valuer's market evidence and peer transaction analyses, which supports that the market value of the Land as stated in the valuation report is fair and reliable.

*Directors' assessment on the fairness and reasonableness of the Consideration*

Having considered (i) the Valuer is independent from the Company and has relevant experience in conducting the Valuation similar to that of the Land; (ii) the adoption of comparison approach for the Land, is an appropriate valuation methodology; and (iii) the reasonableness of the bases and assumptions adopted in the Valuation, the Directors are of the view that the market value of the Land as set out in the valuation report in Appendix I to this circular is an appropriate reference point to assess the fairness and reasonableness of the Consideration under the SPA, and the Consideration, which is determined based on the valuation, is fair and reasonable and in the interests to the Company and its Shareholders as a whole.

**Conditions Precedent**

The SPA shall be subject to and conditional upon the fulfilment of a number of conditions within the CP Period or the Extended CP Period:

(a) the Acquisition having been approved by the Shareholders at the EGM;

(b) the Purchaser having obtained the approval of the relevant state authority pursuant to the relevant laws and regulations; and

(c) the Purchaser having obtained financing of not less than 60% of the Consideration to finance the Land.

In the event the above conditions are not fulfilled within the CP Period or Extended CP Period, the SPA shall be rescinded and deemed mutually terminated and in such event the Earnest Deposit and the Balance Deposit shall be fully refunded to the Purchaser free of interest within 7 days from the termination of the SPA, failing which the interest at the rate of 8% per annum to be calculated on a daily basis on the outstanding sum shall be imposed on the Vendor effective from the due date for the refund until the date of the Purchaser's actual receipt of the Earnest Deposit and the Balance Deposit.

**FINANCIAL EFFECT OF THE ACQUISITION**

Immediately upon Completion, the financial effects on the Group are expected to be: (i) an increase in non-current assets of approximately RM24,000,000; (ii) a decrease in the Group's net cash position by approximately RM9,600,000 (representing the portion of the Consideration funded by internal resources); (iii) an increase in the Group's bank borrowings of approximately RM14,400,000 (representing the portion funded by banking facilities, being not less than 60% of the Consideration); and (iv) an immaterial effect on the net assets and earnings of the Group.

## GENERAL INFORMATION OF THE PARTIES

### The Group

The Company is an exempted company incorporated in the Cayman Islands with limited liability, and the shares which are listed on GEM of the Stock Exchange. The Group is primarily engaged in the manufacturing and trading of precast concrete junction boxes, trading of accessories and pipes and provision of mobile crane rental and ancillary services in Malaysia and the operation of an e-commerce platform in the People's Republic of China.

The Purchaser is a company limited by shares incorporated under the laws of Malaysia, and an indirect wholly-owned subsidiary of the Company. The Purchaser is a main operating subsidiary of the Company which engages in production of concrete junction boxes.

### The Vendor

The Vendor is a company limited by shares incorporated in Malaysia and principally engages in the wholesale and distribution of Chinese herbs and ginseng. As at the Latest Practicable Date, the Vendor is owned by Mr. Chung Fah Kien, Mr. Chung Fah Woon, Mr. Chung Wah Hong and Mr. Chung Wah Tong, each holding 25% respectively.

To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Vendor and its ultimate beneficial owners are Independent Third Parties.

## REASONS FOR AND BENEFITS OF THE ACQUISITION

The Purchaser is currently leasing the Land at an annual rental of approximately RM582,000 and has established a permanent production plant thereon, having invested substantial capital expenditure in plant, machinery, infrastructure and supporting facilities on the Land. The existing lease in respect of the Land is due to expire on 31 January 2027. The Vendor has indicated its intention to dispose of the Land in the open market.

In the event that the Purchaser is unable to renew the lease with any prospective purchaser of the Land, the Purchaser would be required to relocate its production plant to an alternative site and carry out all necessary preparatory works, including, among others, land levelling and the application for and obtaining of all requisite approvals and licences. Such relocation process is expected to take not less than 12 months and would likely result in material disruption to the production operations of the Group, including potential loss of production capacity, delays in fulfilling customer orders and significant relocation costs.

The Board is of the view that the Acquisition will enable the Group to secure a permanent production site, providing the Group with greater operational certainty and control over its manufacturing activities and minimising potential disruption arising from any termination or non-renewal of the existing lease. The Acquisition is also expected to reduce the Group's long-term rental expenses and its exposure to future rental increases, and will strengthen the asset base of the Group through the ownership of a strategic industrial property utilised in its core operations. Ownership of the Land would further provide the Group with flexibility to undertake future expansion of its production facilities and storage areas, subject to the relevant approvals, in line with its long-term business growth plans. The Group may also benefit from any potential capital appreciation of the Land.

The Directors (including the independent non-executive Directors) consider that the Acquisition is carried out on normal commercial terms, and the terms of the SPA are fair and reasonable and in the interests of the Company and its Shareholders as a whole.

## GEM LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratio(s) (as defined in the GEM Listing Rules) in respect of the Acquisition exceeds 25% but is less than 100%, such transaction constitutes a major transaction of the Company and is subject to the reporting, announcement, circular and Shareholders' approval requirements under Chapter 19 of the GEM Listing Rules.

## EGM

A notice convening the EGM to be held at 3 p.m. on Wednesday, 12 August 2026 at Units 5906–12, 59/F, The Centre, 99 Queen's Road Central, Hong Kong is set out from pages EGM-1 to EGM-2 of this circular. An ordinary resolution (the "**Resolution**") will be proposed at the EGM for the Shareholders to approve the Acquisition.

As at the Latest Practicable Date, to the best knowledge, information and belief of the Directors after having made all reasonable enquiries, no Shareholder has a material interest in the Acquisition which would require them to abstain from voting on the resolution at the EGM.

A form of proxy for use at the EGM is enclosed with this circular. Whether or not you are able to attend the EGM, you are requested to complete and sign the accompanying form of proxy in accordance with the instructions printed thereon and deposit the same with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, as soon as possible and in any event not less than 48 hours before the time appointed for the holding of the EGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person at the EGM or any adjournment thereof should you so wish.

Pursuant to Rule 17.47(4) of the GEM Listing Rules, the resolution will be voted on by way of poll at the EGM and the Company will announce the results of the poll in the manner prescribed under Rule 17.47(5) of the GEM Listing Rules.

## RECOMMENDATION

The Directors consider that the SPA and the transactions contemplated thereunder are on normal commercial terms, fair and reasonable, and are in the interests of the Company and the Shareholders as a whole. Accordingly, the Board recommends the Shareholders to vote in favour of the resolution in relation to the Acquisition to be proposed in the EGM.

## ADDITIONAL INFORMATION

Your attention is drawn to the additional information set out in the appendices to this circular.

By order of the Board
**WS-SK Target Group Limited**
**Loh Swee Keong**
*Chairman and Executive Director*

**VALUATION CERTIFICATE**

Date : 23 July 2026
Our Ref No. : LC/VAL/26/022160/WST-CV

**PRIVATE & CONFIDENTIAL**

**BOARD OF DIRECTORS**
**Target Precast Industries Sdn. Bhd.**
No. 18, Jalan LP 2A/2,
Lestari Perdana,
43300 Seri Kembangan,
Selangor Darul Ehsan

Dear Sirs,

**VALUATION CERTIFICATE OF A PARCEL OF INDUSTRIAL LAND ERECTED WITH TEMPORARY BUILDINGS AND STRUCTURES THEREON BEARING POSTAL ADDRESS LOT 1894, JALAN KPB 5, KAWASAN PERUSAHAAN BALAKONG, 43300 SERI KEMBANGAN, SELANGOR DARUL EHSAN HELD UNDER TITLE NO. GERAN MUKIM 1034, LOT NO. 1894, TEMPAT BATU 12, JALAN SUNGAI BESI — CHERAS, MUKIM OF CHERAS, DISTRICT OF ULU LANGAT, STATE OF SELANGOR (HEREINAFTER REFERRED TO AS THE "SUBJECT PROPERTY")**

**INSTRUCTION AND VALUATION DATE**

We refer to the instructions by **Target Precast Industries Sdn. Bhd.** (the "**Company**") to provide an opinion on the **Market Value** of the abovementioned **Subject Property** in accordance with the Rules Governing the Listing of Securities on the **Stock Exchange of Hong Kong Limited** (the "**HKEX**").

In accordance with your instructions to value the Subject Property, we confirm that we have carried out inspection, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the Market Value of the property interest as at 18 June 2026 (the "**Valuation Date**").

**VALUATION STANDARDS**

The valuation had been carried out in accordance with the Growth Enterprise Market (GEM) Listing Rules (including but not limited to Chapter 8 — Valuation of and Information on Properties) issued by **HKEX**, the International Valuation Standards (the "**IVS**") issued by the International Valuation Standards Council (the "**IVSC**") and the Malaysian Valuation Standards (the "**MVS**") issued by the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia (the "**BOVAEP**") and with the necessary professional responsibility and due diligence.

**Breach of relevant laws & rules in respect of the Subject Property**

As at the material date of valuation, there is no material breach of relevant laws, regulations, rules and requirements including but not limited to environmental regulations in relation to the Subject Property.

## VALUATION BASIS

The basis of valuation adopted is the **Market Value** which is defined by the MVS and IVS to be "*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 and where the parties had each acted knowledgeably, prudently and without compulsion.*"

## VALUATION METHODOLOGY

We have adopted only one method of valuation. We are of the opinion that the comparison approach is the best and only approach in this instance, as a result of the following factors: -

a. There are ample comparable transactions of land with similar size and tenure within the vicinity of the Subject Property, in order to establish a consistent pattern of values.

b. There is no approved Development Order or any development planning approval granted by the Local Council as at the date of valuation. Thus, the Residual Method would not be a suitable method of valuation in this instance.

c. There is a lack of reliable evidence of concluded rental transactions for vacant industrial land within the vicinity of the Subject Property. Although asking rental rates are available, these remain subject to negotiation and may not accurately reflect the final transacted rental levels. Consequently, the available rental evidence lacks consistency and reliability for the purpose of deriving a representative market rental. In view of the absence of sufficient and dependable rental evidence, the Investment Method is considered inappropriate for this valuation.

d. The lands within the vicinity of the Subject Property are mainly for own use rather than for investment purposes. Therefore, the Investment Method is not applicable in this case.

The Comparison Approach involves comparing the Subject Property with recently transacted properties of a similar nature or offers for sale of similar properties in the area. Adjustments are then made to the dissimilarities between the comparables and the Subject Property in order to arrive at a common basis for comparison.

## TITLE INVESTIGATION

We have been shown the land title document relating to the property interests and have also made relevant enquiries. Where possible, we have examined the original documents to verify the existing title to the property interests in the countries and any material encumbrance that might be attached to the property interests or any tenancy amendment. We have reviewed and considered the legal opinions issued by the legal advisors of the relevant countries given by our Company's legal advisors concerning the validity of the property interests in these countries.

We have carried out detailed measurements to verify the correctness of the areas in respect of the Subject Property and we have verified that the areas shown on the title documents and official site plans handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

## INSPECTION AND INVESTIGATIONS

We have inspected the exterior and the interior of the Subject Property. No tests were carried out on any of the services.

Inspection of the Subject Property was carried out on 18 June 2026 by the following Executive Director and Valuation Executive from Laurelcap Sdn. Bhd.:

i. Sr Stanley Toh Kim Seng, an Executive Director of Laurelcap Sdn. Bhd. and a Registered Valuer of The Board of Valuers, Appraisers, Estate Agents & Property Managers, Malaysia (BOVAEP), a member of Royal Institution Surveyors Malaysia (RISM) and a member of Royal International Chartered Surveyors (RICS); and

ii. Mr Wong Sek Thung, a Valuation Executive of Laurelcap Sdn. Bhd.

We have no reason to doubt the truth and accuracy of the information provided to us by our Company. We have also sought confirmation from our Company that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to arrive an informed view, and we have no reason to suspect that any material information has been withheld.

## CURRENCY

Unless otherwise stated, all monetary figures stated in this report are in Ringgit Malaysia (RM).

Our valuation is summarized below and the valuation certificate is attached.

Yours faithfully,
**For and on behalf of Laurelcap Sdn. Bhd.**

**Sr STANLEY TOH KING SENG**
*BSc (Hons) Estate Management,*
*MRISM, MRICS, MPEPS, MMIPFM, ICVS, MBVAM*
*Registered Valuer (V-927)*
*Executive Director*

## VALUATION CERTIFICATE

### Property interests in Malaysia

| Property (Address) | Description and tenure | Particulars of occupancy | Market Value in existing state as at 18 June 2026 *RM* |
|---|---|---|---|
| Lot 1894, Jalan KPB 5, Kawasan Perindustrian Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan | The Subject Property is a parcel of industrial land erected with temporary buildings and structures thereon. The land resembles a rectangular shaped parcel of land encompassing a surveyed land area of approximately 8,093.70 sq.m (about 87,140.59 sq.ft. or 2.00 acres). It is generally flat and levelled with the frontage road of Jalan KPB 5.<br><br>Infrastructure in the form of electricity water, telecommunication lines, drainage and sewerage are readily available and can be connected to the Subject Property.<br><br>The land is held under grant in perpetuity and is identified as Geran Mukim 1034, Lot No. 1894, Tempat Batu 12, Jalan Sungai Besi — Cheras, Mukim of Cheras, District of Ulu Langat, State of Selangor.<br><br>It is located within an area zoned for industrial use. | The Subject Property is currently tenanted by Target Precast Industries Sdn. Bhd. for manufacturing and processing of precast concrete purposes. | 24,000,000.00 |

*Notes:*

1. The valuation and this certificate were prepared by Sr STANLEY TOH KIM SENG BSc (Hons) Estate Management MRISM, MRICS, MPEPS, MMIPFM, ICVS, MBVAM Registered Valuer (V-927) and Mr WONG SEK THUNG BSc (Hons) Applied Sciences Mathematics and Economics GradRISM, ICVS, MBVAM Probationary Valuer (PV-3337).

2. Details of the Title Search of the property dated 22 June 2026 is shown below: -

| | | |
|---|---|---|
| Title No. | : | Geran Mukim 1034 |
| Lot No. | : | Lot 1894 |
| Tempat | : | Batu 12, Jalan Sungai Besi — Cheras |
| Bandar/Pekan/Mukim | : | Mukim Cheras |
| District | : | Ulu Langat |
| State | : | Selangor |
| Surveyed Land Area | : | 8,093.70 sq.m. (about 87,140.59 sq.ft. or 2.00 acres) |
| Tenure | : | Grant in perpetuity |
| Quit Rent | : | RM2,655.00 per annum |
| Category of Land Use | : | "Industri" *(Translation: Industrial)* |
| Express Condition | : | "Bangunan Perindustrian" *(Translation: Industrial Building)* |
| Restriction In Interest | : | Nil |
| Registered Owner | : | Kien Heng Hong Ginseng Sdn. Bhd. (1/1 share) |
| Charge/Encumbrance[*Note (1)] | : | (i) One (1) charge to Public Bank Berhad vide Presentation No. 061SC7449/2010 dated on 23 June 2010.<br>(ii) One (1) charge to Public Islamic Bank Berhad vide Presentation No. 061SC6674/2019 dated on 07 October 2019. |

| | | |
|---|---|---|
| | | (iii) One (1) charge to Public Islamic Bank Berhad vide Presentation No. 061SC6673/2019 dated on 07 October 2019. |
| Endorsement*Note (2) | : | One (1) private caveat entry by Public Bank Berhad vide Presentation No. 061B2349/2010 dated on 20 April 2010. |

*Note: (1)& (2)

Pursuant to Recital E of the Draft Sale and Purchase Agreement (Draft SPA), the Vendor has agreed to sell and the Company has agreed to purchase the Subject Property on an "as is where is" basis as at the date of inspection. While the Subject Property is currently subject to the Vendor's Financier's Charges as disclosed in Recital C of the SPA, pursuant to Clause 6.2 and Clause 6.3 of the SPA, the Balance Purchase Price will be first utilized to fully redeem the Property and discharge the existing charges. Upon completion, the Subject Property will be delivered to the Purchaser free from all caveats, liens, charges, and encumbrances in accordance with Clause 8.1 of the SPA, following which a new charge will be registered in favour of the Purchaser's Financier pursuant to Clause 7.1 of the SPA.

3. General description of the property is shown below: -

| | | |
|---|---|---|
| Location | : | The Subject Property is situated along Jalan KPB 5 within Kawasan Perindustrian Balakong (Balakong Industrial Park), Selangor. It is approximately 22.00 kilometres due south and 12.00 kilometres due north west of Kuala Lumpur City Centre and Kajang town centre respectively. Major connecting roads servicing the areas are Kajang Dispersal Link Expressway (SILK) Cheras Link, Sungai Besi Expressway (BESRAYA), Cheras Kajang Expressway (CKE) and Kuala Lumpur Seremban Expressway. |
| Surrounding Area | : | The Subject Property is located within an area designated for industrial use. The industrial estate mainly consists of individually designed factories. |

4. The Subject Property is situated in an area ripe for development, as evidenced by the numerous individually designed factories within the industrial estate.

5. As at the date of valuation, there are no planning permission and/or building plan submitted to the local authorities. All development approvals are subject to the compliance with the planning guidelines issued by the relevant local authorities and by-laws. Depending on the development components, construction of roadways, pathways, drainage, sewage and other facilities or services for public use may be required.

6. The temporary buildings and structures erected on site belongs to the Company, which is presently renting from the landowner. As such, we have attributed no material value to those improvements in arriving at the Market Value of the Subject Property.

7. The tenancy is based on a term of two (2) years, commencing on 01 February 2026 and expiring on 31 January 2027, with an option to renew for a further term of two (2) years with the monthly rental of Ringgit Malaysia (RM) 48,500.00.

8. The Company will continue its existing operations on the Subject Property upon completion of the transaction. The Company has confirmed that there are currently no plans to undertake any construction, renovation, improvement, development or the change of use on the Subject Property.

9. In arriving at the Market Value of the Subject Property, three (3) relevant industrial land transactions within the vicinity have been identified and adjustments are made to the dissimilarities between the comparables and the Subject Property.

10. The three (3) sales evidence compiled for this valuation exercise were exhaustive and gathered based on similarities with the Subject Property in terms of the following characteristics: -

   a. Property Type: Industrial land
   b. Location: Within 4.00-kilometre radius
   c. Transaction Date: Less than three (3) years from the date of valuation

11. Recent transactions of industrial lands of similar nature within the neighbourhood which are pertinent to substantiate a value indication for the subject are reviewed and these sales are listed below.

| **COMPARABLES** | **COMPARABLE 1** | **COMPARABLE 2** | **COMPARABLE 3** |
|---|---|---|---|
| **Source** | Valuation and Property Services Department, Malaysia | Valuation and Property Services Department, Malaysia | Valuation and Property Services Department, Malaysia |
| **Description** | A parcel of industrial land | A parcel of industrial land | A parcel of industrial land |
| **Identification of the Land** | Lot 3375, Jalan Perusahaan Utama, Taman Industri Selesa Jaya, Cheras, Selangor | Lot 1062 (PT 37925), Jalan Simpang Balak, Kawasan Perindustrian Sungai Balak, Cheras, Selangor | Lot PT 49577, Jalan JKB 2/15, Off Jalan Balakong, Cheras, Selangor |
| **Transaction Date** | 02 April 2024 | 24 February 2025 | 05 February 2026 |
| **Category of Land Use** | Industrial | Industrial | Industrial |
| **Zoning** | Industrial | Industrial | Industrial |
| **Vendor** | Malaysian Aluminium And Brass Industries Sdn. Bhd. | Panlatin Sdn. Bhd. | Aseana Development Sdn. Bhd. |
| **Purchaser** | Actmax International Holdings Sdn. Bhd. | Zeito Plastic Components Sdn. Bhd. | Wing Hin Industries Sdn. Bhd. |
| **Tenure** | Grant in perpetuity | Leasehold for 99 years expiring on 04 December 2096, leaving an unexpired term of approximately 71 years as at the date of transaction. | Grant in perpetuity |
| **Land Area** | 155,179.92 square feet (3.56 acres) | 49,136.05 square feet (1.13 acre) | 134,700.70 square feet (3.09 acres) |
| **Consideration** | RM36,900,000.00 | RM10,318,493.00 | RM28,960,284.00 |
| **Analysis** | **RM237.95 p.s.f.** | **RM210.00 p.s.f.** | **RM215.00 p.s.f.** |
| **Adjustments** | **Adjustments have been made for location, size, access, terrain and tenure** | | |
| **Adjusted Land Value** | **RM261.57 p.s.f.** | **RM252.00 p.s.f.** | **RM279.50 p.s.f.** |

| **FACTORS** | **COMPARABLE 1** | **COMPARABLE 2** | **COMPARABLE 3** |
|---|---|---|---|
| **Identification of the Land** | Lot 3375, Jalan Perusahaan Utama, Taman Industri Selesa Jaya, Cheras, Selangor | Lot 1062 (PT 37925), Jalan Simpang Balak, Kawasan Perindustrian Sungai Balak, Cheras, Selangor | Lot PT 49577, Jalan JKB 2/15, Off Jalan Balakong, Cheras, Selangor |
| **Land Area** | 155,179.92 square feet (3.56 acres) | 49,136.05 square feet (1.13 acre) | 134,700.70 square feet (3.09 acres) |
| **Transaction Date** | 02 April 2024 | 24 February 2025 | 05 February 2026 |
| **Consideration** | RM 36,900,000.00 | RM 10,318,493.00 | RM 28,960,284.00 |
| **Analysis** | **RM 237.95 p.s.f.** | **RM 210.00 p.s.f.** | **RM 215.00 p.s.f.** |

| Factors of Adjustment | | | | | | |
|---|---|---|---|---|---|---|
| **A. Time** | 0.00% | The comparable was transacted in 2024 which is about two (2) years from the date of valuation. Therefore, no adjustment has been made for this factor. | 0.00% | The comparable was transacted in 2025 which is about one (1) year from the date of valuation. Therefore, no adjustment has been made for this factor. | 0.00% | The comparable was transacted in 2026 which is similar year from the date of valuation. Therefore, no adjustment has been made for this factor. |
| **Value After Time Adjustment** | **RM 237.95 p.s.f.** | | **RM 210.00 p.s.f.** | | **RM 215.00 p.s.f.** | |
| **B. Location** | 5.00% | This comparable is located in Selesa Jaya Industrial Estate, about 3.00 kilometres due south east of the Subject Property.<br><br>As the Subject Property is in a more established industrial area with a stronger business environment, a 5.00% upward adjustment is applied to the comparable. | 5.00% | The comparable is located in Simpang Balak Industrial Estate, about 7.00 kilometres due south east of the Subject Property.<br><br>As the Subject Property is located in a more established industrial area with stronger demand and business activities, a 5.00% upward adjustment is applied to the comparable. | 5.00% | The comparable is located in Balakong Industrial Estate, about 2.00 kilometres due east of the Subject Property.<br><br>Although both properties are within the same industrial estate, the comparable is located in a less favourable area due to the surrounding residential area of Kampung Baru Balakong, which results in a weaker industrial environment.<br><br>Therefore, a 5.00% upward adjustment is applied to the comparable. |
| **C. Size** | 5.00% | This comparable has a larger land area of about 3.56 acres, compared to the Subject Property's 2.00 acres.<br><br>As larger land parcels are generally sold at a lower price per square foot, a 5.00% upward adjustment is applied to the comparable. | —5.00% | The comparable has a smaller land area of about 1.13 acres compared to the Subject Property's 2.00 acres.<br><br>As smaller land parcels generally transact at a higher price per square foot, a 5.00% downward adjustment is applied to the comparable. | 5.00% | The comparable has a larger land area of about 3.09 acres compared to the Subject Property's 2.00 acres.<br><br>As larger land parcels generally transact at a lower price per square foot, a 5.00% upward adjustment is applied to the comparable. |

| Factors of Adjustment | | | | | | |
|---|---|---|---|---|---|---|
| **D. Accessibility** | 0.00% | The comparable has a wide access road that is suitable for industrial use, similar to the Subject Property.<br><br>Therefore, no adjustment is made. | 10.00% | The comparable is served by a narrower access road than the Subject Property, resulting in less suitable access for heavy vehicles and industrial use.<br><br>Therefore, a 10.00% upward adjustment is applied to the comparable. | 10.00% | The comparable is served by a narrower access road than the Subject Property, resulting in less suitable access for heavy vehicles and industrial use.<br><br>Therefore, a 10.00% upward adjustment is applied to the comparable. |
| **E. Terrain** | 0.00% | The comparable is level with the frontage road, similar to the Subject Property.<br><br>Therefore, no adjustment is made. | 0.00% | The comparable is level with the frontage road, similar to the Subject Property.<br><br>Therefore, no adjustment is made. | 10.00% | The comparable is located on land that is lower than the frontage road, while the Subject Property is level with the road.<br><br>Therefore, a 10.00% upward adjustment is applied to the comparable. |
| **F. Tenure** | 0.00% | Both the Comparable and Subject Property holds a freehold tenure.<br><br>Therefore, no adjustment is made. | 10.00% | The Subject Property is freehold tenure compared to the comparable, which has an unexpired term of about 71 years at the transaction date.<br><br>Therefore, a 10.00% upward adjustment is applied to the comparable. | 0.00% | Both the Comparable and Subject Property holds a freehold tenure.<br><br>Therefore, no adjustment is made. |
| **Total Adjustment** | **10.00%** | | **20.00%** | | **30.00%** | |
| **Adjusted Value** | **RM 261.57 p.s.f.** | | **RM 252.00 p.s.f.** | | **RM 279.50 p.s.f.** | |

After the aforesaid adjustments were made, the adjusted value p.s.f. range from RM252.00 p.s.f. to RM279.50 p.s.f.. The total adjustments among the comparable ranges from 10.00% to 30.00%.

Taking into consideration of the differences of the Subject Property and the comparables, we have adopted Comparable 3 as the most appropriate comparable due to the following characteristics: -

(a) It is the latest transacted data;
(b) It is located nearest to the Subject Property; and
(c) Both are grant in perpetuity in tenure.

From the above analysis, we have adopted a value p.s.f. after adjustment of **RM279.50 p.s.f..**

## A. FINANCIAL INFORMATION OF THE GROUP

Financial information of the Group for the three years ended 31 May 2025 and the six months ended 30 November 2025 are disclosed in the following documents which are published on the website of the Stock Exchange at www.hkexnews.hk and the website of the Company at www.sktargetgroup.com.

i. Annual report of the Company for the year ended 31 May 2023 https://www1.hkexnews.hk/listedco/listconews/gem/2023/0831/2023083102028.pdf

ii. Annual report of the Company for the year ended 31 May 2024 https://www1.hkexnews.hk/listedco/listconews/gem/2024/0830/2024083001072.pdf

iii. Annual report of the Company for the year ended 31 May 2025 https://www1.hkexnews.hk/listedco/listconews/gem/2025/0923/2025092300600.pdf

iv. Interim report of the Company for the six months ended 30 November 2025 https://www1.hkexnews.hk/listedco/listconews/gem/2026/0114/2026011401286.pdf

## B. INDEBTEDNESS

At the close of business on 31 May 2026, being the latest practicable date for the purpose of this indebtedness statement, the Group had the following outstanding borrowings:

| | | **The Group** | |
|---|---|---|---|
| | **Secured** | **Unsecured** | **Total** |
| | *RM'000* | *RM'000* | *RM'000* |
| Carrying amount of promissory notes | — | 3,431 | 3,431 |
| Lease liabilities | — | 618 | 618 |
| | — | 4,049 | 4,049 |

As at 31 May 2026, both the promissory notes and lease liabilities are not guaranteed.

Save as aforesaid or otherwise disclosed herein, and apart from normal trade payables in the ordinary course of business, as at the close of business on 31 May 2026, the Group did not have any debt securities authorised or otherwise created but unissued, or any term loans, other borrowings or indebtedness in the nature of borrowing including bank overdrafts, loans, liabilities under acceptances (other than normal trade bills), acceptance credits, hire purchase commitments, lease liabilities, mortgages or charges, other material contingent liabilities or guarantees outstanding. To the best of the knowledge of the Directors, having made all reasonable enquiries, there has been no material change in the level of indebtedness of the Group since 31 May 2026.

## C. WORKING CAPITAL

The Directors, after due and careful consideration, are of the opinion that, taking into consideration the financial resources available to the Group including internally generated funds, bank and other facilities, the Group will have sufficient working capital for its operation for at least twelve months from the date of this circular.

## D. MATERIAL ADVERSE CHANGE

As at the Latest Practicable Date, the Directors were not aware of any circumstances or events that may give rise to a material adverse change in the financial or trading position of the Group since 31 May 2025, being the date to which the latest audited consolidated financial statements of the Group were made up.

## E. FINANCIAL AND TRADING PROSPECT OF THE GROUP

The Group manufactures and sells precast concrete telecommunication junction boxes and precast concrete electrical junction boxes under the brand of "Target" in Malaysia (the "**Manufacturing and Trading Business**"). The Group's precast concrete junction boxes are used in (i) telecommunication and electrical infrastructures upgrade and expansion works; and (ii) construction projects in Malaysia. They are buried underground to deter tampering and are used to house and protect a junction with telecommunication and electrical utility connection and distribution access points from weather, changing elevation underground and provide easy access for maintenance.

The Group has been a registered supplier or approved supplier of various notable telecommunication companies such as Celcom Axiata Berhad ("**Celcom**") and Telekom Malaysia ("**Telekom**") since 2008 and the registered supplier of Tenaga National Bhd. ("**TNB**"), the only electric utility company in Malaysia since 2012. Hence, the Group's precast concrete junction boxes can be used in infrastructure or construction projects involving telecommunication companies and TNB.

As disclosed in the interim report of the Company for the six months ended 30 November 2025, the revenue of the Group increased by approximately 22.01% from approximately RM15.5 million for the six months ended 30 November 2024 to approximately RM18.9 million for the six months ended 30 November 2025, the increase is mainly due to the increase in the revenue of the manufacturing and trading of precast concrete junction boxes business which was mainly due to more tailor made concrete junction boxes was sold during the period.

The Board always strives to improve Group's business operations and financial position by proactively seeking potential investment opportunities that would diversify the Group's existing portfolio and broaden its source of income, and enhance value to the shareholders.

## 1. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Group. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, there are no other matters the omission of which would make any statement herein or this circular misleading.

## 2. DISCLOSURE OF INTERESTS

### (a) Directors' and chief executives' interests and short positions in Shares, underlying Shares and debentures of the Company and associated corporations

As at the Latest Practicable Date, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) (i) as required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and/or short positions which they are taken or deemed to have under such provisions of the SFO), or (ii) as required to be recorded in the register required to be kept by the Company pursuant to Sections 352 of the SFO, or (iii) as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rule 5.46 of the GEM Listing Rules were as follows:

***Ordinary Shares of the Company***

| Name of Director/ Chief Executive | Capacity/Nature of interest | Number of Shares interested | Percentage of the Company's issued share capital |
|---|---|---|---|
| Mr. Loh Swee Keong *Note* | Interest in controlled corporation | 2,911,200 | 17.57% |

*Note:* Merchant World Investments Limited is a company incorporated in the British Virgin Islands and is wholly-owned by Mr. Loh Swee Keong. Mr. Loh Swee Keong is deemed to be interested in all the Shares held by Merchant World Investments Limited for the purpose of the SFO.

As at the Latest Practicable Date, Mr. Loh Swee Keong is a director of Merchant World Investments Limited, a company which has an interest in the Shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO.

Save as disclosed above, as at the Latest Practicable Date, none of the Directors or chief executive of the Company had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) (i) as required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and/or short positions which they are taken or deemed to have under such provisions of the SFO), or (ii) as required to be recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or (iii) as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rule 5.46 of the GEM Listing Rules; and none of the Directors was a director or employee of a company which had an interest or short position in the Shares or underlying Shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO.

**(b) Substantial shareholders' and other persons' interests and short positions in the shares and underlying shares of the company**

As at the Latest Practicable Date, the following persons (other than the Directors or chief executive of the Company) had interests and/or short positions in the shares and underlying shares of the Company which would fall to be disclosed of the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or as required to be recorded in the register required to be kept under Section 336 of the SFO were as follows:

***Ordinary Shares of the Company***

| Name | Capacity/ Nature of interest | Number of Shares interested | Percentage of the Company's issued share capital |
|---|---|---|---|
| Merchant World Investments Limited | Beneficial owner | 2,911,200 | 17.57% |
| Ms. Woon Sow Sum *Note 1* | Interest of spouse | 2,911,200 | 17.57% |
| Mr. Lei Meng Fong | Beneficial owner | 2,725,272 | 16.45% |
| Greater Elite Holdings Limited | Beneficial owner | 1,961,010 | 11.84% |
| Mr. Law Fung Yuen Paul *Note 2* | Interest in controlled corporation | 1,961,010 | 11.84% |
| Ms. Cheng Lai Wah Christina *Note 3* | Interest of spouse | 1,961,010 | 11.84% |
| Mr. Choy Sheung Ki Gary | Beneficial owner | 1,248,300 | 7.53% |

*Notes:*

(1) Ms. Woon Sow Sum is the spouse of Mr. Loh Swee Keong and is deemed, or taken to be interested in all Shares in which Mr. Loh Swee Keong has interest under the SFO.

(2) Greater Elite Holdings Limited is a company incorporated in the BVI and is wholly-owned by Mr. Law Fung Yuen Paul. Mr. Law Fung Yuen Paul is deemed to be interested in all the Shares held by Greater Elite Holdings Limited for the purpose of the SFO.

(3) Ms. Cheng Lai Wah Christina is the spouse of Mr. Law Fung Yuen Paul and is deemed, or taken to be interested in all Shares in which Mr. Law Fung Yuen Paul has interest under the SFO.

Save for disclosed above, as at the Latest Practicable Date, the Company has not been notified by any person (other than the Directors or the chief executive of the Company) who had, or was deemed to have, interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company and the Stock Exchange under provisions of Division 2 and 3 of Part XV of the SFO or as required to be recorded in the register required to be kept by the Company under Section 336 of the SFO.

## 3. DIRECTOR'S SERVICE CONTRACTS

As at the Latest Practicable Date, none of the Directors had any existing or proposed service contracts with any member of the Group or any associated company of the Company (excluding contracts expiring or determinable within one year without payment of compensation, other than statutory compensation).

## 4. COMPETING BUSINESS

As at the Latest Practicable Date, none of the Directors nor their respective close associates (as defined under the GEM Listing Rules) has any interest in business which is considered to compete or is likely to compete, either directly or indirectly, with the business of the Group as required to be disclosed pursuant to the GEM Listing Rules.

## 5. DIRECTORS' INTEREST IN CONTRACTS OR ARRANGEMENTS

As at the Latest Practicable Date, there was no contract or arrangement in which any Director was materially interested in and which was significant in relation to the business of the Group.

## 6. DIRECTORS' INTERESTS IN ASSETS

As at the Latest Practicable Date, none of the Directors has, directly or indirectly, any interest in any assets which have been acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 May 2025 (being the date to which the latest published audited accounts of the Company were made up).

## 7. LITIGATION

As at the Latest Practicable Date, so far as was known to the Directors, none of the members of the Group was engaged in any litigation, arbitration or administration proceedings of material importance and there was no litigation, arbitration, administration proceedings or claim of material importance known to the Directors to be pending or threatened against any member of the Group.

## 8. MATERIAL CONTRACTS

Save for the SPA as at the Latest Practicable Date, no contract (not being contracts entered into in the ordinary course of business) was entered into by members of the Group within two years immediately preceding the date of this circular and is or maybe material.

## 9. EXPERT AND CONSENT

The following expert has been named in this circular or has given opinion or advice which are contained in this circular.

| Name | Qualification |
|---|---|
| Laurelcap Sdn. Bhd. | Independent qualified valuer |

As at the Latest Practicable Date, the above expert:

(a) has given and has not withdrawn its written consent to the issue of this circular with the inclusion herein of its letter and/or report (as the case may be) and references to its names, in the form and context in which they respectively appear;

(b) did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any shares, convertible securities, warrants, options or derivatives which carry voting rights in any member of the Group; or

(c) did not have any interest, either directly or indirectly, in any assets which have been, since the date to which the latest published audited financial statements of the Company were made up (i.e. 31 May 2025), acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group.

## 10. AUDIT COMMITTEE

The audit committee is to assist the Board in providing an independent review and supervision of financial reporting and risk management, by satisfying themselves as to the effectiveness of the internal controls of the Group, and as to the adequacy of the external and internal audits.

As at the Latest Practicable Date, the audit committee of the Board comprises all the independent non-executive Directors, namely Mr. Yau Ka Hei, Mr. Ma, She Shing Albert and Ms. Yau Ka Ying. Further details of the member of the audit committee are as follows:

— **Mr. Yau Ka Hei** ("**Mr. Yau**"), aged 43, was appointed as the independent non-executive Director of the Company with effect from 27 June 2017 and is a member of the Nomination Committee and the chairman of the Audit Committee and the Remuneration Committee of the Company. Mr. Yau is a member of the Hong Kong Institute of Certified Public Accountants. He obtained his Bachelor's Degree of Business Administration in Business Economics from the City University of Hong Kong in November 2007. Mr. Yau has over 10 years experiences in accounting and auditing. He is currently the finance manager of a Hong Kong company, which engages in energy trading business.

— **Mr. Ma, She Shing Albert** ("**Mr. Ma**"), aged 65, graduated from Pomona College, California, USA with a Bachelor of Arts Degree in 1983. Mr. Ma possesses extensive experience in corporate banking and private banking in major USA and European financial institutions. He was previously a vice president of a renowned USA investment bank in Hong Kong. He is currently a general manager of Incu Corporate Finance Limited, a consulting firm, where he is responsible for office administration.

— **Ms. Yau Ka Ying** ("**Ms. Yau**"), aged 37, obtained a Bachelor's degree of Business Administration in Tourism Management from Jinan University in 2009. Ms. Yau has 10 years of experience in marketing and she is currently a business and marketing consultant of a Hong Kong consultancy company since April 2022. Ms. Yau is also a commentator in Hong Kong Jockey Club.

## 11. DOCUMENTS ON DISPLAY

Copies of the following documents will be published on the website of the Stock Exchange (https://www.hkexnews.hk) and the Company (https://www.sktargetgroup.com) in accordance with the GEM Listing Rules from the date of the circular and up to and including the date of the EGM:

(a) the SPA;

(b) the written consent referred to in the paragraph headed "Expert and Consent" in this Appendix;

(c) the valuation report from Laurelcap Sdn. Bhd. as set out in Appendix I of this circular;

(d) the annual reports of the Company for each of the three financial years ended 31 May 2023, 2024 and 2025 and the interim report of the Company for the six months ended 30 November 2025;

(e) this circular.

## 12. MISCELLANEOUS

(a) The company secretary of the Company is Mr. Leung Tze Wai, who is a member of the Hong Kong Institute of Certified Public Accountants and a member of the CPA Australia;

(b) The compliance officer of the Company is Mr. Loh Swee Keong, who is also an executive Director;

(c) The Hong Kong branch share registrar and transfer office of the Company is Tricor Investor Services Limited; and

(d) The English text of this circular and the accompanying form of proxy shall prevail over their respective Chinese text.

# WS-SK TARGET GROUP LIMITED
# 萬順瑞強集團有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 8427)**

## NOTICE OF EXTRAORDINARY GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that an extraordinary general meeting ("**EGM**") of WS-SK Target Group Limited (the "**Company**") will be held at Units 5906–12, 59/F, The Centre, 99 Queen's Road Central, Hong Kong on 12, August 2026 at 3 p.m., for the purpose of considering and, if think fit, passing with or without modification the following resolution as an ordinary resolution of the Company:

**ORDINARY RESOLUTION**

"**THAT**

(a) the sale and purchase agreement dated 10 July 2026 entered into between (1) Target Precast Industries Sdn. Bhd. (an indirect wholly-owned subsidiary of the Company) as purchaser; and (2) Kien Heng Hong Ginseng Sdn. Bhd. as vendor, for the sale and purchase of the freehold land located at No. 1894, Jalan Kpb 5, Kawasan Perindustrian Balakong, 43300 Seri Kembangan, Selangor, Malaysia (copies of which were tabled at the meeting marked "A" and signed by the chairperson of the meeting for the purpose of identification), and the transactions contemplated thereunder, be and are hereby approved, confirmed and ratified; and

(b) any one or more of the Directors be and is/are hereby authorised generally to do all such acts, deeds and things and to sign and execute all such documents, including under seal where applicable, on behalf of the Company, as they shall, in his/their absolute discretion, deem appropriate to effect and implement the transaction contemplated under the sale and purchase agreement."

By order of the Board
**WS-SK Target Group Limited**
**Loh Swee Keong**
*Chairman and Executive Director*

Hong Kong, 23 July 2026

*Notes:*

1. For the purpose of determining the identity of the Shareholders entitled to attend and vote at the meeting, the register of members of the Company will be closed from 7 August 2026 to 12 August 2026, both dates inclusive, during which period no transfer of shares will be effected. The record date for the EGM will be 12 August 2026. All transfers accompanied by the relevant certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on 6 August 2026.

2. Any member of the Company entitled to attend and vote at the meeting convened by this notice shall be entitled to appoint a proxy to attend and vote in his/her stead in accordance with the Articles of Association of the Company. A member who is the holder of two or more shares may appoint more than one proxy to represent him/her and vote on his/her behalf at the meeting. A proxy need not be a member of the Company but must be present in person to represent the member.

3. To be valid, the form of proxy, together with the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited less than 48 hours before the time appointed for holding the meeting. Completion and return of the form of proxy will not preclude members from attending and voting in person at the meeting or any adjournment thereof should they so wish.

4. As at the date of this notice, the Board comprises (i) one Executive Director, namely Mr. Loh Swee Keong; and (ii) three Independent Non-executive Directors, namely Mr. Yau Ka Hei, Mr. Ma, She Shing Albert and Ms. Yau Ka Ying.

5. If a Typhoon Signal No. 8 or above is hoisted or a Black Rainstorm Warning Signal is in force at or at any time after 1:00 p.m. on the date of the EGM, the EGM will be adjourned. The Company will post an announcement on the website of the Company (sktargetgroup.com) and the HKEXnews website (www.hkexnews.hk) to notify shareholders of the date, time and place of the adjourned meeting.