

CRITICAL HOLDINGS BERHAD (“CHB”)

Query by Bursa Malaysia Securities Berhad (“Bursa Securities”)

SUBJECT : PROPOSED ACQUISITION OF TWO (2) PIECES OF FREEHOLD LAND KNOWN AS LOT NO(S). 616 AND 618, SEKSYEN 1, BANDAR JELUTONG, DAERAH TIMOR LAUT, NEGERI PULAU PINANG BY CRITICAL PROJECT MANAGEMENT SDN. BHD., A WHOLLY-OWNED SUBSIDIARY OF CHB, FOR A CASH CONSIDERATION OF RM11,450,000 (“PROPOSED ACQUISITION”).

We refer to Bursa Securities's query dated 19 November 2025 in relation to the proposed acquisition of two (2) pieces of freehold land known as Lot No(S). 616 and 618, Seksyen 1, Bandar Jelutong, Daerah Timor Laut, Negeri Pulau Pinang, the Board of Directors wish to confirm that to the best of their knowledge and after having made due enquiries with the Directors, major shareholders and such other relevant persons, the following:

- 1. In relation to the “semi-permanent building”, to provide description/ details i.e. size, age, existing use of the building and number of storey.**

“Semi-Permanent Building” means the existing run-down semi-wooden house erected on the Land by the previous owner, which is no longer occupied and is intended to be demolished to make way for new development upon submission of the building plans to the relevant authorities.

- 2. Net book value of the Land based on the latest audited financial statements of Rimbaco Sdn Bhd.**

We are unable to trace the net book value of the Land on the latest audited financial statements for the year ended 31 October 2024 of Rimbaco Sdn. Bhd. as the Land was acquired during the year 2025. Based on the announcement disclosed by Rimbaco Group Global Limited on 18 November 2025, the carrying value/ net book value of the Land as at 30 April 2025 was approximately RM10,500,000.00.

- 3. Existing use of the Land.**

The Land is not occupied and not in use.

- 4. With regards to the semi-permanent building, the following information:
-the amount of lettable space;**

The Semi-Permanent Building is an existing run-down semi-wooden house, hence there are no amount of lettable space.

-the amount of lettable space available for letting and the occupancy; and

We are unable to calculate the amount of the lettable space available for letting and the occupancy as the semi-permanent building is a run-down semi-wooden house which is no longer occupied.

-the percentage of occupancy.

Based on “as is where is” basis, the percentage of occupancy is 0 as the semi-permanent building is a run-down semi-wooden house which is no longer occupied.

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