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MAXIM GLOBAL BERHAD

[Registration No: 196801000620 (8184-W)]

MAXIM GLOBAL BERHAD ("MAXIM" or "THE COMPANY")

- **BORROWING BY THE GROUP'S 70% OWNED INDIRECT SUBSIDIARY COMPANY, F3 CHERAS DEVELOPMENT SDN BHD**

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1. Introduction

Pursuant to Paragraph 9.03 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Board of Directors of MAXIM wishes to announce that F3 Cheras Development Sdn Bhd ("**F3C**"), a 70% owned indirect subsidiary of the Company has on 1st April 2026 executed the Letter of Offer for Islamic Banking Facilities totaling Ringgit Malaysia Fifty Four Million (RM54,000,000.00) only, granted by AmBank Islamic Berhad ("**AmBank**") ("**the Facilities**").

2. Information of the Facilities

The Facilities are to part finance the development cost in relation to the decommissioning and upgrading of sewerage treatment plants located in Alam Dami, Cheras, Kuala Lumpur ("**the Project**").

Amongst others, the terms and conditions on the provision of security for the Facilities are as follows:-

(a) Open all monies Master Facilities Agreement;
(b) Open all monies Third Party Legal Charge over the Company's 100% owned subsidiary's leasehold land located in Labuan;
(c) Open all monies Third Party Legal Charge over the Company's 100% owned subsidiary's freehold land located in Jalan San Ah Wing, Kuala Lumpur;
(d) Open all monies Third Party Legal Charge over leasehold land in Alam Damai (Asset No. KLR 134) upon issuance of title by the State Government;
(e) Open all monies First Party specific debenture by way of fixed and floating charge over the Project incorporating a power of attorney to empower the Bank in the event of default, to inter alia sell and/or appoint a developer or contractor to commence and/or continue with the Project and to create any subsequent transfer and do all acts to ensure the full completion of the Project;
(f) Open all monies First Party deed of assignment and charge over the rights, benefits, titles and interest under the privatization agreement between the Government of Malaysia ("GOM"), Syarikat Tanah Dan Harta Sdn Bhd ("STDH"), and F3C in respect of the Project, with Letter of Notification to GOM and STDH; and
(g) Open all monies Corporate Guarantee from the Company.

The Facilities does not contain any conditions, covenants or restrictions relating to the shareholdings of the Company's controlling shareholder.

3. Financial Effects

3.1 Issued share capital and shareholdings of substantial shareholders

The Facilities will not have any effect on the issued share capital of MAXIM nor the shareholdings of MAXIM's substantial shareholders.

3.2 Earnings

The Facilities would result in MAXIM Group incurring interest expense and financing expense, both will be charged out to profit or loss, henceforth impacting directly on MAXIM Group's earnings but will be fully covered by the future earnings to be earned from the development of the Exchange Land after the completion of the Project. The Management envisages that the development of the Exchange Land will contribute positively to MAXIM Group's future earnings.

3.3 Net assets and gearing

The Facilities are not expected to have any material effect on the net assets and gearing of MAXIM Group save for the increase in gearing to a maximum of 0.105 times (computed based on the total sum of the Facilities vis-a-vis the latest available audited Equity attributable to the Owners of the Group of approximately RM516.0 million as at 31 December 2024).

4. Directors and Major Shareholders' Interests

None of the Directors and Major Shareholders of MAXIM or persons connected with them have any interest, direct or indirect, in the Facilities.

Yours faithfully,
For and on behalf of the Board of
MAXIM GLOBAL BERHAD

GAN KUOK CHYUAN
Deputy Managing Director

Petaling Jaya
1 April 2026