

NOTION VTEC BERHAD**REGISTRATION NO. 200301035125 (637546-D) (“NVB” OR “THE COMPANY”)****- ADDITIONAL INFORMATION IN RELATION TO THE PROPOSED DISPOSAL OF A VACANT FREEHOLD INDUSTRIAL LAND BY NOTION INTERNATIONAL (M) SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY**

“Unless otherwise stated, the terms used in this announcement shall carry the same meaning as defined in the Company’s announcement dated 25 May 2026.”

1. INFORMATION ON THE PURCHASER

HPM is a wholly-owned subsidiary of Heptagon Photonics Pte Ltd, which in turn is a wholly-owned subsidiary of Focuslight Technologies Inc., a public company listed on Shanghai Stock Exchange.

2. BASIS AND JUSTIFICATION OF ARRIVING AT THE DISPOSAL PRICE

The Disposal Price was arrived at on an “willing-buyer willing seller” basis through direct negotiation with the Purchaser after taking into consideration the prevailing market value and recent transacted prices of comparable vacant industrial land within the vicinity of the Land as well as the strategic and commercial considerations of the Purchaser.

The agreed price per square feet (“sf”) after the negotiation was RM200.00 per sf. For illustrative purposes, 136,584 sf x RM200.00 per sf = RM27,316,800.00.

The price per sf adopted in arriving at the Disposal Price including comparable used is tabulated as follows:-

Transaction	Address / Location	Distance from the Land – Lot 169181	Vacant land	Lot size	Total price (RM’000)	Price per sf (RM)
11/06/2025	Lot 206296 Jln SILC, SILC Nusajaya	Within 5 km	Vacant land	87,156 sf	12,000	138*
20/06/2025	Lot 169205 Jln SILC, SILC Nusajaya	Within 5 km	Vacant land	131,104 sf	19,010	145*
24/07/2025	Lot 169218 Jln SILC 2/3, SILC Nusajaya	Within 5 km	Vacant land	131,104 sf	16,388	125*

Notes:-

* *comparable price per sf is obtained from Jabatan Penilaian Dan Perkhidmatan Harta, Kerajaan Malaysia*

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The Proposed Disposal enables the Group to strengthen its liquidity and cash flow positions with a proforma gain of approximately RM13.7 million. There are no other significant benefits or losses expected to accrue from the business and operational perspectives as the Land is currently not generating any income to the Group.

4. UTILISATION OF THE PROCEEDS

The proceeds arising from the Proposed Disposal will be used as general working capital for NVB Group’s business operations after paying all incidental costs to be incurred in connection with the Proposed Disposal. The Company has yet to determine the proportion of the proceeds to be used for the working capital at this juncture. Upon the completion of the Proposed Disposal and pending utilisation, the net proceeds will be placed in interest-bearing accounts with licensed financial institutions in the interim period. The Group will determine the specific allocation of proceeds based on the prevailing operational requirements in due course.

5. FINANCIAL EFFECTS OF THE PROPOSED DISPOSAL**(a) Earnings and earnings per share**

The Proposed Disposal is expected to realise an estimated net gain of RM13.7 million, which would translate into a gain of approximately 2.60 sen per share for the financial year ending 30 September 2026.

(b) Net asset (“NA”) and net assets per share

For illustrative purposes, the proforma effects of the Proposed Disposal on the NA and NA per share of the Company based on the latest audited consolidated statement of financial position as at 30 September 2025 and on the assumption that the Proposed Disposal had been effected on the said date are set out below: -

	Audited as at 30 September 2025 (RM’000)	After the Proposed Disposal (RM’000)
Share capital	219,411	219,411
Reserves	8,920	8,920
Retained earnings	205,571	219,271
Equity attributable to owners of the Company	433,902	447,602
Non-controlling interest	870	870
Net assets	434,772	448,472
Number of ordinary shares in issue	525,990	525,990
NA per share (RM)	0.83	0.85

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For illustrative purposes, the proforma effects of the Proposed Disposal in the gearing of the Company based on the latest audited consolidated financial statements as at 30 September 2025 and on the assumption that the Proposed Disposal had been effected on the said date are set out below: -

	Audited as at 30 September 2025 (RM'000)	After the Proposed Disposal (RM'000)
Share capital	219,411	219,411
Reserves	8,920	8,920
Retained earnings	205,571	219,271
Equity attributable to owners of the Company	433,902	447,602
Non-controlling interest	870	870
Total equity	434,772	448,472
Loan and borrowings	59,917	59,672*
Gearing Ratio	0.14	0.13

Note:

** Deducted the term loan outstanding sum of RM245,000 in respect of the Land at 30 September 2025. As at the date of the SPA, the term loan relating to the subject matter had been fully repaid.*

6. HIGHEST PERCENTAGE RATIO

The highest percentage ratio applicable to the Proposed Disposal pursuant to Paragraph 10.02(g) of the MMLR of Bursa Securities is **6.30%** based on the Audited Financial Statements of the Group for the financial year ended 30 September 2025, and not 6.28% as previously announced on 25 May 2026. The variance arose due to the earlier inclusion of non-controlling interest in the percentage ratio computation.

This announcement is dated 28 May 2026.