Company Name : **REXIT BERHAD**

Type : **Announcement**

Subject : **TRANSACTIONS (CHAPTER 10 OF LISTING REQUIREMENTS) NON-RELATED PARTY TRANSACTIONS**

Description : **REXIT BERHAD (“REXIT” OR “THE COMPANY”)**
- **PROPOSED DISPOSAL OF A PROPERTY (AS DEFINED HEREIN) BY REXIT SOLUTIONS SDN. BHD. (“RSSB” OR “THE VENDOR”), A WHOLLY OWNED SUBSIDIARY OF REXIT, FOR A TOTAL CASH CONSIDERATION OF RM7,800,000 (“PROPOSED DISPOSAL”)**

(Unless otherwise defined, the abbreviations used throughout this announcement shall have the same meaning as those previously defined in the Company’s announcement dated 31 October 2025.)

We refer to the announcement dated 31 October 2025 and wish to provide the following additional information (as per underlined) in relation to the Proposed Disposal.

1. BASIS AND JUSTIFICATION FOR THE SALE CONSIDERATION

The Disposal Consideration was arrived at on a “willing-buyer willing-seller” basis after arm’s length negotiations, taking into consideration the highest offer received following an invitation for offers to purchase the said Property.

The Board is of the opinion that the Sale Consideration of RM7,800,000 is justifiable in view of the following:–

(a) the Disposal Consideration represents a 14.70% premium to the indicative market value of RM6,800,000 appraised by the Independent Valuer, <u>VPC Alliance (PJ) Sdn. Bhd.</u>

<u>The market value of RM6,800,000 was arrived at based on the Comparison Approach, where the market value is derived from making comparisons to recent transactions and asking prices of similar properties in the locality, with adjustments made for location, size, present market trends and other differences.</u>

(b) the net pro forma gain arising from the Proposed Disposal of approximately RM5.1 million as set out in Section 8.2 of this Announcement; and

(c) the rational and benefits of the Proposed Disposal as set out in Section 5 of this Announcement.

2. UTILISATION OF PROCEED

The gross proceeds of RM7,800,000 arising from the Proposed Disposal is intended to be utilised in the following manner:–

Proposed Utilisation	Amount (RM'000)	Estimated timeframe period
Investment and/or acquisition of new business(1)	3,900	Within 24 months
Working capital requirements	3,900	Within 12 months
Total	**7,800**	

Note:-

(1) *At present, the Group has not identified any suitable or viable business projects or investment opportunities, to grow or complement its existing businesses. Nevertheless, up to RM3,900,000 from the disposal proceeds will be allocated as a "war chest" to finance potential business projects, acquisitions or investments, within 24 months from the completion of the Proposed Disposal.*

The Company will make the necessary announcements in accordance with the Listing Requirements (if required) as and when the Group enters into any contract or agreement. If the shareholders' approval and / or other regulatory approvals are required, the necessary approvals will be sought.

Pending utilisation, the proceeds will be placed in deposits with licensed financial institutions or invested in short-term money market instruments. Any interests income or gains derived will be used to fund the Group's working capital, including rental, utilities and administrative expenses.

3. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the registered office of the Company during normal office hours from Monday to Friday (except public holidays) at Level 7, Mercu 3, No. 3, Jalan Bangsar, KL Eco City, 59200 Kuala Lumpur for a period of 3 months from the date of this announcement:-

(i) The SPA.

(ii) The valuation report and valuation certificate by the Independent Valuer.

This announcement is dated 4 November 2025.