PEGASUS HEIGHTS BERHAD
REGISTRATION NO. 197401002677 (19727-P)

- **PROPOSED ACQUISITION BY PEGASUS HEIGHTS DEVELOPMENT SDN. BHD. (FORMERLY KNOWN AS PEGASUS FOOD COURT SDN. BHD.), A WHOLLY-OWNED SUBSIDIARY OF PEGASUS HEIGHTS BERHAD, IN RELATION TO ONE PARCEL OF VACANT LAND LOCATED AT LOT NO. 4092, MUKIM SI RUSA, DAERAH PORT DICKSON, NEGERI SEMBILAN.**

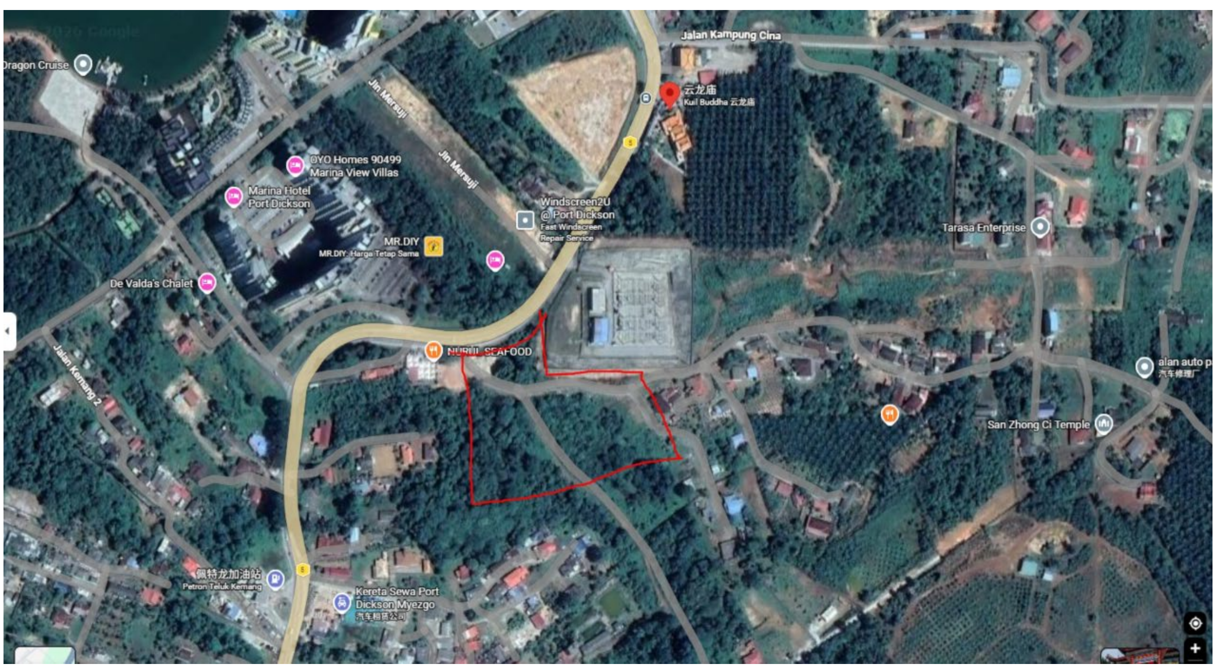
We refer to the Company's announcement on 21 July 2026. Unless otherwise stated, the definitions and terms used herein shall have the same meaning as defined in the previous announcement.

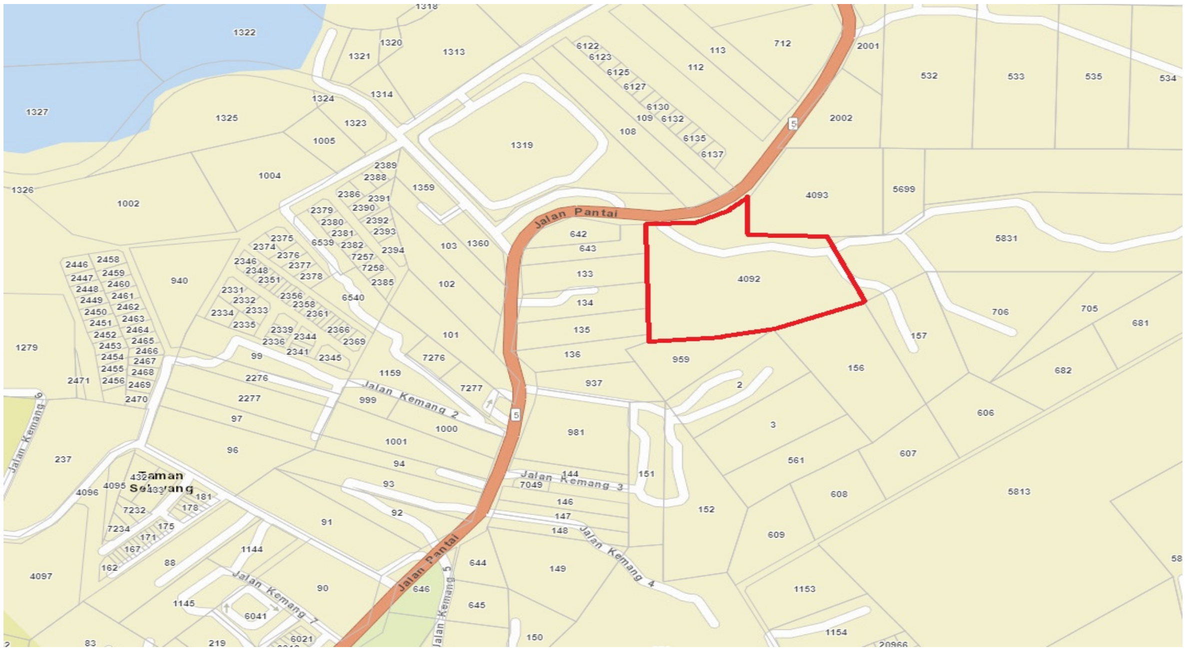
The Board of Directors of the Company wishes to provide the following additional information in relation to the Proposed Acquisition further to the Company's announcement dated 21 July 2026.

1. **Timeline for settlement of the Balance Purchase Consideration and the applicable interest rate for the late payment**

   The Balance Purchase Price shall be paid or caused to be paid by the Purchaser or the Purchaser's Financier to the Vendors' Solicitors as stakeholders within **three (3) months** of the execution of the SPA (hereinafter referred to as "**the Completion Period**") provided that in the event the Purchaser shall fail to pay the Balance Purchase Price within the Completion Period, the Vendors shall automatically, grant an **extension of one (1) month** (hereinafter be referred to as "***the Extended Completion Period***") to the Purchaser to pay the same with interest at the rate of **eight per cent (8%) per annum** on the outstanding sum calculated on a daily basis from the day immediately after the Completion Period until the date of payment of the Balance Purchase Price to the Vendors' Solicitors.

2. **Map showing the location of the Property together with the key landmarks in the surrounding areas and the type of potential development/project for the Property (e.g. residential, commercial, industrial or mixed development).**





3. **Whether the Purchase Consideration is supported by any valuation carried out by an independent market valuer. If yes, please provide the relevant details including the name of the market valuer, date of valuation, market value appraised by the market valuer and the methodology(ies) adopted. Otherwise, please justify on the fairness and reasonableness of the Purchase Consideration of RM6,345,325 by providing more granular details on the similar properties within 10km vicinity.**

   The Purchase Consideration is not supported by a valuation carried out by an independent registered valuer.

   The Purchase Consideration of RM6,345,325 was derived from a willing-buyer willing-seller basis after arm's length negotiations between the parties, taking into consideration the location, characteristics and condition of the Property.

   In assessing the fairness and reasonableness of the Purchase Consideration, the Company conducted a desktop review of recent market transactions and asking prices of comparable properties located within the vicinity of the Property. Based on the desktop review, the Purchase Consideration is consistent with the prevailing market prices of similar properties in the surrounding area. Accordingly, the Board is of the view that the Purchase Consideration is fair and reasonable and is in the best interests of the Company.

4. Total size of the Group's current landbank and the location(s) of the lands.

The Group does not currently own any landbank.

5. Given that the Group intends to fund the Proposed Acquisition through bank borrowings, please also include a write-up on the potential funding risk together with the relevant mitigating factors.

The Proposed Acquisition will be funded through partial bank borrowings and internal generated funds. There is a risk that the financing may not be obtained on the expected terms or within the required timeframe. In the event of failure to obtain bank borrowings, the Company will fund the Proposed Acquisition entirely through internal funds.

6. The financial effect on the gearing before and after the Proposed Acquisition as the Purchase Consideration will be fully funded by the bank borrowings.

Based on the Group's total equity of RM116.77 million as at 31 March 2026, the gearing ratio is expected to increase only from 0.002 times to approximately 0.03 times after obtaining the bank borrowing of approximately RM3.0 million.

This announcement is dated 23 July 2026.