RIVERTREE STF SYNERGIES BERHAD
(FORMERLY KNOWN AS SINMAH CAPITAL BERHAD)
[REGISTRATION NO. 199401015973 (301653-V)
ACCEPTANCE OF LETTER OF AWARD ISSUED BY Q CENTRE (TERATAI) SDN. BHD. TO RSSB BUILDERS SDN. BHD. (FORMERLY KNOWN AS SINMAH BUILDERS SDN. BHD.)

1. INTRODUCTION

The Board of Directors ("**the Board**") of Rivertree STF Synergies Berhad (formerly known as Sinmah Capital Berhad) ("**RSSB**") wishes to announce that RSSB Builders Sdn. Bhd. (formerly known as Sinmah Builders Sdn. Bhd.) ("**RBSB**"), a wholly owned subsidiary of the Company, had on 17 March 2026 accepted a letter of award dated 16 March 2026 ("**LOA**") from Q Centre (Teratai) Sdn. Bhd. ("**QCTSB**") for the provision of earthwork, piling and pile cap works in relation to the development of two (2) blocks of labour quarters with a capacity of four thousand five hundred and sixty (4560) beds which includes one (1) unit of gymnasium and one (1) unit of shop for a total contract sum of RM2,255,595.31 ("**the Project**").

2. INFORMATION OF Q CENTRE (TERATAI) SDN. BHD.

Q Centre (Teratai) Sdn. Bhd. ("**QCTSB**") is a private limited company incorporated in Malaysia on 3 August 2023 under the Companies Act 2016. QCTSB principal business activity is investment holding.

The total issued share capital of QCTSB is RM1,000,000.00 comprising 1,000,000 ordinary shares.

The directors and shareholders of QCTSB and their respective shareholdings as at the date of this announcement are as follows:

Name	Designation	No. of ordinary shares	Shareholding (%)
Dato Leong Sai Mun	Director and Shareholder	400,000	40%
Datuk Wira Yan Lee Chin	Director and Shareholder	400,000	40%
Datuk Ong Choong Leo	Shareholder	100,000	10%
Soon Kian Cheong	Shareholder	50,000	5%
Benjamin Fong Hian Boon	Shareholder	50,000	5%
Total		**1,000,000**	**100%**

3. SALIENT TERMS OF THE LOA

Completion Period	Five (5) months from the date of commencement inclusive of public holidays, Saturdays and Sundays.
Date of commencement and date of completion of the project	Commencement: 3 February 2026 Completion: 30 June 2026
Liquidated Damages	RM3,500 per calendar day of delay (inclusive of Saturdays, Sundays and Public Holidays)
Defects Liability Period	Twelve (12) months from the date of issuance of certificate of practical completion

4. RATIONALE FOR THE ACCEPTANCE OF THE LOA

The acceptance of the LOA is in the ordinary course of business of RBSB and is undertaken on an arm's length basis, based on normal commercial terms which are not more favorable than those generally available to the public.

In addition, the LOA complements the Company and its subsidiaries (collectively referred to as "**the Group**") existing operations and will contribute positively to the Group performance.

5. FINANCIAL EFFECTS

5.1 Share Capital

The LOA will not have any effect on the share capital of the Company.

5.2 Substantial shareholders' shareholdings

The LOA will not have any effect on the substantial shareholders' shareholdings of the Company.

5.3 Net assets per share and gearing

The LOA is expected to contribute positively to the net assets per share and will not have any material impact on the gearing of the Company for the financial year ending 30 June 2026.

5.4 Earnings per share ("**EPS**")

The LOA is expected to contribute positively to the EPS of the Company for the financial year ending 30 June 2026.

6. RISK FACTORS

The Board does not foresee any exceptional risks other than the normal operational risks and execution risks associated with the Project. Nevertheless, the Company will continue to exercise due care and take appropriate measures to mitigate the risks associated with the execution of the Project.

In addition, the Company is committed towards the close monitoring of the Project in order to minimise any potential delays in the completion.

7. INTEREST OF DIRECTORS, MAJOR SHAREHOLDERS, CHIEF EXECUTIVE AND/OR PERSONS CONNECTED WITH THEM

Save as disclosed below, none of the directors, major shareholders, chief executive and persons connected with them have any interest, direct or indirect, in the LOA:

a) Dato' Leong Sai Mun, the Executive Director and major shareholder of RSSB, is also a Director and shareholder of QCTSB.
b) Datuk Wira Yan Lee Chin, an Executive Director and shareholder of RSSB, is also a Director and shareholder of QCTSB.
c) Datuk Ong Choong Leo, the Director of RBSB and substantial shareholder of RSSB, is also a shareholder of QCTSB.
d) Datuk Fong Kiah Yeow, an Executive Director of RSSB.

Dato' Leong Sai Mun, Datuk Wira Yan Lee Chi, Datuk Ong Choong Leo and Datuk Fong Kiah Yeow have abstained and will continue to abstain from all deliberations and voting in relation to the LOA.

8. TRANSACTION(S) WITH THE SAME RELATED PARTIES IN THE PRECEDING TWELVE (12) MONTHS

Save for the Heads of Agreement entered by RBSB with Asetra Sdn. Bhd., Q Centre (Teratai) Sdn. Bhd. and Q Centre Management Sdn. Bhd. on the collaboration of design, plan, build, construct and operate of up to four (4) greenfield centralised labour quarters with a capacity of 28,800 beds and an indicative value of RM600.0 million, of which a definitive agreement has not been executed and the details of the related party transaction has yet to be quantified, there were no other transactions entered into between the Group with the interested Directors and/or persons connected with them during the twelve (12) months preceding the date of this announcement.

9. STATEMENT BY THE AUDIT COMMITTEE

The Audit Committee having considered and deliberated on all aspects of the LOA, is of the view that the LOA is in the best interest of the Group, fair, reasonable and on normal commercial terms and are not detrimental to the interest of the minority shareholders of the Company.

10. DIRECTORS' STATEMENT

The Board (save for the interest Directors), having reviewed and considered all the relevant terms, conditions and factors in respect of the LOA, is of the opinion that it is in the best interest of the Company.

11. PERCENTAGE RATIO

The highest percentage ratio applicable to the Project for the pursuant to Paragraph 10.02(g) is 4.79% computed based on the latest audited financial statements of the Company for the financial period ended 30 June 2025.

12. APPROVAL REQUIRED

The undertaking of the Project is not subject to the approval of the shareholders of the Company or any relevant governmental authorities.

This announcement is dated 17 March 2026.