Date	**:**	**28 APRIL 2026**
Company Name	**:**	**SWS CAPITAL BERHAD ("SWS" OR "COMPANY")**
Stock Name	**:**	**SWSCAP**
Type	**:**	**GENERAL ANNOUNCEMENT**
Subject	**:**	**TRANSACTIONS (CHAPTER 10 OF LISTING REQUIREMENTS) : NON RELATED PARTY TRANSACTIONS**
Description	**:**	**SWS CAPITAL BERHAD ("SWS" OR "COMPANY")** **PROPOSED DISPOSAL OF ALL THAT PIECE OF THE LEASEHOLD INDUSTRIAL LAND AND ITS HEREDITAMENT, KNOWN AS PT NO. 5951, MUKIM 13, DAERAH SEBERANG PERAI SELATAN, NEGERI PULAU PINANG HELD UNDER HSD 49513, BY EE-LIAN ENTERPRISE (M) SDN. BHD. A WHOLLY-OWNED SUBSIDIARY OF SWS TO UWC INDUSTRIAL SDN. BHD A WHOLLY-OWNED SUBSIDIARY OF UWC BERHAD, FOR A TOTAL CONSIDERATION OF RM13.0 MILLION ("PROPOSED DISPOSAL")**

We refer to the announcement dated 24 April 2026 in relation to the Proposed Disposal ("Announcement"). Unless otherwise stated, the definition used herein shall have the same meaning referred to in the Announcement.

The Board of Directors of SWS wishes to announce the following additional information in relation to the Proposed Disposal as follows:-

1. The rationale for the Proposed Disposal at a loss.

The Proposed Disposal at a loss is being considered as part of the Group's strategic decision to optimise its asset portfolio and streamline operations. The Proposed Disposal will enable to the Group reduce its financial obligations and interest burden, which will improve its overall financial position.

The decision made by the Board is in alignment with the Group's efforts to streamline its operations and focus on its core business areas as the Property has become a non-performing asset after it ceased to generate rental income to the Company following the expiry of tenancy in December 2025.

As a result, the decision to dispose of the asset at a loss is considered the most prudent course of action, allowing the Group to reallocate resources toward more strategic opportunities as well as providing greater financial flexibility to navigate current economic uncertainties.

The Proposed Disposal will allow EE-Lian to fully settle its outstanding Term Loans amounting to RM6.3 million, resulting in estimated cost savings of approximately RM3.5 million over the next 13 years. The breakdown of the said Term Loans is as follows:

	Balance Number of Monthly Instalments	Total outstanding interest at the end of the tenure of the Term Loan (RM)
Term Loan 1	18	24,000
Term Loan 2	155	3,495,000
	Total	**3,519,000**

2. **To state the built up area of the two-storey office and single-storey warehouse**

The build up area of the two-storey office and single-storey warehouse are as follows:-

Description	**Land Area / Built-up area (Square Metres)**	**Land Area / Built-up area (Square Feet)**
Industrial Land	6,674.72	71,843.51
Two-storey office and single-storey warehouse	4,032.70	43,408.00

3. **What are the operational impacts of the disposal, given that the building was used as both an office and a warehouse?**

The Property was previously rented to a third party at RM108,000 rental fees per month. The tenancy of the Property expired in December 2025, and since then, the Company has been unable to secure new tenants for the Property.

Given that the Group has not operated any business activities at the Property since the expiration of the tenancy, there has been no material operational impact to the Group from the ongoing vacancy of the building. As such, the disposal of the Property will not cause any significant disruption to the Group's operations, as no core business functions were being conducted at the site.

4. **To explain what the Penang Development Corporation ("PDC") consent expenses are and what the state consent expenses entail?**

The State has endorsed the restriction in interest on the document of title of the Property in pursuant to Section 120 of National Land Code 1965, which state as follows;

> "Tanah yang diberimilik ini tidak boleh di pindahmilik, cagar, pajak atau pajakan kecil, tenensi disewakan atau dengan apa-apa urusan sekalipun diuruskan tanpa kebenaran bertulis daripada Pihak Berkuasa Negeri"

Hence, the proprietor of the Property is required to apply for the State Authority Consent to the sale and transfer of the Property to the purchaser.

Pursuant to the principal sale and purchase agreement of the Property dated 4th September 2015 between Penang Development Corporation (PDC) and Ee-Lian Enterprise (M) Sdn Bhd ("Ee-Lian Enterprise"), Ee-Lian Enterprise is also required to apply for prior written consent from PDC to sell and transfer the Property to any third party.

The proposed disposal is subject to Penang State Consent fees, which are calculated at 0.1% of the total consideration, as well as an approval fee of RM10 per square foot payable to the Penang Development Corporation (PDC) for PDC Consent.

The estimated cost of the State Consent and PDC Consent are as follows:-

Description	**State Consent @ 0.1% of the total consideration (RM)**	**PDC Consent @ RM10/sqft (RM)**
Industrial Land	5,750	719,000
Two-storey office and single-storey warehouse	7,250	434,000
Total	**13,000**	**1,153,000**

This announcement is dated 28 April 2026.