TXCD BERHAD (FORMERLY KNOWN AS AGESON BERHAD) ("TXCD" OR THE "COMPANY")

LETTER OF AWARDS IN RELATION TO SUBCONTRACT FOR CONSTRUCTION AND COMPLETION OF STRUCTURE & ARCHITECTURE WORKS TO PODIUM BY AGESON KENSETSU SDN BHD, AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF THE COMPANY

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1. INTRODUCTION

The Board of Directors of TXCD ("**Board**") wishes to announce that Ageson Kensetsu Sdn Bhd ("**Ageson Kensetsu**"), an indirect wholly-owned subsidiary of the Company, had on 25 September 2025 accepted the letter of award ("**LOA**") from R & C Cergas Teguh Sdn Bhd ("**RCCT**"), to carry out the sub-contract works which comprises of supply material, labour, tools and machinery to install and complete of structure & architecture works for a project located Lot 1666 & 1667 & 1668 & 1669, Sek 41, Lorong Raja Uda 2, Mukim Bandar Kuala Lumpur Wilayah Persekutuan ("**Sub-Contract Works**").

2. SALIENT TERMS

The salient terms of the LOA are set out as below:

2.1 Scope of works

Ageson Kensetsu is responsible to complete the Sub-Contract Works according to the LOA including plan, organize, supervise, monitor and control all aspect of the Sub-contract Works in accordance with the requirement and satisfactory acceptance by RCCT.

2.2 Sub-Contract Sum

The total contract sum for the Sub-Contract Works is at a fixed price of Ringgit Malaysia Eleven Million Two Hundred Thirty-Seven Thousand Nine Hundred Thirteen and Sixty-One Cents (RM11,237,913.61) only.

2.3 Sub-Contract Period

The Sub-Contract Period will commence on 1 October 2025 and complete on 24 August 2026.

3. INFORMATION OF RCCT

RCCT was incorporated in Malaysia under the Companies Act, 1965 on 19 July 2000 and has its business address at No. 152-2-7, Kompleks Maluri, Jalan Jejaka, Taman Maluri, 55100 Kuala Lumpur, Wilayah Persekutuan. RCCT is principally engaged in construction related business activities. Mr Chew Swe Siew @ Chew Swee Siew is the sole director of RCCT. The current issued share capital of RCCT is RM1,000,000 comprising of 1,000,000 ordinary shares, and the shareholders of RCCT is Mr Chew Swe Siew @ Chew Swee Siew and Mdm Liau Kui Lan.

4. FINANCIAL EFFECTS

The LOA is expected to contribute positively to the Group's future earnings, earnings per share and consolidated net assets of the Group. The LOA will not have any effect on the issued share capital and the shareholding of the substantial shareholders of the Company.

5. RISK FACTORS

Save for the normal operational risks, the Board of TXCD is not aware of any other risk factors which may arise from the LOA.

6. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDER AND/OR PERSONS CONNECTED TO THEM

Save as disclosed below, none of the directors, major shareholder and/or persons connected to them has any interest, direct or indirect in the LOA:-

Mr Chew Swe Siew @ Chew Swee Siew is the Managing Director and also the major shareholder of the Company ("**the Interested Director**"). Mr Chew is also the sole Director and major shareholder of RCCT.

In view of this, the LOA is regarded as a recurrent related party transaction of a revenue or trading nature ("**RRPT**") pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

7. DIRECTORS' STATEMENT

The Board, saved for the Interested Director, having considered all relevant aspects of the LOA, is of the opinion that the LOA is in the best interest of the Company.

This announcement is dated 25 September 2025.