WELL CHIP GROUP BERHAD [Registration No. 202301014119 (1508041-A)]
TRANSACTIONS (CHAPTER 10 OF LISTING REQUIREMENTS)
RECURRENT RELATED PARTY TRANSACTIONS

1. INTRODUCTION

Pursuant to Paragraph 10.09(1)(a) of the Main Market Listing Requirements (Main LR) of Bursa Malaysia Securities Berhad (Bursa Securities), WCG wishes to announce that the Company and its subsidiaries (collectively known as "WCG Group"), had in the ordinary course of business entered into RRPT as disclosed below and the aggregate consideration of the RRPT and has exceeded the percentage ratio of 1% for the period 1 June 2025 to 31 May 2026.

2.DETAILS OF THE RRPT

Please refer to the Appendix I for further details on RRPT.

3.RATIONALE OF THE RRPTS

The RRPT have been entered into by our Group in line with our corporate objectives and to meet our business needs at the best possible terms. The RRPT are made in the ordinary course of business, on an arm's length basis and on normal commercial terms, which are not more favourable to the related parties than those generally available to public and are not to the detriment of the minority shareholders.

4. FINANCIAL EFFECT

4.1 Share capital and substantial shareholders' shareholdings

The RRPT will not have any effect on the issued and paid-up share capital as well as the substantial shareholders' shareholdings of WCG.

4.2 Earnings and Net Assets

The RRPT will not have any material effect to the earnings and net assets of WCG Group for the financial year ending 31 December 2026.

5. DIRECTORS' AND MAJOR SHAREHOLDERS' INTEREST

Save as disclosed in item 2 above, none of the Directors and other major shareholders of WCG and/or persons connected to them has any interest, whether direct or indirect, in the RRPT.

The Interested Directors have abstained and will continue to abstain from deliberation and voting in respect of the deliberation and voting in respect of the relevant RRPTs involving their interests and/or interest of person connected to them, at the Board meetings.

6. STATEMENT BY AUDIT AND RISK MANAGEMENT COMMITTEE

The Audit and Risk Management Committee, having taken into consideration of the rationale of the RRPTs, is of the view that the RRPT are:
(i) in the best interest of WCG Group;
(ii) fair, reasonable and on normal commercial terms; and
(iii) not detrimental to the interests of the minority shareholders of the Company.

7. STATEMENT BY BOARD OF DIRECTORS

The Board of Directors of WCG, save for the Interested Directors, having considered the recommendation of the Audit and Risk Management Committee is of the opinion that the RRPT are in the best interest of WCG.

8. APPROVALS REQUIRED

As the Group envisage that the RRPT will not exceed 5% of the percentage ratios, the Company will not be seeking the approval of shareholders of the Company. Nonetheless, the Group will monitor the RRPTs and if required, seek a shareholders' mandate if it reaches the 5% percentage ratio threshold.

This announcement is dated 22 May 2026.

APPENDIX I

TRANSACTIONS (CHAPTER 10 OF LISTING REQUIREMENTS)
RECURRENT RELATED PARTY TRANSACTIONS

WELL CHIP GROUP BERHAD ("WCG" OR "THE COMPANY") RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("RRPTs")

DETAILS OF THE RRPT

Transacting parties	Name of Interested Director/Major Shareholders/ Persons Connected to Interested Director or Major Shareholder	Nature of transaction	Transacted Value (RM)
SYT Pavilion with VMM Holdings	Yeah Hiang Nam, Ng Hooi Lang, Tang Soo Yen	Provision of IT services and support by VMM Holdings to SYT Pavilion and its related companies, in relation to the ValueMax Pawnbroking System	113,400
KE Well Chip with Swift Paragon	Yeah Hiang Nam, Ng Hooi Lang	Rental of property by Swift Paragon from KE Well Chip for use as retail outlet from 1 September 2024 to 31 August 2025 at a monthly rate of RM1,800 and from 1 September 2025 to 31 August 2026 at a monthly rate of RM2,000	23,400
KE Well Chip with Great Prompt Sdn. Bhd. ("Great Prompt")	Yeah Hiang Nam	Rental of property by KE Well Chip from Great Prompt for use as retail outlet from 1 January 2024 to 31 December 2026 at monthly rate of RM7,865	94,380
Thye Shing Pawnshop with Great Prompt	Yeah Hiang Nam	Rental of property by Thye Shing Pawnshop from Great Prompt for use as pawnshop from 1 January 2024 to 31 December 2026 at monthly rate of RM7,865	94,380
PG Cahaya Damai with the following: •Ng Hooi Lang •Poon Foo Wha	Ng Hooi Lang	Rental of property by PG Cahaya Damai from Ng Hooi Lang and Poon Foo Wha for use as pawnshop from 1 July 2022 to 30 June 2025 at a monthly rate of RM4,070 and from 1 July 2025 to 30 June 2028 at a monthly rate of RM4,477	53,317
PG Well Chip (4) with the following: •Yeow Chun Huat •Tang Soo Yen •Yeow En Min •Yeow Shun Kang	Tang Soo Yen	Rental of property by PG Well Chip (4) from Tang Soo Yen, Yeow Chun Huat, Yeow En Min and Yeow Chun Kang for use as pawnshop from 1 November 2022 to 31 October 2025 at a monthly rate of RM7,300 and from 1 November 2025 to 31 October 2028 at a monthly rate of RM8,030	92,710

PG Well Chip (5) with: •Poon Foo Wha •Ng Hooi Lang •Poon Chun Meng •Poon Chun Hoeh •Poon Pooi Mern	Ng Hooi Lang	Rental of property by PG Well Chip (5) from Ng Hooi Lang, Poon Foo Wha, Poon Chun Meng, Poon Chun Hoeh and Poon Pooi Mern for use as pawnshop from 1 July 2023 to 30 June 2026 at a monthly rate of RM6,200	74,400
PG Well Chip (5) with Yeo Mooi Huang	Yeah Hiang Nam	Rental of property of PG Well Chip (5) from Yeo Mooi Huang for use as pawnshop from 1 July 2023 to 30 June 2026 at a monthly rate of RM6,200	74,400
KP Well Chip with VYN Holdings	Yeah Hiang Nam, Ng Hooi Lang	Rental of property by KP Well Chip from VYN Holdings for use as pawnshop from 1 August 2023 to 30 September 2026 at a monthly rate of RM8,100	97,200
PG Well Chip (6) with Ng Hooi Hwang	Ng Hooi Lang	Rental of property of PG Well Chip (6) from Ng Hooi Hwang for use as pawnshop from 10 February 2023 to 9 February 2026 at a monthly rate of RM4,500 and from 10 February 2026 to 9 February 2029 at a monthly rate of RM4,800	55,200
KP Well Chip with Goldjew Sdn. Bhd. ("Goldjew")	Yeah Hiang Nam	Interests payable at an interest rate of 7% per annum to Goldjew in relation to the loans from Goldjew	842,214
KP Well Chip with Great Prompt	Yeah Hiang Nam	Interests payable at an interest rate of 7% per annum to Great Prompt in relation to the loans from Great Prompt	15,044
Thye Shing Pawnshop with Great Prompt	Yeah Hiang Nam	Interests payable at an interest rate of 7% per annum to Great Prompt in relation to the loans from Great Prompt	226,037
Thye Shing Pawnshop with Goldjew	Yeah Hiang Nam	Interests payable at an interest rate of 7% per annum to Goldjew in relation to the loans from Goldjew	588,440
KP Well Chip with individual minority shareholders of KP Well Chip	Yeah Hiang Nam, Ng Hooi Lang, Tang Soo Yen	Interests payable at an interest rate of 7% per annum to individual minority shareholders of KP Well Chip in relation to the respective loans provided by them	908,303
KP Well Chip with Yeah Hiang Nam	Yeah Hiang Nam	Interests payable at an interest rate of 7% per annum to Yeah Hiang Nam in relation to the loans provided by him	454,283
Thye Shing Pawnshop with Yeah Hiang Nam	Yeah Hiang Nam	Interests payable at an interest rate of 7% per annum to Yeah Hiang Nam in relation to the loans provided by him	286,270
KP Well Chip with Swift Paragon	Yeah Hiang Nam, Ng Hooi Lang	Provision of management and support services, including finance and human resource functions.	15,000

KP Well Chip with VMM Holdings	Yeah Hiang Nam, Ng Hooi Lang	Provision of management and support services, including finance and human resource functions.	15,000
KP Well Chip with VYN Holdings	Yeah Hiang Nam, Ng Hooi Lang	Provision of management and support services, including finance and human resource functions.	15,000
			4,138,378