NANYANG NEW DEVELOPMENT LIMITED
(formerly known as Matex International Limited)
(Company Registration Number: 198904222M)
(Incorporated in the Republic of Singapore)

PROPOSED DISPOSAL OF PROPERTY IN IPOH, MALAYSIA

1. INTRODUCTION

The Board of Directors (the "**Board**" or "**Directors**") of Nanyang New Development Limited (formerly known as Matex International Limited) (the "**Company**", together with its subsidiaries, the "**Group**") wishes to announce that the Company's wholly-owned Malaysia subsidiary, Unimatex Sdn. Bhd. ("**USB**"), has on 30 June 2026 entered into a binding letter of offer ("**LOI**") with Winstar Electrical Sdn. Bhd. (the "**Purchaser**") for the sale of a piece of land with a unit of factory ("**Proposed Disposal**") held under Pajakan Negeri 211801, Lot 308574, Mukim Hulu Kinta, Daerah Kinta, Negeri Perak and bearing a postal address of 18, Jalan Perindustrian Silibin 1, Kawasan Perindustrian Ringan Silibin, 30100 Ipoh, Perak ("**Property**"), for an aggregate cash consideration of Malaysia Ringgit ("**RM**") 1,900,000 (equivalent to approximately Singapore dollar ("**S$**") 607,715) ("**Purchase Consideration**").

Unless otherwise stated, all currency translations of S$ and RM used in this announcement are based on an exchange rate of RM1.00 : S$0.31985.

2. INFORMATION ON THE PURCHASER

The information on the Purchaser was provided to the Company by the representatives of the Purchaser. In respect of such information, the Board has not conducted an independent review or verification of the accuracy and correctness of the statements and information below. The Board's responsibility is limited to the proper extraction and reproduction in the context that is being disclosed in the announcement.

The Purchaser is a company incorporated in Malaysia with its registered address at 13A Persiaran Greentown 5, Pusat Perdagangan Greentown, 30450, Ipoh, Perak, Malaysia. The principal business of the Purchaser is dealing in electrical goods and electrical wiring components.

As at the date of this announcement and to the best of the Board's knowledge and belief, based on the report obtained from the Companies Commission of Malaysia, the Purchaser (and its directors and shareholders) does not have any shareholding interest, direct or indirect in the Company, nor is the Purchaser (and its directors and shareholders) related to the Group, any of the Company's Directors and substantial shareholders, and their respective associates.

3. INFORMATION OF THE PROPERTY

The Property was purchased on 26 May 1999 for a cash consideration of RM540,000. The Property comprises (i) a piece of 99 years of leasehold land with expiry date on 14 July 2096, occupying a land area of approximately 1,277 square metres (or approximately 13,745 square feet); and (ii) a mid 1 ½ storey semi-detached factory. The Property functions primarily as a warehousing facility and a small portion as an office.

Based on the audited consolidated financial statements of the Group for the financial year ended 31 December 2025 ("**FY2025**"), the aggregate book value of the Property as at 31 December 2025 amounted to approximately RM652,378 (equivalent to approximately S$208,663).

In addition, based on the audited consolidated financial statements of the Group for FY2025 and the Purchase Consideration, the Proposed Disposal is expected to result in a gain on disposal of approximately RM1,247,622 (equivalent to approximately S$399,052), before deducting any expenses in relation to the Proposed Disposal.

For purposes of the Proposed Disposal, USB has commissioned JS Valuers Property Consultants (Perak) Sdn. Bhd. (the "**Independent Valuer**") to conduct a valuation of the market value of the Property. Market value is defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuation was conducted in accordance with the Malaysian Valuation Standards issued by the Board of Valuers, Appraisers, Estate Agents and Property Managers in Malaysia. The Independent Valuer has adopted the comparative method to assess the market value of the Property, and as a check, the investment approach is employed.

Based on the valuation report dated 29 May 2026 issued by the Independent Valuer ("**Valuation Report**"), having regard to all relevant information and considering all relevant factors, the opinion of the Independent Valuer of the market value of the Property (comprising the leasehold land together with the building thereon), in its existing condition, free from all encumbrances and with vacant possession at the date of valuation, being 28 May 2026, is RM1,800,000 (equivalent to approximately S$575,730).

4. SALIENT TERMS OF THE LOI

The sale and purchase of the Property is based on the following terms and conditions which will be incorporated into the sale and purchase agreement to be entered into between USB and the Purchaser (the "**SPA**") in due course:

(i) The Purchase Consideration of the Property shall be RM1,900,000 (equivalent to approximately S$607,715).

(ii) The payment terms of the Purchase Consideration shall be made in the following manner:

  (a) Earnest Deposit of RM19,000, being one per centum (1%) of the Purchase Consideration, which has been paid directly to USB prior to the signing of the LOI. In the event that the Purchaser fails to obtain financing from a licensed bank or financial institution for the purchase of the Property, subject to the provision of two (2) rejection letters from different financial institutions, USB undertakes to refund the Earnest Deposit of RM19,000 to the Purchaser within seven (7) days upon receipt of the said rejection letters, and thereafter the LOI shall be deemed terminated and neither party shall have any further claim against the other;

  (b) Balance Deposit of RM171,000, being nine per centum (9%) of the Purchase Consideration, to be payable upon the execution of the SPA. The Purchaser agrees to execute the SPA within forty-five (45) days from the date of acceptance of the LOI; and

(c) Balance Purchase Consideration of RM1,710,000, being ninety per centum (90%) of the Purchase Consideration, to be payable within three (3) months from the date of receipt of the Purchaser's solicitors of the relevant authorities' consent, with an extension of one (1) month in consideration of which the Purchaser agrees to pay USB late payment interest at the rate of eight per centum (8%) per annum on the outstanding Balance Purchase Consideration calculated on a daily basis.

(iii) Vacant possession of the Property to be given within seven (7) working days upon the full settlement of the Purchase Consideration in cleared funds and on an "as is where is" basis.

(iv) As the Property has a restriction-in-interest, USB will within three (3) months from the date of execution of the SPA, at USB's own cost and expense forthwith, apply to obtain the written consent from the relevant authority for the transfer of the Property. In the event where such application is rejected or has not been approved within the stipulated timeline, the Purchaser agrees to grant a further three (3) months for USB to procure such consent to transfer.

(v) Should the Purchaser fail to comply with any of the conditions as stated above (i.e., to execute the SPA within the stipulated timeframe) despite having obtained financing from a licensed bank or financial institution, the Purchaser agrees to forfeit the Earnest Deposit of RM19,000 to USB, and the Purchaser agrees that the said amount is non-refundable to the Purchaser.

(vi) Upon the acceptance of the LOI, in the event USB does not execute the SPA within the timeline specified in paragraph 4(ii)(b) above solely due to USB's own wilful default and pursuant to both parties agreeing to all the terms of the SPA, all monies paid shall be refunded forthwith to the Purchaser together with a sum equivalent to the Earnest Deposit as agreed liquidated damages. Thereafter, the LOI shall be deemed terminated and be of no further effect whatsoever and the Purchaser shall have no further claim against USB. For the avoidance of doubt, if parties do not agree to the terms of the SPA, there shall be no agreed liquidated damages that are imposed upon USB, with the Earnest Deposit forthwith refunded to the Purchaser.

The Purchase Consideration for the Property was arrived at on a willing buyer and willing seller basis after arms' length negotiations between the Company, USB and the Purchaser. In determining the Purchase Consideration, the Company and USB had taken into account, including but not limited to, (a) the independent valuation of the Property as at 28 May 2026; (b) the aggregate book value of the Property as at 31 December 2025 and the expected gain on disposal; (c) the general property market conditions in Malaysia; and (d) the rationale for the Proposed Disposal.

5. RATIONALE OF THE PROPOSED DISPOSAL

USB will be relocating its warehousing facility and office from Ipoh to Johor, in the southern part of Malaysia, to improve logistical efficiency and to better support its customer base, in particular its Singapore- and Indonesia-based customers. Unlike Ipoh, which does not have port facilities, Johor's proximity to port infrastructure facilitates more efficient import and export of the Group's products. In connection with this relocation, the Group currently leases a third-party warehouse in Johor to support its operations going forward. At the same time, the Group is looking for a suitable location in Johor to house its office and production area.

As the Property will no longer be required for the Group's operations following the relocation to Johor, the Board is of the view that it is in the best interest of the Company and its shareholders to dispose of the Property. Though the disposal, the Group will be able to monetise the value of the Property and unlock further value for the Group, consistent with an asset-light strategy.

6. USE OF PROCEEDS

The Company intends to utilise the net proceeds received from the Proposed Disposal of the Property for general working capital requirements of the Group.

7. FINANCIAL EFFECTS OF THE PROPOSED DISPOSAL

The *pro forma* financial effects of the Proposed Disposal on the Group as set out below are for illustrative purposes only and are not intended to reflect the actual future financial performance or position of the Group immediately after completion of the Proposed Disposal. They are prepared based on the latest audited consolidated financial statements of the Group for FY2025, and are subject to the following key assumptions:

(a) the Purchase Consideration is RM1,900,000 (equivalent to approximately S$607,715);

(b) the financial effect of the Proposed Disposal on the Group's consolidated net tangible assets ("**NTA**") per share in the capital of the Company is based on the assumption that the Proposed Disposal had been effected at the end of FY2025;

(c) the financial effect of the Proposed Disposal on the Group's consolidated loss per share ("**LPS**") of the Company is based on the assumption that the Proposed Disposal had been effected at the beginning of FY2025; and

(d) the expenses to be incurred in connection with the Proposed Disposal are estimated to be approximately RM50,000 (equivalent to approximately S$16,000).

NTA per share

As at 31 December 2025	Before the Proposed Disposal	After the Proposed Disposal
Consolidated NTA[(1)] attributable to equity holders of the Company (S$'000)	6,045	6,428
Number of shares	515,698,153	515,698,153
Consolidated NTA per share (S$ cents)	1.17	1.25

Note:

(1) NTA is computed based on total assets less total liabilities, non-controlling interests and intangible assets. Estimated gain on disposal of the Property, before deducting any expenses in relation to the Proposed Disposal, is approximately RM1,247,622 (equivalent to approximately S$399,052).

LPS

For FY2025	Before the Proposed Disposal	After the Proposed Disposal
Loss attributable to equity holders of the Company (S$'000)	(6,771)	(6,388)
Weighted average number of shares	503,884,454	503,884,454
Consolidated LPS (S$ cents)	(1.34)	(1.27)

8. RELATIVE FIGURES UNDER RULE 1006 OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED ("SGX-ST") LISTING MANUAL SECTION B: RULES OF CATALIST ("CATALIST RULES")

Catalist Rule	Bases	Relative Figure
Rule 1006(a)	Net asset value(1) of the assets to be disposed of, compared with the Group's net asset value(2)	14.28%(3)
Rule 1006(b)	Net profits(4) attributable to the assets acquired or disposed of, compared with the Group's net profits(4)	Not applicable(5)
Rule 1006(c)	Aggregate value of the consideration given or received, compared with the Company's market capitalisation based on the total number of issued shares excluding treasury shares	5.36%(6)
Rule 1006(d)	Number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue	Not applicable(7)
Rule 1006(e)	Aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the Group's proven and probable reserves	Not applicable(8)

Notes:

(1) Under Rule 1003(2) of the Catalist Rules, in determining the basis of valuation of any acquisition or disposal of assets other than shares, the value will be assessed by reference to the book value of the assets or, if a valuation has been carried out for the purpose of the acquisition or disposal, the market value of the assets.

(2) Under Rule 1002(3)(a) of the Catalist Rules, "net assets" means total assets less total liabilities.

(3) Computed based on the independent valuation of the Property as at 28 May 2026 of S$575,730 (details as set out under paragraph 3 above) against the Group's net asset value of S$4,033,000 as at 31 December 2025, pursuant to Rule 1003(2) of the Catalist Rules. For the avoidance of doubt, the relative figure under Rule 1006(a) would be 5.17%, computed based on the aggregate net asset value of the Property of S$208,663 as at 31 December 2025 against the Group's net asset value of S$4,033,000 as at 31 December 2025, pursuant to Rule 1002(3)(a) of the Catalist Rules.

(4) Under Rule 1002(3)(b) of the Catalist Rules, “net profits” is defined as profit or loss including discontinued operations that have not been disposed and before income tax and non-controlling interests.

(5) Not applicable as the Property is for the Group’s own use and thus does not generate any income or revenue.

(6) Computed based on the Purchase Consideration of RM1,900,000 (equivalent to approximately S$607,715) against the Company’s market capitalisation of approximately S$11,345,359, which is determined by multiplying the Company’s existing issued share capital of 515,698,153 shares (excluding treasury shares) with the volume weighted average price of S$0.022 per Share on 15 July 2025, being the last full market day on which trades were recorded on Catalist of the SGX-ST immediately preceding the date of suspension of trading in the Company’s shares.

(7) Rule 1006(d) of the Catalist Rules is not applicable as this relates to a disposal.

(8) Rule 1006(e) of the Catalist Rules is not applicable as the Company is not a mineral, oil and gas company.

As the relative figures computed under Rule 1006(a) and Rule 1006(c) of the Catalist Rules exceed 5% but does not exceed 50%, the Proposed Disposal of the Property constitutes a “discloseable transaction” under Chapter 10 of the Catalist Rules and no shareholders’ approval is required at a general meeting.

9. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

None of the Directors or substantial shareholders of the Company and their respective associates has any interest, direct or indirect, in the Proposed Disposal other than through their respective shareholdings (if any) in the Company.

10. SERVICE CONTRACTS

No person will be appointed as a Director to the Board in connection with the Proposed Disposal. Accordingly, no service contract in relation thereto will be entered into between the Company and any such person.

11. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the registered office of the Company at 1003 Bukit Merah Central, #01-10, Inno Centre, Singapore 159836, during normal office hours, for a period of three (3) months commencing from the date of this announcement:

(a) the LOI;

(b) the Valuation Report; and

(c) the audited consolidated financial statements of the Group for FY2025.

12. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this announcement constitutes full and true disclosure of all material facts about the Proposed Disposal, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this announcement misleading. Where information in this announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this announcement in its proper form and context.

13. GENERAL

Shareholders of the Company are advised to exercise caution when dealing in the Company's securities as the Proposed Disposal is subject to certain conditions (including, but not limited to, the execution of the SPA) and there is no certainty or assurance as at the date of this announcement that the Proposed Disposal will be completed or the terms of the Proposed Disposal will remain the same. Further announcement(s) will be made as appropriate when there are material developments to the Proposed Disposal.

Shareholders of the Company are advised to read this announcement and any further announcements by the Company carefully. When in any doubt, shareholders of the Company are advised to seek independent advice from their stockbroker, bank manager, accountant, solicitor or any other professional adviser.

BY ORDER OF THE BOARD

Dr Liu Shen
Executive Director
30 June 2026

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*This announcement has been reviewed by the Company's sponsor, ZICO Capital Pte. Ltd. (the "**Sponsor**").*

*This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

The contact person for the Sponsor is Ms. Goh Mei Xian, ZICO Capital Pte. Ltd. at 77 Robinson Road, #06-03 Robinson 77, Singapore 068896, telephone (65) 6636 4201.