

PRESS STATEMENT/ SIARAN AKHBAR

(FOR IMMEDIATE RELEASE)

BWYS TO UNLOCK VALUE WITH RM67.0 MILLION DISPOSAL OF INDUSTRIAL PROPERTIES IN BANTING, SELANGOR

Seberang Perai, 1 August 2025 – Sheet metal products manufacturer and scaffoldings supplier, BWYS Group Berhad (“**BWYS**” or the “**Group**”) (“**億成集团**”), has entered into a sale and purchase agreement (“**SPA**”) with Yusin Machinery (Malaysia) Sdn Bhd (“**Purchaser**” or “**Yusin**”) for the proposed disposal of industrial properties (“**Properties**”) in Banting, Selangor for a total cash consideration of RM67.0 million (“**Proposed Disposal**”).

The Properties, located at Kawasan Perindustrian Olak Lempit, Banting, Selangor, sit on a developed industrial land spanning approximately 339,386 square feet (“**sqft**”) and comprise three blocks of four-storey office buildings, three blocks of single-storey detached factory buildings, and an ancillary building.

The Proposed Disposal is expected to result in a gain of approximately RM33.8 million to the Group, which will be recognised in the next financial year ending 31 December 2026.

Managing Director of BWYS, Mr. Kang Beng Hai (江鳴海先生) said, “We acquired these properties in January 2019 for RM28.0 million. The current offer presents a timely opportunity to unlock meaningful value from our investment. The proceeds from will be applied towards supporting our ongoing operations and enhancing overall business efficiency. This move allows us to reallocate resources in a way that aligns with our broader business strategy, ensuring we remain well-positioned to capture opportunities and sustain our growth momentum in the coming years.”

Of the RM67.0 million in proceeds, RM37.9 million will be allocated toward the repayment of bank borrowings, which is expected to generate annual interest savings of approximately RM1.1 million for the Group. RM24.0 million will be utilised for raw



material purchases and operational expenses, while the remaining RM5.1 million has been earmarked for estimated expenses related to the Proposed Disposal.

The Proposed Disposal is expected to be completed in the first quarter of 2026, subject to shareholders' approval at an extraordinary general meeting (“**EGM**”) to be convened and relevant regulatory approvals.

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About BWYS Group Berhad

BWYS, via its subsidiaries, is principally involved in the manufacturing of sheet metal products and supply of scaffoldings. It also engages in the trading of steel materials and steel related products. This diverse product portfolio enables BWYS to serve the building construction as well as warehousing and storage industries. BWYS has eight operational facilities throughout Malaysia, with its head office, warehouse and manufacturing facility in Penang, and other operational facilities in Penang, Selangor, Johor, Kelantan, Sarawak and Sabah. BWYS' geographical reach extends beyond the domestic market, with exports to the United States and other countries including Singapore, Australia, the Philippines, United Arab Emirates, India, Bangladesh and Canada.

For more information, please visit <https://bwysgroup.com/>

Released on behalf of BWYS Group Berhad by Capital Front Investor Relations.

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