



EkoVest Berhad
Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

Notes to the Interim Financial Report (4th Quarter - 30 June 2021)

A1 Basis of Preparation

The condensed interim financial statements are unaudited and have been prepared in compliance with the Malaysian Financial Reporting Standards ('MFRS') 134: Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad. The condensed interim financial statements should be read in conjunction with the Group's annual reports and financial statements for the year ended 30 June 2020.

1.1 Changes in Accounting Policies

The significant accounting policies, methods of computation and basis of consolidation adopted are consistent with those of the most recent audited financial statements for the year ended 30 June 2020, except for the adoption of the following Amendments to MFRSs and IFRIC Agenda Decision that are effective for the Group from 1 July 2020:

Amendments to MFRSs	Amendments to References to the Conceptual Framework in MFRS Standards
Amendments to MFRS 3	Definition of a Business
Amendments to MFRS 101 and MFRS 108	Definition of Material
Amendments to MFRS 9, MFRS 139 and MFRS 7	Interest Rate Benchmark Reform
Amendment to MFRS 16	Covid-19-Related Rent Concessions
IFRIC Agenda Decision	Over Time Transfer of Constructed Good (IAS 23 Borrowing Costs)

Other than IFRIC Agenda Decision on Over Time Transfer of Constructed Good (IAS 23 Borrowing Costs), the adoption of the above Amendments to MFRSs does not have significant impact on the financial position and financial performance of the Group nor any of the Group's significant accounting policies.



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1.1 Changes in Accounting Policies (Cont'd)

IFRIC Agenda Decision on Over Time Transfer of Constructed Good (IAS 23 Borrowing Costs)

In March 2019, the IFRS Interpretations Committee published an agenda decision on IAS 23 Borrowing Costs (MFRS 123 Borrowings Costs) relating to over time transfer of constructed good. It is concluded that receivables, contract assets and inventory (work-in-progress) for unsold units under construction for which revenue is recognised over time are not qualifying assets under IAS 23 (MFRS 123). The Malaysian Accounting Standards Board has announced that an entity shall apply the change in accounting policy as a result of the agenda decision to financial statements of annual periods beginning on or after 1 July 2020. The Group has changed its accounting policy pursuant to the agenda decision on 1 July 2020 and applied the requirements on accounting policy change in MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors.

The effects of change of accounting policy are as below:

**Group
 Statements of Comprehensive Income for the year ended 30 June 2020**

	As previously reported RM'000	Prior year adjustments RM'000	As restated RM'000
Cost of sales	993,258	149	993,407
Finance Cost	174,698	208	174,906
	=====	=====	=====

**Group
 Statements of Financial Position for The Year Ended 30 June 2020**

	30 June 2020 RM'000	Changes RM'000	1 July 2020 RM'000
Non-current assets			
Deferred tax assets	15,406	2,536	17,942
	=====	=====	=====
Current assets			
Property development costs	344,115	(11,727)	332,388
	=====	=====	=====
Equity			
Reserves	1,355,665	(8,560)	1,347,105
	=====	=====	=====



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1.1 Changes in Accounting Policies (Cont'd)

**Group
 Statements of Comprehensive Income for the year ended 30 June 2019**

	As previously reported RM'000	Prior year adjustments RM'000	As restated RM'000
Cost of sales	878,898	(7,200)	886,098
Finance Cost	204,146	108	204,254
	=====	=====	=====

**Group
 Statements of Financial Position for The Year Ended 30 June 2019**

	30 June 2019 RM'000	Changes RM'000	1 July 2019 RM'000
Non-current assets			
Deferred tax assets	13,163	1,752	14,915
	=====	=====	=====
Current assets			
Property development costs	346,504	(11,456)	335,048
	=====	=====	=====
Equity			
Reserves	1,334,119	(31,609)	1,302,510
	=====	=====	=====

A2 Audit Report

The preceding annual financial statements of the group were not qualified.

A3 Seasonal or Cyclical Factors

Although seasonal or cyclical changes have minimal impact on the operations of the Group, the business is nevertheless susceptible to the vagaries of the construction and property development industries.



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A4 Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter and three months ended 30 June 2021.

A5 Changes in the Estimates of Amount Reported Previously With Material Effect in Current Interim Period

Not applicable.

A6 Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter under review.

A7 Dividend

The shareholders have on 27 November 2020 approved the payment of a first and final single tier dividend of 0.5 sen per ordinary share amounting to RM13,479,140 for the financial year ended 30 June 2020. The said dividend was paid on 08 December 2020 to members whose name appear in the Record of Depositors on 30 November 2020.

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A8 Segmental Information

Segmental information is presented in respect of the Group's business segment. Transactions between segments were entered into in the normal course of business and were established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

	INDIVIDUAL PERIOD			CUMULATIVE PERIOD		
	Current Year Quarter (Unaudited)	Preceding Year Corresponding Quarter (Restated)		Current Financial Year (Unaudited)	Preceding Financial Year (Restated)	
	30/06/2021 RM'000	30/06/2020 RM'000	Changes %	30/06/2021 RM'000	30/06/2020 RM'000	Changes %
<u>Revenue</u>						
Construction operations	294,747	168,792	74.62	1,088,440	1,049,475	3.71
Property development	(2,962)	2,942	(200.68)	11,380	30,731	(62.97)
Toll operations	47,967	20,824	130.34	154,660	154,205	0.30
Plantation	30,134	-	NM	66,200	-	NM
Investment holding and others	6,282	250	2,412.80	32,715	33,870	(3.41)
Total	376,168	192,808	95.10	1,353,395	1,268,281	6.71
<u>Gross profit</u>						
Construction operations	123,421	24,613	401.45	250,555	138,857	80.44
Property development	(4,367)	15,806	(127.63)	(1,481)	24,056	(106.16)
Toll operations	31,091	2,906	969.89	109,772	104,819	4.73
Plantation	7,501	-	NM	17,632	-	NM
Investment holding and others	201	(2,550)	(107.88)	6,507	7,142	(8.89)
Total	157,847	40,775	287.12	382,985	274,874	39.33

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A8 Segmental Information (Cont'd)

	INDIVIDUAL PERIOD			CUMULATIVE PERIOD		
	Current Year Quarter (Unaudited)	Preceding Year Corresponding Quarter (Restated)		Current Financial Year (Unaudited)	Preceding Financial Year (Restated)	
	30/06/2021 RM'000	30/06/2020 RM'000	Changes %	30/06/2021 RM'000	30/06/2020 RM'000	Changes %
Other income	26,491	1,676	1480.61	39,176	96,748	(59.51)
Administrative and general expenses	(103,518)	(47,691)	117.06	(170,267)	(134,671)	26.43
Negative goodwill	59,883	-	NM	59,883	-	NM
Share of result of associate	1,752	(2,845)	(161.58)	1,752	(2,788)	(162.84)
Share of result of joint venture	(816)	816	(200.00)	(816)	816	(200.00)
<u>Profit before interest and tax</u>	141,639	(7,269)	(2,048.53)	312,713	234,979	33.08
Interest income	836	-	NM	11,101	30,634	(63.76)
Interest expense	(54,938)	(38,093)	44.22	(199,071)	(174,906)	13.82
<u>Profit before tax</u>	87,537	(45,362)	(292.97)	124,743	90,707	37.52

NM – Not meaningful

A9 Revaluation of Property, Plant and Equipment

There were no amendments in the valuation amount of revalued assets brought forward to the current quarter ended compared to most recent annual financial statements.



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A10 Material Subsequent Event

Save for those disclosed in Note B11 on the status of Corporate Exercises, there were no other material events subsequent to the end of the current quarter.

A11 Changes in Composition of the Group

The Company's equity interest in PLS has increased from 32.84% to 80.15% and subsequently reduced to 73.08% as a result of the followings:

- (a) the acquisition of an aggregate of 89,144,200 ordinary shares in PLS Plantations Berhad ("PLS") (24.54%) and 7,087,100 warrants issued by PLS (4.35%) from related parties, namely Limbongan Resources Sdn Bhd, Tan Sri Datuk Seri Lim Keng Cheng and Lim Seong Hai Holdings Sdn Bhd, for a total cash consideration of RM85,750,055 at RM0.95 per PLS Share and RM0.15 per PLS Warrant, completed on 30 October 2020;
- (b) the resultant mandatory general offer to acquire all the remaining PLS Shares not already held by EkoVest including any new PLS Shares that may be issued and allotted prior to the closing date of the offer arising from the exercise of any of the PLS Warrant and all the remaining PLS Warrants not already held by EkoVest for a cash offer price of RM0.95 per Offer Share and RM0.15 per Offer Warrant respectively, completed on 11 December 2020; and
- (c) on 22 January 2021, PLS undertake a private placement of up to 10% of the total number of issued shares, the proposed placements were completed in different tranches and listed on Main Market of Bursa Securities on 26 January 2021, 29 January 2021 and 8 February 2021.

Other than the above, there were no changes in the composition of the Group during the quarter under review.

A12 Contingent Liabilities

There were no changes in contingent liabilities subsequent to the quarter and year ended 30 June 2021.



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A13 Capital Commitments

Capital commitments of the Group as at 30 June 2021 are as follows –

RM '000

Approved and contracted for capital expenditure in respect of :

- concession assets

573,890

A14 Significant Related Party Transactions

The Group has significant related party transactions with companies in which certain directors of the Company have interests, as follows:

12 months ended

30 June 2021

RM'000

**With company in which certain
Directors of the Company, have interests:**

Besteel Engtech Sdn Bhd

22,656

Knusford Construction Sdn Bhd

87,807

Knusford Lanscape Sdn Bhd

1,371

Knusford Marketing Sdn Bhd

12,316

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Notes to the Interim Financial Report (4th Quarter - 30 June 2021)

B1 Financial Review

Financial review for current quarter

	Individual Period (4 th Quarter)		Changes	
	Current Year Quarter (Unaudited)	Preceding Year Corresponding Quarter (Restated)	RM'000	%
	30/06/2021 RM'000	30/06/2020 RM'000		
Revenue	376,168	192,808	183,360	95.10
Gross profit	157,847	40,775	117,072	287.12
Profit / (Loss) before interest and tax	141,639	(7,269)	148,908	(2048.53)
Profit / (Loss) before tax	87,537	(45,362)	132,899	292.97
(Loss) after tax	(2,318)	(66,409)	(64,091)	(96.51)
(Loss) attributable to owners of the Company	(2,658)	(53,524)	50,866	(95.03)

Current quarter (“4Q 2021”) against preceding year corresponding quarter (“4Q 2020”)

For the 4Q 2021, the Group registered a revenue of RM376.168 million and profit before tax of RM87.537 million as compared to revenue of RM192.808 million and loss before tax of RM45.362 million reported in the 4Q 2020. The new plantation segment has also contributed to the increase in the profit before tax for the current quarter as the completion of the acquisition of PLS was on 30 October 2020.

The performance of the respective operating business segments for the 4Q 2021 under review as compared to the 4Q 2020 is analysed as follow:

Construction operations

The construction sector reported a higher revenue of RM294.747 million for the 4Q 2021 as compared to RM168.792 in 4Q 2020. The gross profit has also increased from RM24.613 million in 4Q 2020 to RM123.421 million in 4Q 2021. The revenue in 4Q 2020 was much lower due to lesser construction work as a result of the initial Movement Control Order (MCO) which was implemented on 18 March 2020. There were suspension of work during the MCO and the manpower and supply chain were disrupted which resulted in a lower revenue for 4Q 2020. We have since adjusted to the current norm while complying to the new SOPs procedures at the construction site.



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B1 Financial Review (cont'd)

Property development

The property development segment has reported a negative revenue of RM2.962 million for this current quarter as compared to preceding year corresponding quarter of RM2.942 million. This is in relation to the buyback cost incurred on the sold units for a property development project where in the Company has resubmitted for a new development order due to a change in the design. A relaunched of this property development project is targeted in FYE 2022.

Toll operations

The toll operations sector registered a higher revenue of RM47.967 million in 4Q 2021 as compared to RM20.824 million in 4Q 2020. There is an increase of approximately 130.34% in the toll revenue as compared to 4Q 2020 as the initial implementation of the MCO resulted in a drop in traffic volume. As a result of the increased revenue, the sector reported a higher gross profit of RM31.091 million in 4Q 2021 as against RM2.906 million in 4Q 2020.

Plantation

With the completion of the acquisition of PLS on 30 October 2020, the Group has a new plantation segment which reported a revenue of RM30.134 million and a gross profit of RM7.501 million. The revenue were mainly contributed from its oil palm plantation and durian plantation, contract farming and manufacturing and trading divisions.

Investment holding and others

The revenue for the current quarter increased from RM0.250 million in 4Q 2020 to RM6.282 million in 4Q 2021 mainly due to the increase in both the revenue for EkoCheras Shopping Mall and the food and beverage activities. In the 4Q 2020, the Company only recorded a revenue of RM0.250 million due to the rental rebates that were given in the initial implementation of MCO for the tenants of EkoCheras Mall. While the food and beverage activities were closed to comply with the SOP's procedures. These has badly affected our F & B activities during the 4Q 2020. As for the 4Q 2021, the revenue has increased due to lesser rental rebates were given consequence on the recovery phases implemented for the tenants of EkoCheras Mall.

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B1 Financial Review (cont'd)

Financial review for financial year to date

	Cumulative Period		Changes	
	Current Year To- Date (Unaudited)	Preceding Year Corresponding Period (Restated)		
	30/06/2021 RM'000	30/06/2020 RM'000	RM'000	%
Revenue	1,353,395	1,268,281	85,114	6.71
Gross profit	382,985	274,874	108,111	39.33
Profit before interest and tax	312,713	234,979	77,734	33.08
Profit before tax	124,743	90,707	34,036	37.52
Profit after tax	19,446	28,743	(9,297)	(32.35)
Profit attributable to owners of the Company	43,394	47,448	(4,054)	(8.54)

Current year to date (“YTD 2021”) against preceding year corresponding period (“YTD 2020”)

For the YTD 2021, the Group registered a revenue of RM1,353.395 million and profit before tax of RM124.743 million as compared to the revenue of RM1,268.281 million and profit before tax of RM90.707 million reported in YTD 2020. The increase in the revenue and profit before tax for the current financial year are mainly due to the recovery in the different phases introduced by the government to boost economic activities. Furthermore, as compared to the preceding year there is a new plantation segment in the Group which has contributed to the increase in both the revenue and profit before tax.

The performance of the respective operating business segments for the YTD 2021 under review as compared to the YTD 2020 is analysed as follows:

Construction operations

The construction sector reported a higher revenue of RM1,088.440 million for the YTD 2021 as compared to RM1,049.475 million in YTD 2020. The increase in the revenue was mainly due to higher construction contribution from the Duke Phase 3 project which have since adjusted to the current norm while complying to the new SOP's procedures during the various MCOs implementation at the construction sites. In the preceding year, the implementation of the various SOP since the total lock down has resulted in slower construction progress. However, with the current new SOP introduced which allows for full operation of the construction sites (provided 100% of workers are vaccinated) has improved the construction progress.



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B1 Financial Review (cont'd)

Financial review for financial year to date

Property development

The property development segment for the YTD 2021 reported a lower revenue of RM11.380 million as compared to a revenue of RM30.731 million in the preceding year to date. The sales of the completed properties were badly affected by the COVID-19 pandemic with the partial lockdown which started in the 2nd quarter of our FYE 2021 and further extended to end of March 2021. As a result of the decreased revenue, the property segment reported a gross loss of RM1.481 million in YTD 2021 as against RM24.056 million in YTD 2020.

Toll operations

The toll operations sector registered a revenue of RM154.660 million in YTD 2021 as compared to RM154.205 million in YTD 2020. There is a slight increase of approximately 0.30% in the toll revenue due to the various recovery phases implementation leading to the monthly fluctuation in the traffic volume for the entire twelve months in YTD 2021 as compared to YTD 2020. This sector recorded an increase in the gross profit for YTD 2021 of RM109.772 million as against RM104.819 million in YTD 2020 due to the better financial management of the highway.

Plantation

With the consolidation of PLS as a subsidiary of the Group in the 2Q 2021, the Group has a new plantation segment which reported a revenue to RM66.200 million and a gross profit of RM17.632 million. The revenue were mainly contributed from its oil palm plantation and durian plantation, contract farming and manufacturing and trading divisions.

Investment holding and others

Revenue for YTD 2021 decreased from RM33.870 million to RM32.715 million mainly due to the decrease in the revenue from the food and beverage related activities and rental income from the EkoCheras Mall as compared to YTD 2020. Correspondingly, this segment reported a lower gross profit of RM6.507 million as compared to gross profit of RM7.142 million for YTD 2020.

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B2 Comparison with preceding quarter results

Financial review for current quarter compare with immediate preceding quarter

	Current Quarter (Unaudited)	Immediate Preceding Quarter (Unaudited)	Changes	
	30/06/2021	31/03/2021		
	RM'000	RM'000	RM'000	%
Revenue	376,168	304,511	71,657	23.53
Gross profit	157,847	80,463	77,384	96.17
Profit before interest and tax	141,639	62,373	79,266	127.08
Profit before tax	87,537	13,224	74,313	561.96
(Loss) / Profit after tax	(2,318)	13,758	(16,076)	(116.85)
(Loss) / Profit attributable to owners of the Company	(2,658)	27,544	(30,202)	(109.65)

The Group recorded a revenue of RM376.168 million and profit before tax of RM87.537 million in the current quarter as compared to revenue of RM304.511 million and profit before tax of RM13.224 million in the immediate preceding quarter.

In the current reporting quarter, the Group reported higher revenue mainly due to higher contribution from construction, toll operations and plantation segment as compared to the immediate preceding quarter. These are mainly due to the recovery phases implementation which has increased the progress of the construction work and also increased the traffic volume for this current reporting quarter. The plantation division has also contributed a higher revenue from its oil palm plantation with the increase in the average selling price realised for Fresh Fruit Bunches (FFB) for the month of April 2021 to June 2021.

A loss before tax of RM2.318 million was reported in the current quarter despite a higher profit before tax as compared to the immediate preceding quarter mainly due to the reversal of the deferred tax assets recognized in prior years arising from unabsorbed business losses under Section 44(5F) of the Income Tax Act, with the imposition of a 7-year limitation on carried forward losses and no longer carried forward indefinitely.



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B3 Prospects

As part of our strategy to transform EkoVest into a larger listed conglomerate with a portfolio of diversified businesses, our presence in PLS following the completion of the unconditional mandatory general offer to acquire all the remaining PLS shares and warrants not held by EkoVest on 11 December 2020 has enabled us to venture into the management and operation of oil palm and forest plantations as well as in durian plantation, production, distribution and related businesses. This is in line with the long-term strategy of expanding and diversifying into other businesses to reduce dependency and reliance on our existing businesses in construction, property development and toll operations.

The Board remained optimistic in delivering positive financial results and expects the new plantations segment, ongoing construction of SPE, the toll revenue and the sales of completed properties to contribute positively to the Group's revenue and earnings for the new financial year 2022. The Company is continuously working closely with Government on various infrastructure projects which has been proposed to the Government. The Board is hopeful that the Company is able to secure some of these projects and the Board will continue to review the financial impact and monitor any opportunity to launch new Property Development project for the Group.

B4 Forecast/Profit Guarantee

There is no profit guarantee or financial forecast for the current quarter and for the year.

B5 Taxation

	Current quarter ended 30 June 2021	12 months ended 30 June 2021
	RM '000	RM '000
Malaysian taxation		
- current	29,890	53,844
- deferred	59,965	51,454
	<u>89,855</u>	<u>105,298</u>

The effective tax rate is higher than statutory tax rate mainly due to the losses incurred by certain subsidiaries and certain expenses not being deductible for tax purposes. The deferred tax expense is mainly due to the reversal of deferred tax assets recognized in prior years from unabsorbed business losses pursuant to Section 44(5F) of the Income Tax Act, wherein a 7-year limitation on carried forward losses is imposed.

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B6 Group Borrowings

Current Liabilities	30 JUNE 2021 (Unaudited) RM '000	30 JUNE 2020 (Audited) RM '000
Bank overdraft		
-secured	37,811	21,628
-unsecured	1,429	1,151
Bank Term Loans-secured	52,081	15,954
Medium term notes	80,000	50,000
Revolving credit-secured	478,580	532,125
	649,901	620,858
	649,901	620,858
Non-current Liabilities	30 JUNE 2021 (Unaudited) RM '000	30 JUNE 2020 (Audited) RM '000
Bank Term Loans-secured	407,793	187,826
Islamic medium term notes	5,349,370	5,380,483
	5,757,163	5,568,309
	5,757,163	5,568,309

The Group's total borrowings as compared to the preceding year has increased mainly due to the consolidation of PLS's borrowings in the current financial year June 2021.

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B7 Material Litigation

Save as disclosed below as at 30 June 2021, neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant and the Board are not aware and do not have any knowledge of any proceedings, pending or threatened against the Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Company and its subsidiaries :

- (i) A dispute arose between our Company (“**Plaintiff**”) and Shapadu Construction Sdn Bhd (“**Shapadu**”) or (“**Defendant**”) in respect of five (5) packages of sub-contract work under the New North Klang Straits Bypass Highway Project (“**Project**”). The holding company of the Defendant i.e. Lebuhraya Shapadu Sdn Bhd (“**Lebuhraya Shapadu**”), is the employer of the Project.

Our claims against the Defendant are, inter alia, the following:

- (a) the sum of RM29,558,720.93 on quantum meruit for loss and damage under the sub-contract; and/or alternatively; and
- (b) the sum of RM7,459,356.15 being the uncertified value of work done and the sum of RM8,217,960.68 being retention monies in respect of work executed and the value of goods and material delivered under the sub-contract.

The Defendant's counter claims against our Company are, *inter alia*, the following:

- (aa) the sum of RM33,010,000.00 allegedly being the liquidated ascertained damages (“**LAD**”) due to the Defendant;
- (bb) the sum of RM30,700,000.00 being the LAD due to Lebuhraya Shapadu;
- (cc) the sum of RM2,008,868.93 as an indemnity for failure to carry-out and maintain the work;
- (dd) the sum of RM22,189,859.75 as an indemnity for the cost of completion;
- (ee) the sum of RM8,298,455.65 as indemnity for damages suffered by Lebuhraya Shapadu in completing the work; and
- (ff) the sum of RM2,006,101.39 as an indemnity for the loss and expense suffered by Lebuhraya Shapadu.

On 1 August 2000, we issued a notice to arbitrate and the hearing of the arbitration commenced on 14 August 2006. Both the Plaintiff and Defendant have closed their cases and the hearing for the arbitration was adjourned to a date to be fixed. The arbitration proceeding was kept in abeyance pending settlement of the dispute. The Company was recently notified by the arbitrator that the arbitrator has closed the file and destroyed all documents in respect of the arbitration. On that premises, Shapadu's arbitration case is deemed closed.



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B7 Material Litigation (cont'd)

- (ii) On 3 July 2018, EkoVest Construction Sdn Bhd (“ECSB”), a wholly-owned subsidiary of our Company, had initiated an arbitration proceeding against Samling Resources Sdn Bhd (“SRSB”) by serving a Notice of Arbitration on SRSB. Thereafter, ECSB had on 2 July 2019 filed a Statement of Case to claim against SRSB based on the following:
- (a) wrongful termination of the joint venture and shareholders’ agreement dated 6 January 2017 entered into between ECSB and SRSB to jointly undertake the development and upgrading of the Pan Borneo Highway in the state of Sarawak, Malaysia for work package contract WPC-02 (Semantan to Sg. Moyan Bridge + KSR Interchanges) (“**Highway Project**”);
 - (b) misrepresentation by SRSB to ECSB, in order to induce ECSB into performing tasks, duties and responsibilities of SRSB prior to the submission of the tender; the procurement of the Highway Project from Lebuhraya Borneo Utara Sdn Bhd (“**LBUSB**”), the project delivery partner for the Highway Project; and managing the Highway Project and all its ensuing duties and tasks;
 - (c) failure to expeditiously and diligently make the necessary applications for the approvals from LBUSB for the sub-contract of the Highway Project to Samling – EkoVest JV Sdn Bhd, a special purpose vehicle incorporated by ECSB and SRSB to undertake the development and upgrading of the Highway Project (“**JV Company**”); and
 - (d) in the alternative, failure to take any step to compel LBUSB to consent to the sub-contract of the Highway Project to the JV Company, which should not have been unreasonably withheld,

in which ECSB claims for general damages, interest and costs to be determined by the arbitrator (“**Arbitration Proceedings**”).

The hearing in relation to the Arbitration Proceeding which was fixed from 29 September 2020 to 2 October 2020 were vacated following the order of the Court as detailed in item (ii) below.

- (iii) On 3 February 2020, our Company and ECSB were served by the solicitors of SRSB with a Writ of Summons and Statement of Claim dated 31 January 2020 (“**Claim**”) alleging that our Company and/or ECSB:
- (a) were negligent in their representation and/or assurances with regards to the technical advice and support and profit margin for the Highway Project;



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- (b) failed, neglected and/or omitted to discharge their responsibilities with due care and diligence in the implementation and execution of the Highway Project;
- (c) acted in breach of their fiduciary duties owed to SRSB, including inter alia, the duties under common law and equity; and/or
- (d) breached and misrepresented in respect of the sub-contractors that were selected, recommended and appointed to carry out the sub-contract works of the Highway Project.

SRSB as plaintiff is claiming against our Company and ECSB as defendants jointly and severally for:

- general damages;
- interest at the rate of 5% per annum pursuant to Section 11 of the Civil Law Act 1956 or at such rate and from such date as the court deems fit and proper until the date of judgement;
- interest at the rate of 5% per annum from the date of judgement until the date of full and final settlement;
- costs; and
- such further and/or other relief as the court deems fit and proper.

ECSB and our Company had on 13 February 2020 and 14 February 2020 respectively filed our/its application for a stay of proceedings of the Claim pending the Arbitration Proceeding ("**Stay Applications**"). The hearing of the Stay Applications was held on 13 July 2020 wherein the High Court Judge (a) dismissed the Company's application for a stay of proceedings; and (b) allowed ECSB's application for a stay of proceedings but imposed a condition that the arbitration between ECSB and SRSB shall only proceed after the resolution of SRSB's claim against the Company at Kuala Lumpur High Court.

On 25 August 2020, the Company has filed its notice of appeal to appeal against the decision of the High Court that dismissed the Company's Stay Application ("**Company's Appeal**"), and ECSB had also filed its notice of appeal to appeal partly against the condition imposed by the High Court when allowing ECSB's Stay Application. Both the appeals are now fixed for hearing on 25 November 2021 at the Court of Appeal.

The Company and ECSB have been advised that the Company's Stay Application and also the ECSB's Stay Application should be allowed given that the matters to be decided in the aforementioned proceedings are one of the same and that any contradiction in the decisions arising therefrom would unfairly prejudice one party's claim against each other.



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The Company had on 2 September 2020 also filed the application for a stay of proceedings pending the disposal of the Company's Appeal. After having instructed the parties to present their submissions, the High Court Judge had on 13 November 2020 dismissed the Company's application for a stay of proceedings pending the disposal of the Company's Appeal with costs of RM4,000 to be paid to SRSB, and proceeded to fix the trial for SRSB's claim against the Company on 31 May 2021, 9 June 2021, 10 June 2021, 14 July 2021, 15 July 2021 and 16 July 2021 (collectively, "**High Court Proceedings**").

On 5 February 2021, the Company filed a motion at the Court of Appeal to apply to stay the High Court Proceedings pending the Company's Appeal. The said motion was heard on 27 April 2021 and the Court of Appeal had allowed the Company's motion (i.e. the trial dates fixed for SRSB's High Court Proceedings were vacated).

On the above matter as a whole, our solicitors are of the opinion that, notwithstanding that the maximum exposure to liabilities and amount of damages, interest and costs pursuant to the Claim cannot be ascertained at this juncture, ECSB has a fair chance of success in the Arbitration Proceeding and the Company has a fair chance of success in the defence to the Claim brought by SRSB as they have failed to expeditiously and diligently make the necessary applications for the approvals from LUSB for the sub-contract of the Highway.

- (iv) On 7 October 2019, ECSB was served by the solicitors of SRSB with a Statement of Claim of the Defendant against the Third Party ("**Third Party Proceeding**").

SRSB is claiming that in the event it is held liable to Greenland Knusford Construction Sdn Bhd ("**GKCSB**") pursuant to the legal proceeding commenced by GKCSB to claim for loss and damage amounting to RM22,537,460.63 arising from alleged fraudulent, negligent representations, misstatements and/or alleged wrongful termination of GKCSB's employment by SRSB ("**Primary Proceeding**"), then SRSB is entitled to claim in this Third Party Proceeding against ECSB, for declaratory relief and consequential order for the following:

- (a) costs incurred by SRSB in defending the Primary Proceeding;
- (b) costs of the Third Party Proceeding;
- (c) interests;
- (d) indemnity; and/or
- (e) contribution in respect of GKCSB's claim in the Primary Proceeding as may be awarded by the court.

The pleadings in respect of the Third Party Proceeding have closed and was fixed for further case management on 15 July 2020.



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On 19 December 2019, SRSB filed an application under Order 14A of the Rules of Court 2012 (“**O. 14A Application**”) for determination of six questions of law and for several consequential orders, including (a) that in the event the questions are determined in SRSB’s favour, the claim of GKCSB against SRSB be struck out and/or dismissed, and (b) until the determination of the said questions, all proceedings in this matter be stayed. The case management for this O.14A application was also fixed on 15 July 2020.

On 15 July 2020, the High Court directed for the O. 14A Application to be heard first, and that parties are to comply with the directions for submissions.

Upon having heard the parties on their submissions, the High Court had on 3 September 2021 dismissed the O.14A Application with cost of RM15,000.00 to the GKCSB. SRSB then informed the Court that it will be applying to stay the instant proceedings on the grounds that SRSB will be appealing against the decision of the O.14A Application. The Court directed for SRSB to file a formal application for stay and further directed that no hearing date will be fixed for other interlocutory applications pending the stay application.

We have sought the necessary legal advice on the above matter and our solicitors are of the opinion that SRSB has a good case in defending GKCSB’s claim in the Primary Proceeding on the basis that the allegation made by GKCSB is time barred pursuant to the limitation period of two years for tort under Item 19 of the Schedule of Sarawak Limitation Ordinance. As such, ECSB has good prospects to avoid liability to indemnify SRSB against the amount of loss and damage claimed by GKCSB.

Our Directors are of the opinion that the Third Party Proceeding is not expected to have material operational and financial impact on our Group.

B8 Dividend Declared

No final dividend has been declared for the current quarter and year ended 30 June 2021.



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B9 Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter 30 June 2021 (Unaudited)	Preceding year corresponding quarter 30 June 2020 (Restated)	Current year to-date 30 June 2021 (Unaudited)	Preceding year Corresponding Period 30 June 2020 (Restated)
(a) Basis earnings per share				
Net profit / (loss) attributable to owners of the Company (RM'000)	(2,658)	(53,524)	43,394	47,448
Weighted average number of ordinary share issue (‘000)	2,685,718	2,654,828	2,685,718	2,654,828
Basic earnings per ordinary share (sen)	(0.10)	(2.02)	1.62	1.79
(b) Diluted earnings per ordinary share (sen)	(0.10)	(2.02)	1.62	1.79

B10 Notes to the Statement of Profit or Loss and Other Comprehensive Income

	Current quarter ended 30 June 2021 RM ‘000	12 months ended 30 June 2021 RM ‘000
Profit before tax is stated after charging /(crediting) :		
Interest income	(836)	(11,101)
Other income including investment income	(26,491)	(39,178)
Interest expense	54,938	199,071
Depreciation and amortization	18,187	51,040
Negative goodwill	(59,883)	(59,883)



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B11 Corporate Exercises

B11 (a)

The Board of Directors of EkoVest Berhad ("**Board**"), had on 21 September 2016, announced our wholly-owned subsidiary, Nuzen Corporation Sdn Bhd ("**Nuzen**") had entered into a binding term sheet with Employees Provident Fund Board ("**EPF**") to dispose a 40% equity interest held in Konsortium Lebuhraya Utara-Timur (KL) Sdn Bhd ("**Kesturi**") to EPF.

On 8 November 2016, on behalf of the Board of Directors of EkoVest ("**Board**"), CIMB Investment Bank Berhad ("**CIMB**"), Astramina Advisory Sdn Bhd ("**Astramina**") and AmInvestment Bank Berhad ("**AmInvestment**") announced that Nuzen had entered into a conditional share sale agreement ("**SSA**") with EPF for the disposal of:

- (i) 3,440,400 ordinary shares of RM1.00 each in Kesturi, a wholly-owned subsidiary of Nuzen; and
- (ii) 18,000,000 redeemable preference shares of RM1.00 each in Kesturi,

which represents 40% of the issued and paid-up share capital of Kesturi, for a total cash consideration of RM1,130.0 million, subject to the terms and conditions contained in the SSA ("**Disposal**").

In addition, the Company proposes to undertake the following:

- (i) proposed share split involving the subdivision of every two (2) existing ordinary shares of RM0.50 each into five (5) ordinary shares of RM0.20 each in EkoVest held on an entitlement date to be determined and announced later ("**Share Split**"); and
- (ii) proposed amendments to the Company's Memorandum and Articles of Association to facilitate the implementation of the Share Split ("**Amendments**").

On 18 November 2016, it was announced that the applications relating to the Share Split have been submitted to Bursa Malaysia Securities Berhad ("**Bursa Securities**") and on 22 December 2016 announced that Bursa Securities resolved to approve the Share Split and listing of and quotation for up to 183,310,470 additional warrants arising from the adjustments to be made pursuant to the Share Split and up to 183,310,470 subdivided shares to be issued arising from the exercise of additional warrants, on the Main Market of Bursa Securities.

On 19 January 2017, the shareholders of the Company have approved the resolutions in respect of the Disposal, Share Split and Amendments.

The Disposal has been completed on 13 February 2017 and in accordance with the terms of the Share Sale Agreement, Nuzen and EPF have entered into the Shareholders' Agreement on 13 February 2017.

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
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B11 Corporate Exercises (cont'd)

B11 (a)

The status of utilisation of proceeds raised from the Proposed Disposal which was completed on 13 February 2017 are as follows:

Purpose	Gross Proceeds (RM '000)	Actual Utilisation (RM '000)	Balance (RM '000)	Deviation (RM '000)	Intended Timeframe for Utilisation
Repayment of borrowings	400,000	400,000	Nil	Nil	Within 6 months
Distribution to shareholders of Ekovest (<i>Note 1</i>)	Between 213,862 and 244,414	213,920	Nil	Nil	Within 6 months
Exit Payment	149,000	Nil	149,000	Nil	(<i>Note 2</i>)
General corporate and working capital	Between 325,168 and 355,720	355,662	Nil	Nil	Within 24 months
Estimated expenses for the Proposal	11,418	11,418	Nil	Nil	Within 6 months
	1,130,000	981,000	149,000		

Remarks :

The total cash consideration for this Proposed Disposal is RM1,130.0 million, which is payable in the following manner :

- (a) On the completion date, EPF shall pay to Nuzen the completion sum of RM921.0 million; and
- (b) Within 7 Business Days following the receipt by Nuzen of a copy of the CPC for Duke Phase-2, EPF shall pay to Nuzen the CPC payment of RM209.0 million, of which the Exit Payment of RM149.0 million is to be deposited into the Designated Accounts and Nuzen shall retain the Exit Payment and all Accrued Income.

Note (1) : The Proposed Distribution represents a cash dividend of RM0.25 per share. The Proposed Dividend has been paid on 8 March 2017 amounting to RM213.92 million. The actual amount paid to the shareholders of the Company is based on the Company's shares outstanding as the entitlement date.

Note (2) : Nuzen is entitled to the full legal and beneficial rights and title to the Exit Payment amounting to RM149.0 million and the Accrued Income but is obligated to retain the Exit Payment and the Accrued Income in the Designated Account. As at to-date, Nuzen has received the CPC Payment which includes the Exit Payment. Amount received to-date is RM1,130.0 million only.



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B11 Corporate Exercises (cont'd)

B11 (b)

On 25 April 2019, the Company had submitted an application to Bursa Securities in respect of the listing and quotation of up to 256,446,959 placement shares to be issued pursuant to the private placement of up to 10% of the total number of issued shares of EkoVest, on the Main Market of Bursa Securities which was subsequently approved on 29 April 2019.

The issue price for the first tranche of the private placement has been fixed on 6 May 2019 at RM0.83 per Placement Share ("First Tranche"). The First Tranche comprised up to 214,812,359 Placement Shares, calculated based on 10% of the total number of issued shares of EkoVest as at 3 May 2019. The issue price of RM0.83 per placement share represents a discount of approximately 7.12% to the five (5)-day volume weighted average market price of EkoVest Shares up to and including 3 May 2019.

On 16 May 2019, the First Tranche of the private placement comprising 214,800,000 placement shares has been completed following the listing and quotation of 214,800,000 placement shares on the Main Market of Bursa Securities. The proceeds raised from this First Tranche placement have been fully utilized according to the approved utilisation purposes.

The remaining placement shares not issued under the First Tranche will be issued in subsequent tranches within six (6) months from 29 April 2019, being the date of Bursa Securities' approval letter for the listing and quotation of the placement shares on the Main Market of Bursa Securities. Subsequently, Bursa Securities had vide its letter dated 23 October 2019, granted an extension of time until 29 April 2020.

On 4 May 2020, Bursa Securities had granted a further extension of time until 29 October 2020 for the Company to complete the implementation of the Private Placement. However, on 29 September 2020, the Company completed the second and final tranche of the Private Placement comprising 41,000,000 Placement Shares at RM0.51 per share for total consideration of RM20,910,000. This proceeds were raised for general working capital purposes.



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B11 Corporate Exercises (cont'd)

B11 (c)

On behalf of the Board of Directors of EkoVest ("Board"), RHB Investment Bank Berhad ("RHB Investment Bank") and Astramina Advisory Sdn Bhd ("Astramina") announced that Timur Terang Sdn Bhd ("TTSB"), a wholly-owned subsidiary of EkoVest, had on 21 November 2019, entered into the following agreements:

- (i) a conditional sale and purchase agreement with Iskandar Waterfront Holdings Sdn Bhd ("IWH") and EkoVest to acquire 17 parcels of freehold development land held under Title Nos. HSD 459 to HSD 475, Lot Nos. 3742 to 3758, all in the Mukim of Pulai, District of Johor Bahru, State of Johor, measuring approximately 30.49 hectares or 75.34 acres in aggregate from IWH for a total purchase consideration of approximately RM869.69 million which will be satisfied in the following manner:
 - (a) approximately RM849.89 million through the issuance of 849,887,600 ICPS at an issue price of RM1.00 per ICPS; and
 - (b) approximately RM19.80 million in cash ("Proposed Acquisition 1"); and
- (ii) a conditional sale and purchase agreement with IWH to acquire three (3) parcels of freehold development land held under Title Nos. GRN 90574, GRN 90575 and GM 1424, Lot Nos. 728, 729 and 4354 respectively, all in the Mukim of Pulai, District of Johor Bahru, State of Johor, measuring approximately 6.32 hectares or 15.61 acres in aggregate from IWH for a total purchase consideration of approximately RM180.20 million ("Purchase Consideration 2") which will be fully satisfied in cash.

In order to facilitate the issuance of the ICPS pursuant to the Proposed Acquisition 1, the Company also proposes to amend and/or include certain clauses in the existing Constitution of the Company.

The parties to the SPAs ("Parties") subsequently noted that there were discrepancies in the land area as stated in the issue documents of title to the Lands ("Land Titles") and those stated in the plans attached to the respective Land Titles. Accordingly, upon the receipt of subsequent clarification from the Land Registry, the Parties had on 10 January 2019 entered into two (2) supplemental agreements to vary certain terms of the SPAs ("Supplemental SPAs") in order to record their agreement on the revised land area of the Lands of 4,193,481 square feet ("sqft") and the consequential adjustment to the total purchase consideration for the Proposed Acquisitions (calculated at the same rate of RM265 per sq ft) as well as the manner in which the said total purchase consideration should be settled.



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B11 Corporate Exercises (cont'd)

On 14 July 2020, TTSB and IWH had vide an exchange of letters dated 14 July 2020 agreed to extend the Conditional Period for another 6 months i.e. from 21 August 2020 to 20 February 2021 for the Parties to fulfill the Conditions Precedent set out in the SPAs. RHB Investment Bank, on behalf of the Company had sought an extension of time until 21 March 2021 to submit the draft Circular in relation to the above Proposals. Bursa Securities had subsequently vide its letter dated 26 January 2021 granted its approval for the EOT.

The Parties were unable to reach an agreement on 21 March 2021 and have therefore decided to allow the SPAs to lapse.

Subsequently on 5 April 2021, on behalf of the Board, MIDF Amanah Investment Bank Berhad ("MIDF Investment") and Astramina announced that TTSB, had re-entered into the following new agreements :

- (i) A conditional sale and purchase agreement with Iskandar Waterfront Holdings Sdn Bhd ("IWH") and EkoVest to acquire 17 parcels of freehold development land held under Title Nos. HSD 459 to HSD 475, Lot Nos. 3742 to 3758, all in the Mukim of Pulai, District of Johor Bahru, State of Johor, measuring approximately 32.49 hectares or 80.28 acres in aggregate ("Lands 1") from IWH for a total purchase consideration of approximately RM785.21 million ("Purchase Consideration 1") which will be satisfied in the following manner:
 - (a) Approximately RM774.62 million through the issuance of 911,323,376 new irredeemable convertible preference shares in EkoVest ("ICPS") at an issue price of RM0.85 per ICPS; and
 - (b) Approximately RM10.59 million in cash,
("SPA 1") ("Proposed Acquisition 1"); and
- (ii) a conditional sale and purchase agreement with IWH to acquire 3 parcels of freehold development land held under Title Nos. GRN 90574, GRN 90575 and GM 1424, Lot Nos. 728, 729 and 4354 respectively, all in the Mukim of Pulai, District of Johor Bahru, State of Johor, measuring approximately 6.47 hectares or 15.99 acres in aggregate ("Lands 2") from IWH for a total purchase consideration of approximately RM159.41 million ("Purchase Consideration 2") which will be fully satisfied in cash ("SPA 2") ("Proposed Acquisition 2"),

(The Lands 1 and Lands 2, the Purchase Consideration 1 and Purchase Consideration 2, the SPA 1 and SPA 2, as well as the Proposed Acquisition 1 and Proposed Acquisition 2 shall hereinafter be collectively referred to as the "Lands", the "Total Purchase Consideration", the "SPAs" and the "Proposed Acquisitions" respectively).



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B11 Corporate Exercises (cont'd)

The above Proposals are subject to and conditional upon approvals being obtained from the following:

- (i) Shareholders of EkoVest at an EGM to be convened;
- (ii) Bursa Securities for the listing and quotation of the Conversion shares on the Main Market Bursa Securities; and
- (iii) Any other relevant authorities and/or parties, if required.

However, on 4 June 2021, on behalf of the Board, MIDF Investment and Astramina announced that in view of the uptick Covid-19 cases and nationwide lockdown, the Company, IWH and TTSB have vide letters of termination dated 4 June 2021 mutually agreed to terminate the SPA 1 and SPA 2. In view of the above, the transactions have been aborted.

B11 (d)

The Company had on 8 September 2020 received a letter dated 7 September 2020 from IWH ("Letter") in relation to an exclusive offer to the Company to enter into exclusive negotiation with IWH to explore the participation of the Company as a strategic investor in the Bandar Malaysia development project, through the proposed acquisition by the Company of 40% of the equity interest held by IWH in IWH CREC Sdn Bhd ("IWH-CREC") ("Proposal").

IWH, through IWH-CREC, a joint venture vehicle between IWH and China Railway Engineering Corporation (M) Sdn Bhd ("CRECM") (a wholly owned company of the China state-owned company, China Railway Group Limited (CREC), which is a Fortune Global 500 company), had on 17 December 2019 entered into a restated and amended share sale agreement with TRX City Sdn Bhd ("TRXC") (an indirect wholly owned subsidiary of the Ministry of Finance Malaysia) in relation to the acquisition by IWH-CREC of a 60% equity interest in Bandar Malaysia Sdn Bhd to undertake the development of the Bandar Malaysia project.

The Board of Directors of the Company ("Board") wishes to announce that the Board has agreed to commence exclusive negotiation to finalize with IWH in relation to the Proposal, with a view towards entering into agreement within 30 market days from the acceptance of the Letter, unless extended with the consent of both parties.

The Proposal is subject to the approvals, waivers or consents of all relevant parties include, among others, CRECM and TRXC.



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B11 Corporate Exercises (cont'd)

IWH takes cognizance of EkoVest as being one of its long-term trusted business partners that has the necessary skills and technical know-how to undertake largescale infrastructure developments. The Bandar Malaysia Project is a prime national economic project, in which EkoVest's direct participation and investment in IWH-CREC will potentially generate billions in order book sales arising from future infrastructure and development of Bandar Malaysia, which has an estimated gross development value (GDV) of approximately RM140 billion.

The Company had on 8 December 2020 entered into a heads of agreement ("HOA") with IWH in relation to the Proposed Joint Venture which entails the following:

- (i) proposed subscription by EkoVest of new ordinary shares in a special purpose vehicle ("SPV"), which will be a wholly-owned subsidiary of IWH following the completion of the IWH's Reorganisation (as hereinafter defined) undertaken by IWH, comprising 40% of the enlarged issued share capital of the SPV ("Proposed OS Subscription"); and
- (ii) proposed subscription by EkoVest of new redeemable preference shares-A ("RPS-A") and redeemable preference shares-B ("RPS-B") in IWH CREC Sdn Bhd ("IWH-CREC") for the purposes of redeeming 40% of the existing RPS-A and RPS-B held by IWH in IWH-CREC ("Proposed RPS Subscription").

On 15 July 2021, the Company announced that it has been notified by IWH that the Restated and Amended Share Sale Agreement executed between TRXC and IWH-CREC has lapsed. Consequence on the above, the Company and IWH will no longer proceed with the HOA dated 8 December as it is now deemed null and void.

B11 (e)

The Board had on 25 August 2021 announced that the Company is proposing to provide financial assistance to MCC Land (TMK) Pte. Ltd. ("MCC Land (TMK)"), a 29%-owned joint venture company of EkoVest Development (S) Pte. Ltd., which in turn is a wholly-owned subsidiary of the Company, in the form of deed of undertaking for banking facilities by MCC Land (TMK) from licensed financial institutions based in Singapore ("Proposed Provision of Financial Assistance").

The Proposed Provision of Financial Assistance is subject to the following approvals being obtained :-

- a) the approval of shareholders of EB being obtained at the forthcoming EGM on 30 September 2021;
- b) the approval of Bank Negara Malaysia for financial guarantee issued by resident to non-resident; and
- c) any other relevant authorities and/or parties approval; if required.

Other than the above, there is no corporate proposals announced but not completed as at the date of this quarterly report.