INNOPAC HOLDINGS LIMITED
(Company Registration Number 197301788K)
(Incorporated in the Republic of Singapore)

MEMORANDUM OF UNDERSTANDING FOR LAND DEVELOPMENT JOINT VENTURE

The Board of Directors ("**Board**") of Innopac Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that Awana Rentak Sdn Bhd ("**ARSB**"), a wholly-owned subsidiary of the Company has signed a Memorandum of Understanding ("**MOU**") with Wanland Metro Sdn Bhd ("**WMSB**") on 9th June 2021.

The MOU sets out the preliminary terms and conditions which will form the broad basis of the definitive Joint Venture Agreement, to be entered into in relation to the Proposed Joint Venture.

PRELIMINARY TERMS AND CONDITIONS

1. ARSB owns a 48.4 acres of industrial land in Tanjong Malim, Perak in Malaysia and has been trying to monetise the land by selling it on an as-is-where-is basis unsuccessfully in the last 2 years. The COVID-19 virus pandemic and the measures introduced by the Malaysian government to combat and control its spread have depressed economic activities and growth. Land and property interest and prices are victims of the COVID-19 pandemic. ARSB have not received a fair and acceptable offer in the last two (2) years.

2. WMSB has expressed interest to develop the land under a Joint Venture arrangement with ARSB. WMSB has proposed to develop the land at their sole expense into an industrial park and whereupon ARSB will be entitled to thirty percent (30%) of the gross revenue of the development.

3. The MOU is non-binding on either parties and the parties contemplate working toward a formal, legally binding Joint Venture Agreement within ninety (90) days from date of the MOU. The MOU may be terminated by either party give one (1) month's written notice to the other party.

RATIONALE FOR THE PROPOSED JOINT VENTURE

The Company and ARSB believe that development of the land into an industrial park is the best option given current market conditions for the land in its current state and the Company and Group's operating and financial predicament. The Group had been operating without funds, management and staff since August 2019 and was overseen by the two current independent directors who were appointed in August 2019.

Only about 20 acres of the 48.4 acres land has been cleared of its original secondary forest. Developing an industrial park with smaller lot sizes will appeal to a potentially wider market and increase affordability.

ABOUT WANLAND METRO SDN BHD

WMSB is incorporated in Malaysia and registered with Construction Industrial Development Board (CIDB) with G7 (No Limit) construction license with vast experience in the construction industry. WMSB and its associated companies have vast experiences as Developer and as Works Contractor and thus its expertise ranges from Earthwork Specialist, Piling Specialist, Basement Works and High Structures Specialist, IBS Specialist in Form Works and Walling Systems, Architectural Works and

Consultations, Hospitals, the latest Electrical, Electronics, Digital and Call systems, External Works and Infra Structures, Bridges, Roads and Highways, High Rise and Industrial Buildings, Airports and Army Camps. With its added advantages in Works Contractor, WMSB is now able to design and build affordable homes capitalising on IBS systems, fast track construction method, optimize utilization of construction material with minimum wastage Classic Quality Surveillance and comprehensive Work Programme techniques to ensure prompt delivery of housing units.

WMSB's experienced management team, highly technical staff, supportive sub-contractors and suppliers and construction systems in place, it has the capacity and capability as Affordable Homes Developer, Turnkey Contractor, Design and Build Contractor, General Civil Works, Bridges and Infrastructures, High Rise Buildings, Industrialized Building Systems and Mass Housing.

WMSB is currently developing two (2) mixed development projects of affordable houses and shop houses with a total gross development value of about RM235 millions in the State of Trengganu, Malaysia. Additionally, it has an order book of more than RM 1 (one) billion of projects in the States of Trengganu and Kelantan, Malaysia.

WMSB and associated companies track records extends internationally to Republic of Benin, Kingdom of Thailand, Shanxi, Chong Qing, The People's Republic of China, besides domestically in Malaysia. For more information on WMSB, please visit http://www.wanland.com.my

BY ORDER OF THE BOARD
INNOPAC HOLDINGS LIMITED

Henry Lim Heng Lin
Independent Director
10 June 2021