

TRANSACTIONS (CHAPTER 10 OF LISTING REQUIREMENTS) : NON RELATED PARTY TRANSACTIONS
TIEN WAH PRESS HOLDINGS BERHAD ("TWPH" OR "THE COMPANY") - COMPLETION OF THE PROPOSED ACQUISITION BY PT BINTANG PESONA JAGAT ("BPJ"), AN INDIRECT 51%-OWNED SUBSIDIARY OF TWPH, OF FIVE (5) PARCELS OF LAND TOGETHER WITH THE BUILDINGS ERECTED THEREON IN MALANG, INDONESIA, FROM PT BENTOEL PRIMA ("PTBP")

TIEN WAH PRESS HOLDINGS BERHAD

Type	Announcement
Subject	TRANSACTIONS (CHAPTER 10 OF LISTING REQUIREMENTS) NON RELATED PARTY TRANSACTIONS
Description	TIEN WAH PRESS HOLDINGS BERHAD ("TWPH" OR "THE COMPANY") - COMPLETION OF THE PROPOSED ACQUISITION BY PT BINTANG PESONA JAGAT ("BPJ"), AN INDIRECT 51%-OWNED SUBSIDIARY OF TWPH, OF FIVE (5) PARCELS OF LAND TOGETHER WITH THE BUILDINGS ERECTED THEREON IN MALANG, INDONESIA, FROM PT BENTOEL PRIMA ("PTBP")

[Reference is made to the announcement dated 1 October 2026 and 5 October 2026 in relation to the Proposed Acquisition. Unless otherwise stated, all terms used herein shall have the same meanings as defined in the said announcement.]

The Board of Directors of TWPH ("**Board**") wishes to announce that all conditions precedent set out in the Binding Sale and Purchase Agreement ("**Agreement**") have been fulfilled on 21 October 2026 and, accordingly, the Agreement has become unconditional and binding upon BPJ and PTBP ("**Parties**").

Pursuant thereto, BPJ, an indirect 51%-owned subsidiary of TWPH, had on 21 October 2026 entered into five (5) Sale and Purchase Agreements ("**SPAs**") with PTBP for the acquisition of five (5) parcels of land measuring approximately 23,393 square metres in aggregate, together with the buildings erected thereon, located in Malang, Indonesia, for a total cash purchase consideration of IDR150,000,000,000 ("**Purchase Price**") only, subject to the terms as stipulated in the Agreement ("**Proposed Acquisition**").

The Board further wishes to announce that completion of the Proposed Acquisition took place on 21 October 2026 upon the execution of the SPAs and satisfaction of the relevant completion arrangements between the Parties.

This announcement is dated 21 October 2026.

Announcement Info	
Company Name	TIEN WAH PRESS HOLDINGS BERHAD

Stock Name	TIENWAH
Date Announced	21 Oct 2026
Category	General Announcement for PLC

