
ENTRY INTO SALE AND PURCHASE AGREEMENT

The Board of Directors (the “**Board**”) of Regal International Group Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) wishes to announce that Arena Wiramaju Sdn Bhd (the “**Vendor**”), the Company’s wholly owned subsidiary, has entered into a sale and purchase agreement dated 29 April 2025 (“**S&P Agreement**”) with various third party independent purchasers (the “**Purchasers**”), for the disposal of a parcel of vacant land situated at Santubong-Buntal Road, Kuching, containing an area of 1.2279 hectares and described as Lot 640 Block 3 Salak Land District (the “**Land**”) (the “**Proposed Disposal**”).

The Purchasers are not related to any Director or substantial shareholder of the Company and they do not own any shares in the Company. The Proposed Disposal of the Property has a value of more than 5% but does not exceed 20% of the Group’s latest net assets (“**NA**”) and accordingly, must be made conditional upon approval by Shareholders in general meeting pursuant to Listing Rule 906. Accordingly, the Proposed Disposal is not an “interested person transaction” under Chapter 9 of the Listing Manual and is a discloseable transaction under Chapter 10 of the Listing Manual.

The Proposed Disposal forms part of the Group’s ongoing efforts to raise cash and reduce existing liabilities. The Company has commissioned an independent valuer, Henry Butcher Malaysia, to perform a valuation of the Land based on generally accepted valuation methodologies. According to the valuation report dated 14 April 2025 issued by the independent valuer, the estimated fair market value of the Land is approximately RM910,242.00 (equivalent to approximately S\$276,000.00) as at 29 April 2025.

The Independent Valuer for the Property valued the Property using the comparison method. The comparison method comprises making a comparison of the sales and offers for sale of similar properties in the vicinity.

Under the terms of the S&P Agreement, the consideration for the Proposed Disposal payable to the Vendor is RM1,250,000.00 (equivalent to approximately S\$377,000) (the “**Consideration Sum**”), comprising a deposit of RM300,000.00 and the balance sum of RM950,000.00 payable in three (3) months’ time from the date of the S&P Agreement.

The Consideration Sum was arrived at arm’s length and on a willing-buyer-willing-seller basis after taking into account, *inter alia*, the following:

- (a) the indicative market value of the Land;
- (b) the net asset value of the Land; and
- (c) the prevailing economic conditions.

The Consideration Sum is considered fair and in line with the indicative market value of the Land.

Based on the unaudited consolidated financial statements of the Group for the financial year ended 31 December 2023, the net asset value of the Land was approximately RM1,061,000 which represents approximately 5.28% of the Group’s net liabilities value of approximately RM20,078,000 as at 31 December 2023. The Proposed Disposal is not expected to have a material impact on the earnings per share of the Group for the financial year ending 31 December 2023. The outlay costs upon the execution of the relevant agreements will be minimal.

None of the directors and/or substantial shareholders or persons connected to the directors or substantial shareholders of the Company has any interest, whether direct or indirect, in the Proposed Disposal, save for their respective shareholdings in the Company.

The Company will make further announcements of material updates in relation to the Proposed Disposal, as and when necessary and/or appropriate.

By Order of the Board of
Regal International Group Ltd

Su Chung Jye
Executive Chairman and Chief Executive Officer
29th April 2025