

8 October 2026

BESHOM HOLDINGS BERHAD

Extraordinary General Meeting

Proposed Disposal of 3 Plots of Freehold Industrial Land in Klang
("Proposed Disposal")

Affin Hwang Investment Bank Berhad

Subject Properties



3 plots of freehold industrial land in Klang

(PT No. 165770, 165771 & 165772)



Vendor

Hai-O Enterprise Bhd



100%-owned subsidiary of

B E S H O M

THE BEST STARTS FROM HOME

BESHOM HOLDINGS BERHAD



Purchaser

JT Development Sdn Bhd

A private limited company, principally engaged in construction of buildings



Disposal Consideration

RM85.80 mil in cash



Market Value

RM85.80 mil

as valued by the independent valuer

The objective of this EGM is to seek your approval for the Proposed Disposal





RATIONALE FOR THE PROPOSED DISPOSAL



Unlocking
Value

An opportunity to unlock and realise the value of the Subject Properties at a **pro forma gain on disposal of RM53.27mil**



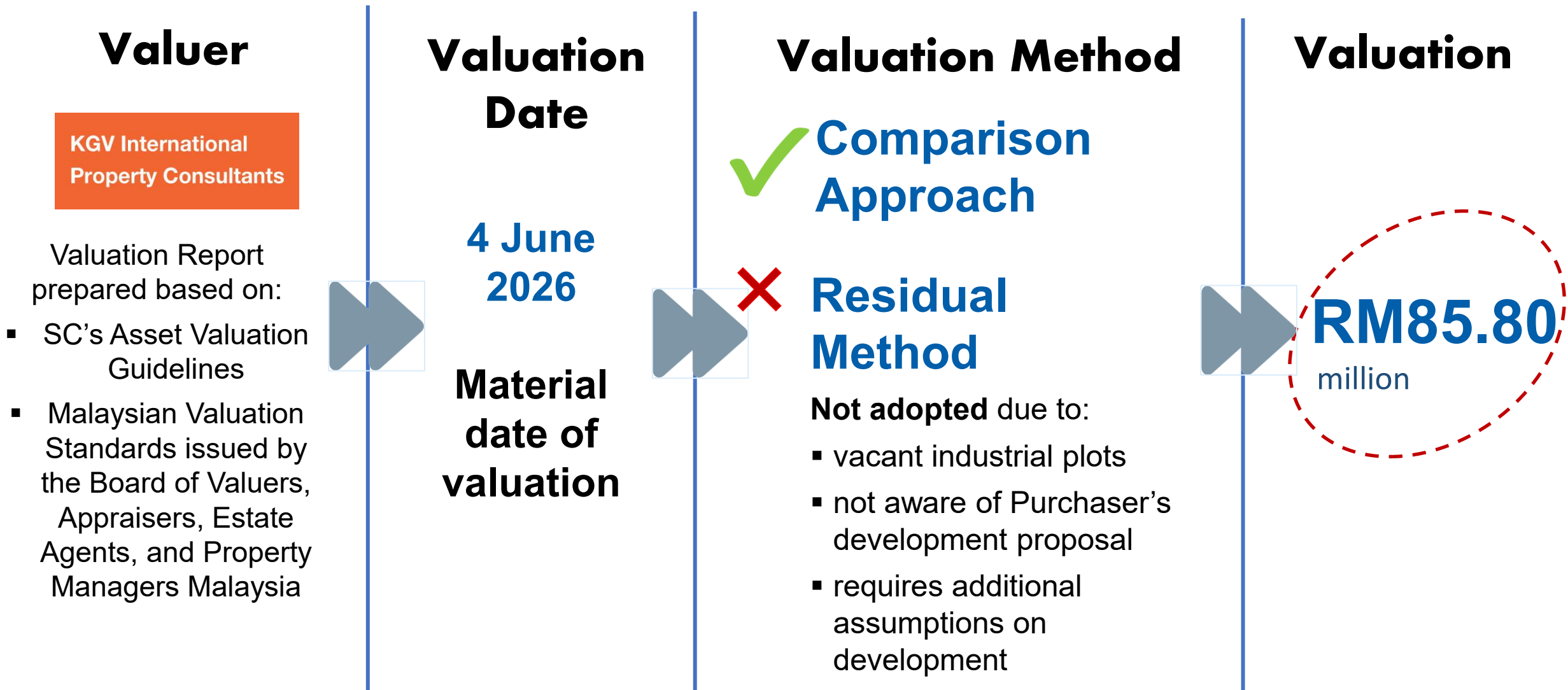
Cash
Inflow

Proceeds from the Proposed Disposal will be used for:

- Acquisition of a new warehouse
- Working capital
- Erecting a new TNB substation and other infrastructure
- Refurbishment of existing properties and upgrading cost
- RPGT
- Expansion, relocation and/or refurbishment of retail chain stores
- Estimated expenses for the Proposed Disposal



VALUATION ASSESSMENT – OVERVIEW



USE OF PROCEEDS

DISPOSAL CONSIDERATION

RM85.80 mil

Planned uses

RM79.97 mil

Est. Expenses +
RPGT

RM5.83 mil



Estimated expenses for the
Proposed Disposal

RM0.50 mil (0.58%)



Expansion, relocation and/or
refurbishment of retail chain
store

RM3.00 mil (3.50%)



Refurbishment of existing
properties

RM3.00 mil (3.50%)



New TNB substation and
infrastructure

RM3.00 mil (3.50%)



RPGT

RM5.33 mil (6.22%)



Acquisition of a new
warehouse

RM28.00 mil (32.63%)



Working capital

RM42.97 mil (50.07%)

Inventory
RM5 mil
(11.64%)



Product
development
RM3 mil
(6.98%)



Members
development
RM3 mil
(6.98%)



IT upgrades
RM2 mil
(4.66%)



Money
market/FIs
RM29.97 mil
(69.74%)





RISK FACTORS



Delay or Non-completion of the Proposed Disposal



Loss of potentially higher capital value of the Subject Properties



Compulsory acquisition by the Government



Appropriate measures will be put in place to manage the risks associated with the Proposed Disposal



PRO FORMA EFFECTS OF THE PROPOSED DISPOSAL

Share capital and substantial shareholders' shareholdings



No effect

Gearing

0.02 x



0.01 x

Decrease due to net assets $\uparrow$ after pro forma gain on disposal

Net assets

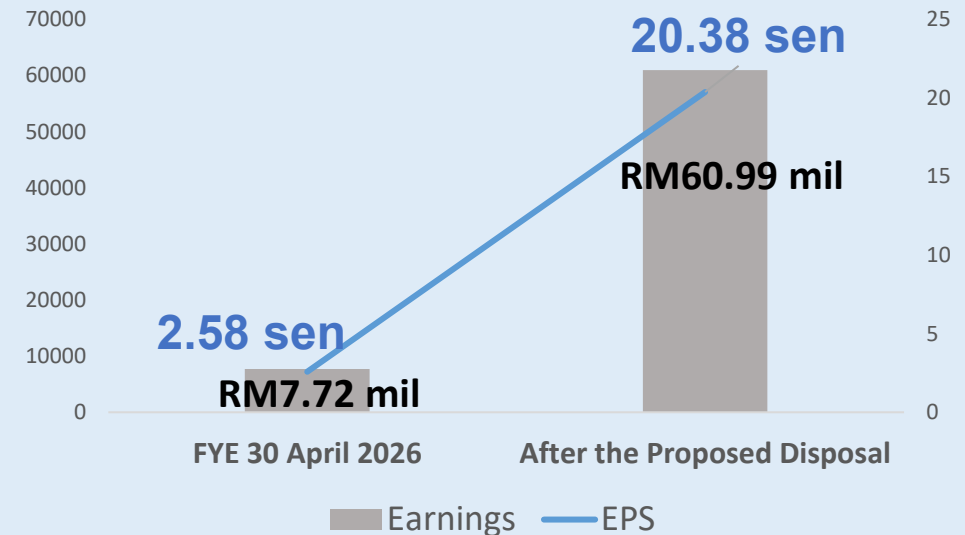


RM358.71 mil

RM305.44 mil

Increase due to the pro forma gain on disposal

Earnings and EPS



Increase due to the pro forma gain on disposal



Ministry of Economy

No objection application submitted on 20 July 2026, with the no objection obtained **on 21 August 2026**



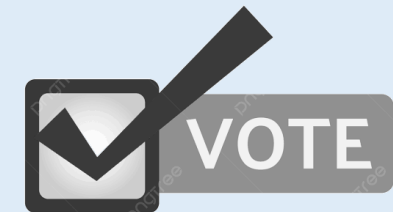
Majlis Bandaraya Diraja Klang

- **Kebenaran Merancang[^]**, pending clearance and approval
- Application for **Building Plan Approval[^]** to be submitted after approval of the Kebenaran Merancang

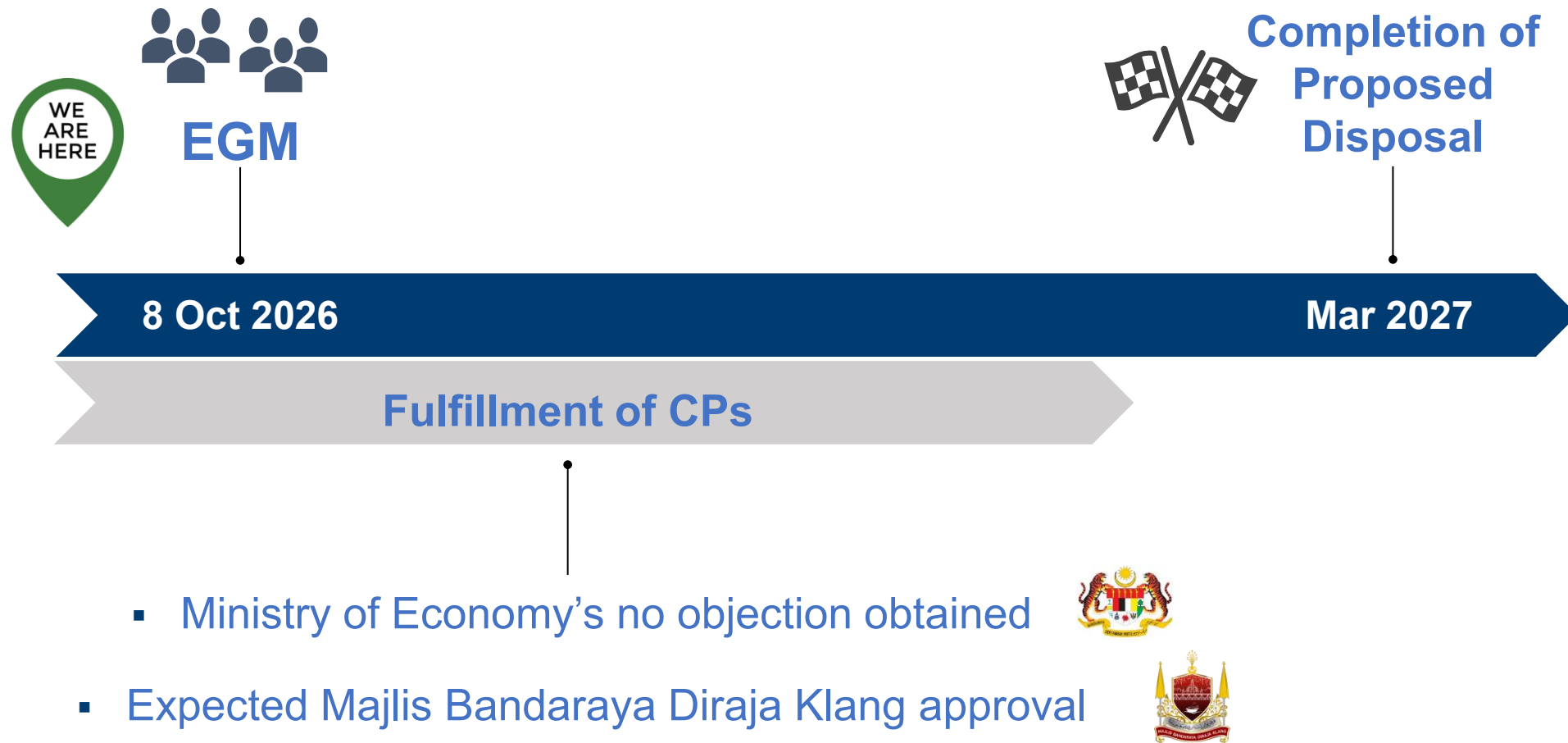
[^] to be obtained by the Purchaser

Shareholders of Beshom Holdings Berhad*

Purpose of this EGM for approval



*Beshom Board's approval was obtained on 5 June 2026

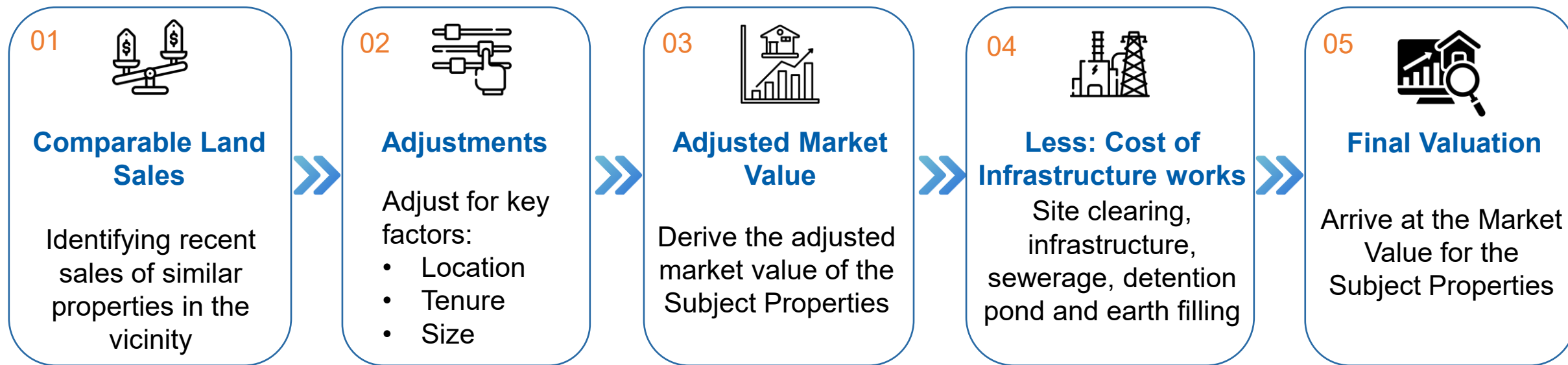


THANK YOU

APPENDIX



Under the [Comparison Approach](#), the property value is estimated by comparing the property with similar properties that were sold recently in the vicinity



Industrial Plot	Adjusted value psf	Cost of infrastructure works	Market Value psf	Market Value
PT 165770	RM155	(RM9.96 million)	RM141	RM41.40 million
PT 165771	RM147		RM131	RM22.30 million
PT 165772	RM147		RM130	RM22.10 million
Total Market Value				RM85.80 million

VALUATION OUTCOME

**RM85.80
million**

Total market value for the 3 industrial lands