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KERJAYA PROSPEK PURCHASE 90% STAKE IN PROPERTY DEVELOPER

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Kerjaya Prospek Group Berhad's ("Kerjaya" or "the Group") wholly-owned subsidiary, Bazarbayu Sdn Bhd ("Bazarbayu") has inked a Share Sale Agreement ("**SSA**") with Seri Kembangan-based property developer Yakin Land Sdn Bhd ("**YLSB**") in acquiring 90% stake in YLSB for the consideration sum of RM1.35mil.

Briefly, YLSB has entered into a Joint Venture Agreement ("**JVA**") together with the Supplementary Agreement ("**Supplementary Agreement**") with the landowners ("**Landowner**") of a parcel of 1.834 ha freehold land held under GM 1289 Lot 1579, Mukim Batu in Kuala Lumpur. YLSB has obtained the development rights from the Landowner over the said land to develop it into a housing development and/or such other developments, as it deemed fit and feasible by YLSB.

The Group plans to develop two 36-storey block of condominiums, comprising 454 units. The proposed development project ("**The Project**") is slated for completion by end of September 2022.

The above-mentioned deal, according to Kerjaya, was arrived on a "willing buyer-willing seller" basis, after taking into account the projected profit to be generated from the development of the said land pursuant to the JVA and the supplemental JVA. Further thereto, the acquisition does not involve any issuance of new shares within the Group and as such it will not impact the Group's share capital and substantial shareholders' shareholding.

Correspondingly and pursuant to the SSA, Bazarbayu has agreed to pay and discharge for and on behalf of YLSB for an aggregate sum of RM9.45mil, to settle all moneys due and owing by YLSB ("**Vendor's Advances**").

Pursuant to the Supplementary Agreement, the Landowner's Entitlement under the JVA has been duly revised and varied to the guaranteed sum of RM60.18mil only or an amount equivalent to 18.5% of the GDV of the Project, whichever is higher ("**Landowner's New Entitlement**") where RM1,000,000.00 has been paid to the Landowner upon the execution of the JVA, whereof the Landowner has acknowledged receipt of the same; whereas RM5,000,000.00 be paid by 5 equal six-monthly instalments of RM1,000,000.00 each, the first of which shall be payable within 3 months from the date of the Supplemental JVA and thereafter on / before the expiry of each and every successive period of 6 calendar months; and the balance shall be paid by YLSB at its option and sole and absolute discretion either in cash and/or in form of the Sale Units ("**Allotted Units**").

"This acquisition stands to benefit Kerjaya due to YLSB's JVA with the landowners. While the Project represents another a significant milestone for the Group's property development segment, our construction unit will be reaping benefits as well since this

will be an in-house project. Notwithstanding this, the Project will contribute positively to our top and bottom-lines for the next few financial years, apart from creating immense value for shareholders and stakeholders alike.” commented **Kerjaya Executive Chairman Datuk Tee Eng Ho.**

ABOUT YAKIN LAND SDN BHD

YLSB was incorporated in Malaysia on January 26, 2007 where it was previously known as BRAC Technologies Sdn Bhd. YLSB is mainly involved in property development. Based in Seri Kembangan, YLSB has an issued share capital of RM100,000.00, which represents 100,000 ordinary shares.

ABOUT KERJAYA PROSPEK GROUP BERHAD

Kerjaya Prospek Group Berhad (“Kerjaya” or the “Company”) was founded in 1984, primarily focused on design, manufacturing and marketing of lighting productions and premium kitchen cabinetry. Throughout the years, the Company has expanded its expertise into building construction, project management, property development, interior fit-out, and miscellaneous construction related services for the premium residential property.

Today, Kerjaya is one of the leading construction players with a portfolio of reputable developers. The Company is also involved in property development with two (2) projects namely, Genting Permai which will be completed by the year 2018 whereas Monterez, Shah Alam is in the pipeline with the gross development value of approximately RM280 million. The Company was included in Forbes Asia’s Best Under A Billion 2017 list. Kerjaya also added another feather to its cap when it grabbed the Gold Award in The Edge Billion Ringgit Club 2017, for offering the highest return to Shareholders over three years under the Construction Category. Additionally, it also won the Best Main Contractor title in the Prestigious Developer Awards 2017 by Property Insight.

For more information about Kerjaya, please visit www.kerjayagroup.com

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