

Type : **ANNOUNCEMENT**  
Subject : **OTHERS**  
Description : **UNI WALL APS HOLDINGS BERHAD (“UNI WALL” OR THE “COMPANY”)**  
- **MEMORANDUM OF COLLABORATION BETWEEN NS CORPORATION AND UNI WALL APS HOLDINGS BERHAD**

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## **1. INTRODUCTION**

The Board of Directors of Uni Wall (“**Board**”) is pleased to announce that the Company had on 15 December 2020 entered into a Memorandum of Collaboration (“**MOC**”) with NS Corporation (“**NS Corp**”) (“collectively referred as “**the Parties**”) to initiate a participation and cooperation between the Parties to work on the realisation and execution of works in the development of lands located in the state of Negeri Sembilan (“**Master Land**”) which is styled as Malaysia Vision Valley 2.0 (“**MVV 2.0**”), whereby Uni Wall has agreed to carry out and implement the development of certain parts of the Master Land (approximately 16,000 acres).

## **2. BACKGROUND OF NS CORP**

NS Corp is a body corporate established under the laws of the State of Negeri Sembilan, Enactment 14 – NS Corporation Enactment 2018, with the business address at Level 7, North Wing, Mains Tower, Jalan Taman Bunga, 70100 Seremban, Negeri Sembilan Darul Khusus.

NS Corp is incorporated to promote, stimulate, manage, coordinate investment and economic sectors in Negeri Sembilan and all matters relating thereto and to carry out any functions and powers given by the state government to NS Corp.

## **3. SALIENT TERMS OF THE MOC**

### **3.1 Collaboration**

The collaboration between the Parties are as follows:

- a) to undertake and establish further cooperation in joint business opportunities in developing the Master Land;
- b) to enter further discussion in term of strategy, joint venture opportunities, business model, responsibilities, funding, benefits, and opportunities in development of the Master Land;
- c) to do research or feasibility study for the development of the Master Land; and
- d) to enter into a joint venture agreement or special purpose vehicle (SPV) company or any other agreement that are applicable and agreed by both Parties to declare their respective intentions and to establish a basis of co-operations and collaboration between the Parties.

### **3.2 Duration**

The MOC shall remain valid for a continuous period of 1 calendar year from the date of the MOC.

### **3.3 Termination**

Parties at any point of time may give a written notice to terminate the MOC without specifying any reasons whatsoever at least 1 month prior to the termination.

#### **4. RATIONALE FOR ENTERING INTO THE MOC**

Uni Wall and its group of companies (“**Group**”) are principally involved in the provision of building façade services and are currently focused on construction projects in Malaysia. The MOC will facilitate the expansion of the Group’s business activities to broaden the Group’s future earnings as part of its initiatives to achieve improved financial performance.

The Board is of the view that the Group is expected to strengthen its business prospects and financial condition through its collaboration with NS Corp to develop the Master Land.

#### **5. EFFECTS OF THE MOC**

The MOC will not have any effect on the issued share capital and shareholding of substantial shareholders, and is not expected to have any material immediate effect on the earnings per share, net assets per share and gearing of the Group for the financial year ending 31 December 2020.

#### **6. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED WITH THEM**

None of the Directors, major shareholders of Uni Wall and/or persons connected with them have any interest, direct or indirect, in the MOC.

#### **7. APPROVAL REQUIRED**

The execution of MOC is not subject to the approval of the shareholders of Uni Wall or any relevant authorities in Malaysia.

Upon execution of any agreement as set out in Section 3.1(d) above, Uni Wall will make an announcement in accordance with the LEAP Market Listing Requirements of Bursa Malaysia Securities Berhad, if required.

#### **8. STATEMENT BY DIRECTORS**

The Board, having considered all aspects of the MOC, is of the opinion that the MOC is in the best interest of the Group.

#### **9. DOCUMENT AVAILABLE FOR INSPECTION**

The MOC is available for inspection during normal office hours at the registered office of Uni Wall at Suite 10.02, Level 10, The Gardens South Tower, Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur from Mondays to Fridays (except public holidays) for a period of 3 month from the date of this announcement.

This announcement is dated 16 December 2020.