



Market Announcements Office
Australian Securities Exchange

3 May 2024

SALE OF VACANT LAND

VIP Gloves Limited (**VIP or the Company**) is pleased to announce that its 100%-owned subsidiary company, KLE Products Sdn Bhd (KLE) has entered into a Sale and Purchase Agreement (SPA) with Target Precast Industries Sdn Bhd on 2 May 2024 for the disposal of a vacant land measuring 13,203 sqm for total cash consideration of MYR7,952,313 (approximately AUD2.56 million).

The disposal shall provide a significant working capital for the group to meet its financial obligations. Upon execution of this SPA, the purchaser shall immediately pay KLE a sum equivalent to 5% of the total disposal price. Together with the 2% earnest deposit paid earlier, KLE shall receive a total of 7% of the total disposal price at this initial stage. Under the SPA, the purchase's solicitor shall retain a separate 3% of the disposal price as real property gain tax (RPGT) retention sum. The balance amount, equivalent to 90% of the total disposal price, shall be made payable to KLE within three months upon obtaining all necessary consents.

The management is confident that, barring any unforeseen circumstances, this deal shall be completed in the fourth quarter of 2024. KLE has in March 2023 entered into a transaction with the same purchaser, however the deal was delayed due to some unresolved internal issues. With the execution of this SPA, both vendor and purchaser are determined to working closely together to ensure a seamless transaction.

This announcement is approved by the Board of VIP Gloves Limited.

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