

GENERAL ANNOUNCEMENT::ANNOUNCEMENT BY SUBSIDIARY COMPANY, TIEN WAH PRESS HOLDINGS BERHAD

Issuer & Securities

Issuer/ Manager

NEW TOYO INTERNATIONAL HOLDINGS LTD

Securities

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Announcement Details

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ANNOUNCEMENT BY SUBSIDIARY COMPANY, TIEN WAH PRESS HOLDINGS BERHAD

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Submitted By (Co./ Ind. Name)

Lee Wei Hsiung

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

Please refer to the attachments.

Attachments

[20260107 - NTIH - Announcement by Subsidiary Company.pdf](#)

[20260107 - TWPH - Proposed Venture between LCTW and MyTelehaus.pdf](#)

Total size =627K MB

NEW TOYO INTERNATIONAL HOLDINGS LTD

Company Registration No.: 199601387D

**TIEN WAH PRESS HOLDINGS BERHAD - PROPOSED VENTURE BETWEEN
LUM CHANG TIEN WAH PROPRETY SDN. BHD. AND MYTELEHAUS SDN.
BHD.**

The Board of Directors of New Toyo International Holdings Ltd (the “**Company**” and together with its subsidiaries, collectively the “**Group**”) wishes to announce that its subsidiary listed on Bursa Malaysia, Tien Wah Press Holdings Berhad (“**TWPH**”), has today issued an announcement on the above matter, a copy of which is enclosed.

Financial Effects

The Proposed Venture (as defined in TWPH’s announcement) is not expected to have a material impact on the net tangible assets per share and earnings per share of the Group for the financial year ended 31 December 2025.

Interests of Directors and Controlling Shareholders

None of the directors or controlling shareholders of the Company have any interest, direct or indirect (other than through their shareholdings in the Company), in the Proposed Venture.

By Order of the Board
Lee Wei Hsiung
Company Secretary
7 January 2026

OTHERS TIEN WAH PRESS HOLDINGS BERHAD ("TWPH" OR "THE COMPANY") - PROPOSED VENTURE BETWEEN LUM CHANG TIEN WAH PROPERTY SDN. BHD. ("LCTWP") AND MYTELEHAUS SDN. BHD. ("MYT")

TIEN WAH PRESS HOLDINGS BERHAD

Type	Announcement
Subject	OTHERS
Description	TIEN WAH PRESS HOLDINGS BERHAD ("TWPH" OR "THE COMPANY") - PROPOSED VENTURE BETWEEN LUM CHANG TIEN WAH PROPERTY SDN. BHD. ("LCTWP") AND MYTELEHAUS SDN. BHD. ("MYT")

The Board of Directors of TWPH wishes to announce that LCTWP, a joint venture company of TWPH and Kemensah Holdings Pte. Ltd., which is a subsidiary of Lum Chang Holdings Limited, had on 7 January 2026 entered into an agreement with MYT for the purpose of developing owning, leasing and operating a data centre on a portion of its land measuring approximately 1.61 acres in Petaling Jaya, Selangor, Malaysia (the “Development Land”) (“Proposed Venture”).

Please refer to the attached file for further details of the Proposed Venture.

This announcement is dated 7 January 2026.

Please refer attachment below.

Attachments

[Proposed Venture \(LCTWP MYT\).pdf](#)
454.7 kB

Announcement Info	
Company Name	TIEN WAH PRESS HOLDINGS BERHAD
Stock Name	TIENWAH
Date Announced	07 Jan 2026
Category	General Announcement for PLC
Reference Number	GA1-08122025-00008

TIEN WAH PRESS HOLDINGS BERHAD (“TWPH” OR “THE COMPANY”)

- Proposed Venture between Lum Chang Tien Wah Property Sdn. Bhd. and MyTelehaus Sdn. Bhd.

1. INTRODUCTION

The Board of Directors of the Company wishes to announce that Lum Chang Tien Wah Property Sdn. Bhd. (“LCTWP”), a joint venture company of TWPH and Kemensah Holdings Pte. Ltd., which is a subsidiary of Lum Chang Holdings Limited, had on 7 January 2026 entered into an agreement with MyTelehaus Sdn. Bhd. (“MYT”) (“Venture Agreement”) for the purpose of developing, owning, leasing and operating a data centre on a portion of its land measuring approximately 1.61 acres in Petaling Jaya, Selangor, Malaysia (the “**Development Land**”) (“**Proposed Venture**”).

TWPH is not a direct party to the Proposed Venture and has not provided any guarantee, indemnity or commitment in respect thereof. TWPH’s interest in the Proposed Venture is through its indirect equity interest in LCTWP.

2. RATIONAL

The Board of Directors of the Company notes that LCTWP is of the view that the development of a data centre on the Development Land is viable and attractive opportunity and is aligned with the long-term strategy of optimising the value of LCTWP’s land assets, given the growing demand for data centre infrastructure, suitable zoning, power availability and the strategic location of its land.

The Proposed Venture with MYT enables LCTWP to collaborate with an established and experienced partner in the fast-growing data centre sector in Malaysia, while retaining ownership of the Development Land and the data centre structure. By leveraging MYT’s technical expertise, operational capabilities and business networks in the data centre industry, the Board notes that the collaboration is expected to create potential synergies and long-term benefits for LCTWP and, indirectly, the Group.

In the event MYT is unable or fails to participate in or continue with the Proposed Venture, LCTWP is not restricted from exploring alternative arrangements, including seeking other investors, partners or operators, or adopting other development or operational structures for the land, subject to market conditions, regulatory approvals and the terms of the Venture Agreement. Notwithstanding the foregoing, there can be no assurance that such alternative arrangements can be successfully implemented or will result in comparable commercial outcomes.

(LCTWP and MYT are hereinafter referred to separately as “**Party**” and collectively referred to as “**Parties**”).

3. INFORMATION ON THE PARTIES

LCTWP is a private limited company incorporated in Malaysia and is principally engaged in property development for own operation. LCTWP is the registered

TIEN WAH PRESS HOLDINGS BERHAD (“TWPH” OR “THE COMPANY”)

- Proposed Venture between Lum Chang Tien Wah Property Sdn. Bhd. and MyTelehaus Sdn. Bhd.

proprietor of the master land measuring approximately 3.22 acres, of which a portion has been designated for the data centre development.

MYT is a private limited company incorporated in Malaysia and is principally engaged in data centre design, construction management, facilities management and operations.

4. SALIENT TERMS AND CONDITIONS OF THE PROPOSED VENTURE

The salient terms and conditions of the Venture Agreement include, amongst others, the following:

- LCTWP shall provide the Development Land and be responsible for funding and constructing the core and shell of the data centre building.
- MYT shall, at its own cost, be responsible for obtaining all relevant regulatory approvals, designing, fitting out, commissioning, operating, marketing and leasing the data centre.
- LCTWP shall lease the Development Land together with the completed core and shell to MYT for a term of thirty (30) years, subject to the terms of a lease agreement to be entered.
- The Proposed Venture is conditional upon, amongst others, the obtaining of all relevant regulatory approvals, agreement on construction and mechanical and electrical contracts, and execution of the lease agreement within the stipulated conditional period.

5. REVENUE SHARING

Revenue generated from the leasing and operation of the data centre shall be shared between LCTWP and MYT based on their respective cumulative capital expenditure contributions for each completed development phase. The revenue sharing ratio in favour of LCTWP is expected to range from 50% at initial operating capacity to 20% upon full phased expansion, as provided in the Venture Agreement.

6. RISK FACTORS

The Proposed Venture by LCTWP is subject to, amongst others:

- Long-term land use commitment risk;
- Project execution and construction timing risk;

TIEN WAH PRESS HOLDINGS BERHAD (“TWPH” OR “THE COMPANY”)

- Proposed Venture between Lum Chang Tien Wah Property Sdn. Bhd. and MyTelehaus Sdn. Bhd.

- Regulatory and approval risk specific to data centre developments;
- Dependence on MYT’s operational performance; and
- Variability of returns subject to market demand and operating performance.

7. FUNDING AND FINANCIAL EFFECTS OF THE PROPOSED VENTURE

The proposed investment by LCTWP in the Proposed Venture with MYT will be funded through a combination of LCTWP’s internal funds, bank borrowings and maybe loans from its shareholders. The Company is expected to contribute approximately RM15.3 million, representing its proportionate share of the loans from shareholders required capital commitment of LCTWP of RM115 million under the Proposed Venture.

The Proposed Venture by LCTWP is not expected to have any material effect on the earnings per share, net assets per share, gearing, share capital or substantial shareholders’ shareholdings of TWPH for the financial year ending 31 December 2025. Barring unforeseen circumstances, the Proposed Venture by LCTWP is expected to contribute positively to the earnings of TWPH and its subsidiaries (“TWPH Group” or “the Group”) in future financial periods.

8. APPROVALS

The Proposed Venture by LCTWP is subject to the relevant regulatory and authority approvals being obtained by LCTWP and MYT.

9. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED TO THEM

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

This announcement is not intended to be exhaustive and should be read in conjunction with the full terms of the Venture Agreement.

This announcement is dated 7 January 2026.