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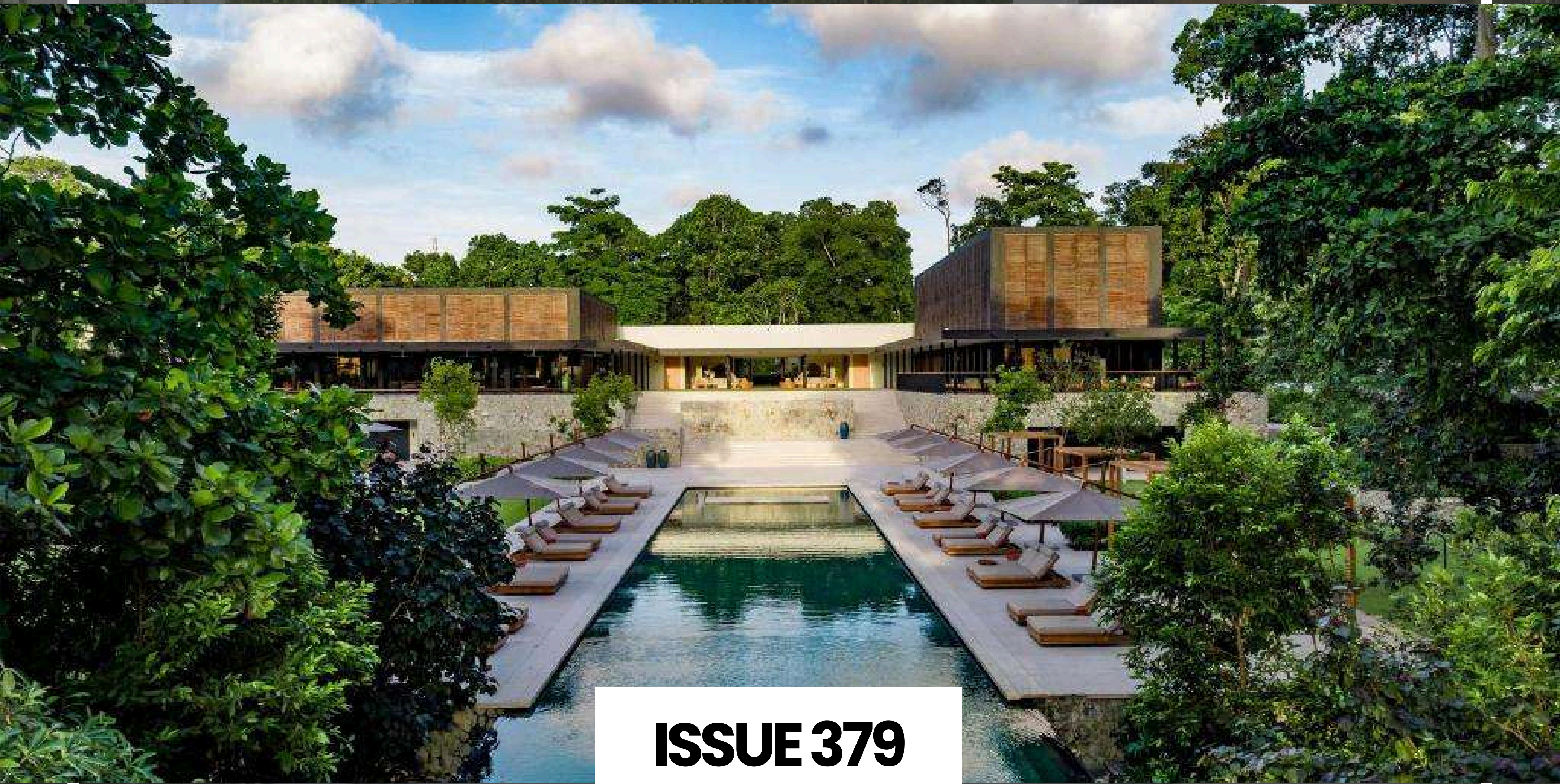

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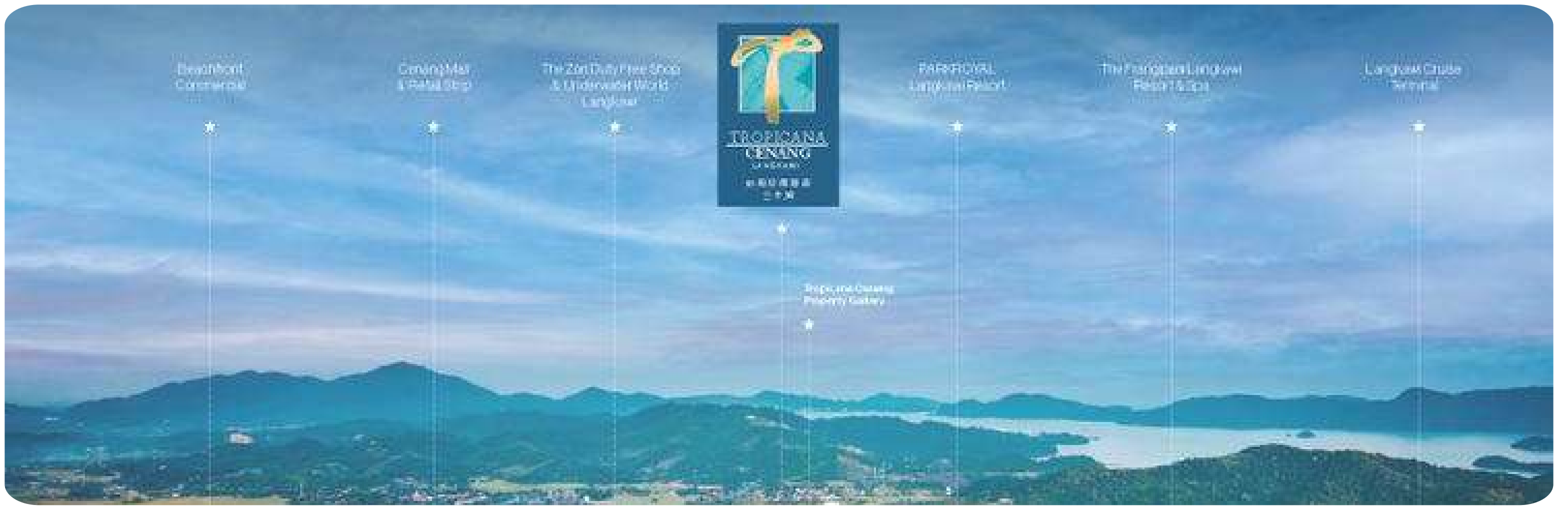
Tropicana Expands Langkawi Footprint With Six Tourism Led Development Projects



Tropicana Corp Bhd is strengthening its Langkawi presence with six projects supported by a 730 hectare land bank, targeting rising demand for resort living, hospitality and tourism led real estate. Its developments span key locations including Pantai Cenang, Tanjung Rhu and Pantai Kok, combining residential, hospitality and commercial offerings. Future opportunities are also being explored near Bandar Padang Lalang, Padang Matsirat and Pulau Rebak Kecil.

At the centre is Tropicana Cenang, a 2.14 hectare freehold beachfront development. Its first two phases, Assana and Merissa Serviced Suites, are fully sold and were completed in April 2026. Assana comprises 831 units launched from RM500,000, while Merissa comprises 60 units with RM115 million GDV and prices from RM1.71 million. Meanwhile, Clarissa has achieved 20% take up, with 806 units, RM922.6 million GDV and prices from RM668,800.

Importantly, Clarissa is attracting stronger foreign buyer interest, signalling growing international demand for Langkawi's premium beachfront market. Tropicana has also launched T Journey Hospitality to support owners and enhance visitor experiences, with plans to extend the platform to future projects in Langkawi, Genting Highlands and Johor. AirAsia Rewards is the launch partner alongside 10 strategic tourism and hospitality partners.

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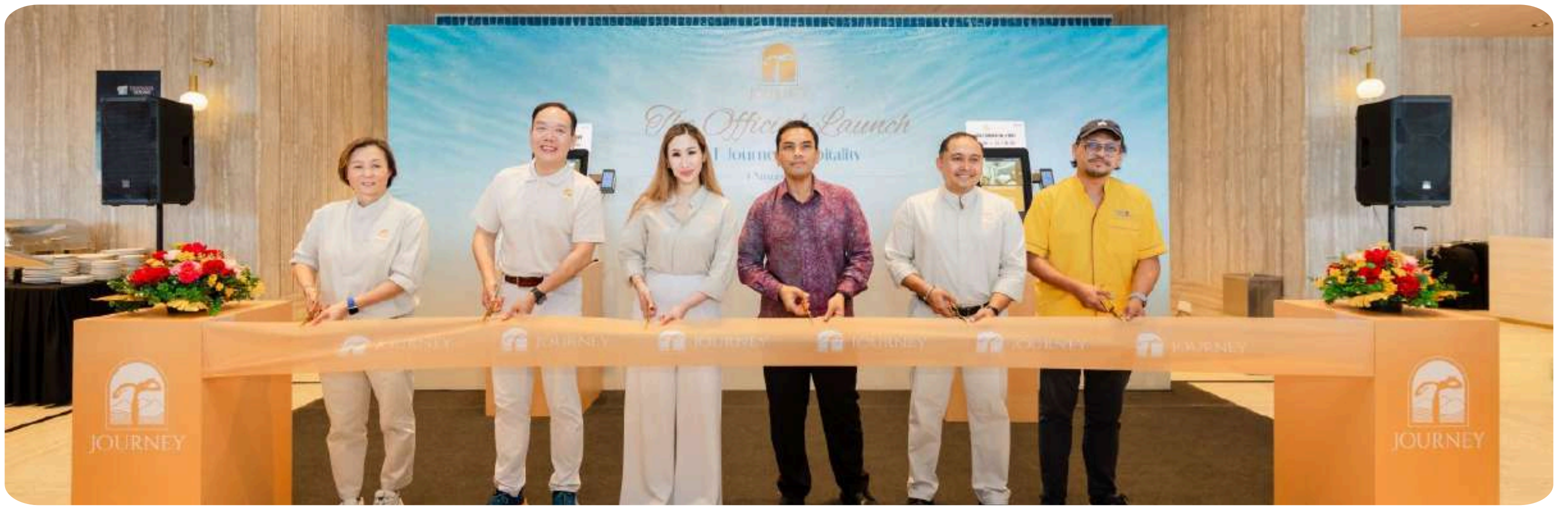
Tropicana Strengthens Langkawi Hospitality Presence Through Integrated T Journey Platform



Tropicana Corporation Berhad has launched T Journey, an integrated hospitality management and services platform, marking the start of hospitality operations at Tropicana Cenang following the completion and handover of Assana and Merissa Serviced Suites. Both developments achieved 100% take up, with vacant possession progressively handed to homeowners since April 2026. The launch supports Tropicana's strategy to expand beyond property development into integrated real estate and hospitality.

Located on a 5.28 acre freehold beachfront site along Pantai Cenang, Tropicana Cenang comprises 831 Assana units and 60 Merissa units. The third phase, Clarissa Serviced Suites, has also been launched, with development planned to GreenRE standards and workmanship independently assessed under QLASSIC. Through T Journey, homeowners can access short stay management, concierge, housekeeping, airport transfers, attraction bookings and curated local experiences.

The platform has AirAsia Rewards as its official launch partner, alongside 10 strategic partners covering attractions, travel, technology and tourism services. Notably, members can earn seven times AirAsia points through personalised hospitality experiences. Tropicana also plans future developments including Tropicana Lagoon and Tropicana Shores, supporting longer visitor stays and sustainable tourism growth.

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Mana Mana Hospitality Expands Portfolio With 395 Units At The Stallionz Ipoh

EXSIM Hospitality Bhd's subsidiary, Mana Mana Hospitality (MMH), has secured a three year service and management agreement for 395 serviced apartment units at The Stallionz @ Ipoh White Times Square. Under the arrangement, MMH will operate the units through an 80:20 net rental revenue sharing model with unit owners, rather than a leaseback structure. The development has a gross development value of RM194.24 million, with units priced from RM445,300.

Importantly, MMH will oversee daily operations including property maintenance, housekeeping, room revenue generation, marketing, reservations and guest services. Daily room rates will be dynamically managed, averaging RM180 to RM300 per night depending on seasonality and occupancy. Meanwhile, owners remain responsible for ongoing upkeep, with maintenance fees including sinking fund contributions set at 55 sen per sq ft.

The agreement further strengthens MMH's growing hospitality management portfolio, with the company managing more than 30 properties nationwide since its establishment in 2016. The partnership also supports a more integrated operating model for The Stallionz, combining professional management with flexible revenue generation. For investors, the arrangement provides a scalable hospitality platform while aligning operating performance with rental income generated from the serviced apartments.

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Magma Group Advances Wolo Hotel And Residences Mont Kiara With RM850 Million GDV

Magma Group Bhd’s property arm, Magma Property Sdn Bhd, has launched Wolo Hotel & Residences, Mont Kiara, marking the start of construction for its flagship mixed development. Located on a 2.26 acre site along Persiaran Dutamas, the 60 storey single tower carries a gross development value of RM850 million. The commercial development combines hospitality, serviced suites, branded residences, retail and parking components.

The project comprises a 63 key boutique hotel, 98 serviced suites and 378 branded private residences, supported by five retail lots and a six level parking podium. Residential and serviced suite sizes range from 450 sq ft to 987 sq ft, with prices from RM876,800 to RM2.18 million or RM1,680 psf. Meanwhile, hotel rooms range from 480 sq ft to 495 sq ft, with rates starting at RM1,300 per night. The project has recorded 60% expression of interest.

Notably, the boutique hotel is set to join Design Hotels under the Marriott Bonvoy portfolio, strengthening its hospitality positioning. The development is accessible via DUKE and Jalan Dutamas, with maintenance fees estimated at 95 sen psf inclusive of sinking fund. With completion targeted for the fourth quarter of 2030, Wolo offers an integrated investment proposition within Mont Kiara.

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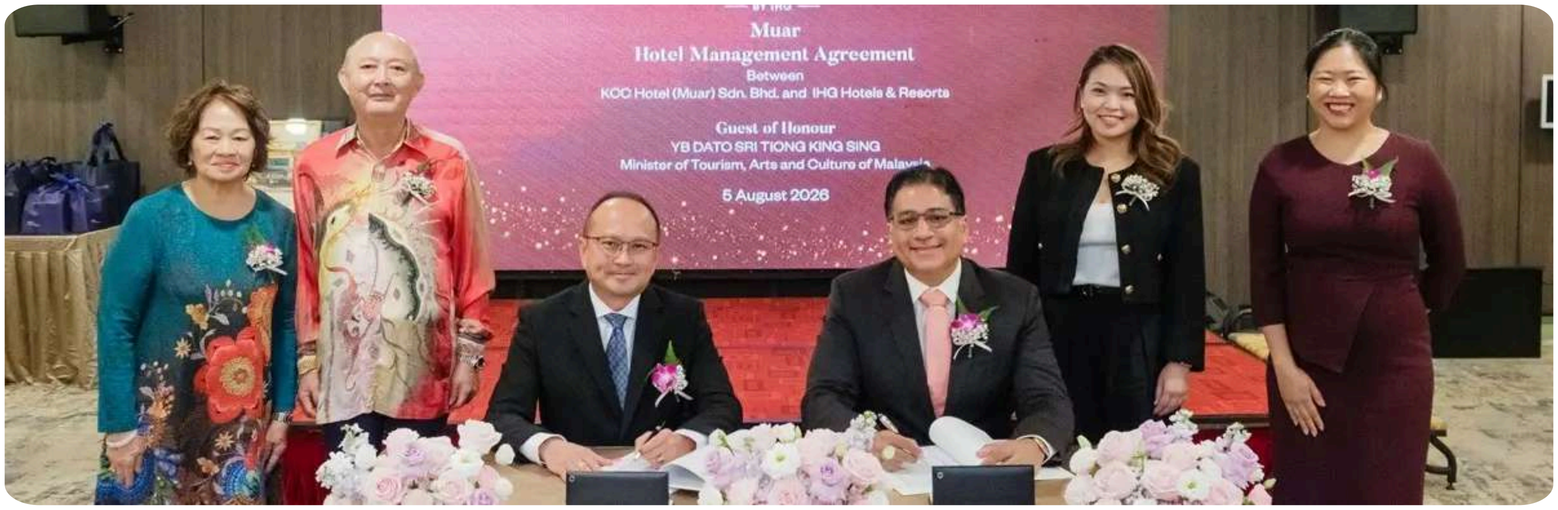
KCC And IHG Expand Muar Hospitality With New 107 Room voco Hotel



IHG Hotels & Resorts has signed a hotel management agreement with KCC Hotel (Muar) Sdn Bhd to open voco Muar, marking its entry into Muar and the town's first international branded hotel. Located within KCC City Business Park, the 10 storey property will offer 107 rooms and is in advanced construction, with interior works underway ahead of its scheduled opening later this year.

Located about 40 minutes from Melaka, voco Muar will feature food and beverage outlets, meeting and function spaces, an infinity pool, gym and grand ballroom. The hotel is expected to strengthen the local hospitality offering while catering to both business and leisure demand. Room rates have yet to be finalised, providing room for future pricing strategies as operations commence.

The property also becomes IHG's second voco hotel in Malaysia following the brand's Kuching debut in June. Meanwhile, IHG currently operates 13 hotels nationwide with another eight in the pipeline, including upcoming Regent and Vignette Collection properties. Overall, the signing expands IHG's presence beyond major gateways while supporting Muar's growing tourism and business appeal.

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Labuan Corp Opens Five Hospitality And Tourism Assets To Private Investors

Labuan Corp is opening five strategic assets to private investors through long term leases, privatisation models and other development partnerships, aiming to attract fresh capital and revitalise underutilised properties. The initiative covers tourism, hospitality and commercial assets, with proposals invited from financially capable and experienced local and international companies.

The assets include the 18 hole Labuan International Golf Club, Pulau Rusukan Besar, a 2.43 hectare island with eco tourism and resort potential, and the former Hotel Labuan site, a 0.48 hectare town centre parcel available for redevelopment. Two further development parcels along Jalan Dewan and Jalan Tuanku Sharif Kedah are suitable for commercial, tourism related or mixed use projects.

Importantly, Labuan Corp is seeking private sector expertise, investment and innovation to unlock the assets' development potential. Proposals will be assessed based on commercial viability and alignment with development objectives, particularly their ability to strengthen tourism and the wider business ecosystem. The initiative is expected to stimulate new economic activity, create employment and support sustainable long term growth.

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Binasat Ends RM73.54 Million Empire City Hotel Suite Acquisition Deal

Binasat Communications Bhd has terminated its proposed RM73.54 million acquisition of 241 fully furnished hotel suites at Empire City, Damansara Perdana from Cosmopolitan Avenue Sdn Bhd. The termination follows a fourth extension granted in May to settle outstanding cash obligations linked to two acquisitions. The hotel suites were valued at RM73 million, while a separate acquisition involved RM8.34 million of shop offices at Sazean Business Park in Klang.

Following the termination, Binasat will receive a refund of RM32.19 million, comprising RM29.19 million already paid by its 70% owned subsidiary, Binasat Digital Sdn Bhd, and RM3 million in related costs and expenses. The company said the refund will be used for new businesses and other purposes. At the latest extension, RM22.29 million remained outstanding from the RM33.83 million cash payment obligation, with the deadline extended to August 16.

Importantly, Binasat had raised RM11.5 million through a private placement to fund the acquisition and will therefore seek shareholders' approval for the refund. Pending approval, RM21.83 million of the refund will be held by the company's solicitors as stakeholder in an interest bearing account. The development allows Binasat to redirect funds towards other opportunities.

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Warisan KL Brings Heritage Tourism To Life Through Citywide Xplorasi Event

Warisan KL and strategic partners will host Xplorasi Warisan KL: Edisi Merdeka on August 30, 2026, offering participants an interactive journey through Kuala Lumpur's historic core. The citywide adventure will combine teamwork, discovery and heritage themed challenges across key landmarks within the Warisan KL heritage corridor, creating a more engaging way to experience the city's cultural assets.

The exploration will begin at Stadium Merdeka before concluding at Dataran Merdeka, with participants completing missions, puzzles, photo challenges, stamp collections and digital activities along the route. The programme will take place alongside wider celebrations at Warisan KL landmarks, including activities at Stadium Merdeka within the Merdeka 118 precinct and festivities at Dataran Merdeka.

Importantly, the initiative supports Warisan KL's people centred approach to heritage preservation by transforming historic sites into vibrant spaces for learning, discovery and community engagement. Open to families, students, corporate teams, heritage enthusiasts, content creators and tourists, the event will conclude with cultural performances, bazaars, entertainment showcases and countdown activities, supporting stronger public engagement with Kuala Lumpur's heritage destinations.

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Penang Strengthens Tourism Position With Nearly One Million International Hotel Guests

Penang recorded 967,742 international hotel guests in the first quarter of 2026, ranking third nationwide after Selangor with 1.05 million guests and Kuala Lumpur with 3.01 million. The figures, based on Tourism Malaysia's Paid Accommodation Survey, highlight Penang's strong international tourism appeal and continued visitor momentum. Tourism remains an important contributor to the state's economy, supporting employment and local businesses.

At the same time, domestic travellers remain a key part of Penang's tourism ecosystem by providing a stable visitor base throughout the year. The Visit Penang Carnival 2026 aims to encourage Malaysians to explore the state while showcasing new attractions, experiences and promotional offers. The four day event at Sunway Carnival Mall brings together tourism attractions, products and service providers.

Importantly, the carnival is organised by the Association of Tourism Attractions Penang, which has more than 60 members contributing to about 30,000 jobs. As its first organised carnival, the event demonstrates stronger industry collaboration in promoting Penang as a premier tourism destination. With international and domestic demand both supporting visitor activity, the state continues to offer positive prospects for hospitality and tourism related investment.

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