

EXSIM HOSPITALITY BERHAD
[Registration No.: 198301000236 (95469-W)]
(Incorporated in Malaysia)
("the Company")

MINUTES OF THE EXTRAORDINARY GENERAL MEETING II OF EXSIM HOSPITALITY BERHAD ("EHB" OR "COMPANY") HELD AT GROUND FLOOR, LOBBY 1, CRYSTAL PLAZA, NO. 4, JALAN 51A/223, 46100 PETALING JAYA, SELANGOR ON MONDAY, 13 APRIL 2026 AT 9:25 A.M.

- DIRECTORS' PRESENT** : Datuk Leong Kam Weng (*Independent Non-Executive Chairman*)
Tan Hai Liang (*Managing Director*)
Paramjit Singh Gill A/L Gurdev Singh (*Executive Director*)
Yong Hui Nee (*Independent Non-Executive Director*)
Freda Liu Phit Jang (*Independent Non-Executive Director*)
- MEMBERS/ PROXIES/ CORPORATE REPRESENTATIVES** : *As per the shareholders' attendance list*
- IN ATTENDANCE** : Ms. Teo Soon Mei
Ms. Nazirah binti Nazri
- POLL ADMINISTRATOR** : Symphony Corporate Services Sdn. Bhd.
(*Representatives as per the attendance list*)
- SCRUTINEER** : Propoll Solutions Sdn. Bhd.
(*Representatives as per the attendance list*)
- PRINCIPAL ADVISER** : UOB Kay Hian (M) Sdn. Bhd.
(*Representatives as per the attendance list*)
- BY INVITATION** : Mr. Tan Yi Lang - Group Accountant
Ms. Soo Pei Ling - Head of Operations
Ms. Lim Pei Shan, Connie - Human Resource Manager
Ms. Joanne Lee - Corporate Finance Manager
Mr. Visky Tong - Assistant Contract Manager
Nurul Wafaa Nabila Binti Mohd Basir - Administration Executive
Ms. NurNissaa' Azzahra Binti Azahar - Representative of Amerits Corporate Sdn. Bhd.

COMMENCEMENT OF MEETING

With the permission of the shareholders, the Extraordinary General Meeting II commenced at 9:25 a.m..

CHAIRMAN'S OPENING REMARKS

Datuk Leong Kam Weng ("**Chairman**") chaired the Extraordinary General Meeting II ("**Meeting**"). The Chairman extended a warm welcome to all members and proxies present at the Meeting.

EXSIM HOSPITALITY BERHAD
[Registration No.: 198301000236 (95469-W)]
(Incorporated in Malaysia)
("the Company")

-2-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

The Chairman re-introduced his fellow Directors and the Company Secretary, whose remained the same as those presented at the earlier EGM I. He further introduced the representatives of the Principal Advisers who were present at the Meeting.

QUORUM

The Company Secretary confirmed that the requisite quorum being present pursuant to Clause 66 of the newly adopted Company's Constitution at the commencement of the Meeting.

The Company Secretary also informed that Twenty-Two (22) proxy forms have been received from Twenty-Two (22) shareholders for a total of 1,962,088,310 (One Billion Nine Hundred Sixty-Two Million Eighty-Eight Thousand Three Hundred and Ten) shares, representing 84.30% of the total issued share capital of the Company within the stipulated prescribed period of forty-eight (48) hours before the time for convening the Meeting.

The Company Secretary further informed that Twenty-Four (24) members have registered and attending the Meeting in person or proxy. Accordingly, the Company Secretary was pleased to confirm the presence of the requisite quorum at the commencement of the Meeting and the Chairman then called the Meeting to order.

POLLING AND PROCEDURES

The Chairman informed the Meeting that, in accordance with the Main Market Listing Requirements ("**MMLR**") of Bursa Malaysia Securities Berhad ("**Bursa Securities**") and pursuant to Clause 71 of the newly adopted Company's Constitution, all resolutions set out in the Notice of Meeting would be voted on by way of poll.

It was noted that certain shareholders have appointed the Chairman as their proxy to vote for and on their behalf. The Chairman would cast their votes in accordance with the instructions provided.

The Chairman further informed that the Company had appointed Symphony Corporate Sdn. Bhd. ("**Symphony**"), as the Poll Administrator to conduct the poll by way of electronic voting ("**E-Voting**") and Propoll Solutions Sdn. Bhd. ("**Propoll**") as the Independent Scrutineer to verify and confirm the poll results of the Meeting.

The shareholders were informed of the following administrative matters:-

- (a) Shareholders, proxies or corporate representatives may raise their questions after each of the item on the Agenda have been tabled, and put to this Meeting for consideration; and
- (b) The polling process for each resolution would commence immediately after it was tabled at the Meeting, upon the Chairman's announcement of the opening of the polling session for that resolution.

The Chairman further reminded that the attendance of the Meeting was strictly limited to the Company's shareholders, proxies, and authorised representatives of corporate shareholders who had registered to participate in the Meeting. He added that the discussions at the Meeting was deemed confidential and only for the knowledge of the relevant parties. As such, any visual or audio recording was strictly prohibited whilst the Meeting was being conducted, unless the Company's written consent had been obtained prior to the Meeting.

EXSIM HOSPITALITY BERHAD
[Registration No.: 198301000236 (95469-W)]
(Incorporated in Malaysia)
("the Company")

-3-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

The Chairman then invited Symphony to brief the shareholders and proxies on the conduct of the E-Voting process. Mr. Eric Tan, representative from Symphony provided the instructions on the voting procedures, followed by presentation of a short video clip and a live demonstration using the remote voting device. The Chairman thereafter thanked Symphony for the briefing and demonstration.

NOTICE OF MEETING

It was noted that the Notice convening the Meeting dated 27 March 2026 as set out on in the Circular of the Company, which was available at the Company's website, having been circulated within the prescribed period was, with the permission of the Meeting, taken as read.

The Chairman informed the Meeting that Ms. Tan Shirley, represented by her proxy Mr. Kam Chee Meng, and Mr. Teoh Wei Siang, represented by his proxy Ms. Ong Zi Pei, being shareholders of the Company, had consented, via their letters of consent received by the Company, to act as Proposer and Seconder, respectively, for all resolutions set out in the Notice of Meeting.

It was recorded that the motions under Ordinary Resolutions 1 to 3 as set out in the Notice to be tabled at the Meeting, were proposed by Mr. Kam Chee Meng, and seconded by Ms. Ong Zi Pei.

The Chairman then continued with the Agenda of the Meeting.

**1.0 ORDINARY RESOLUTION 1:
PROPOSED DIVERSIFICATION OF THE EXISTING BUSINESS OF EHB AND ITS
SUBSIDIARIES ("EHB GROUP" OR THE "GROUP") TO INCLUDE THE BUSINESS OF
CONSTRUCTION WORKS AND RELATED ACTIVITIES ("GENERAL CONTRACTING
BUSINESS") ("PROPOSED DIVERSIFICATION INTO GENERAL CONTRACTING
BUSINESS")**

The Chairman informed the Meeting that the first item on the Agenda was to seek shareholders' approval for the proposed diversification of the existing business of EHB and its subsidiaries to include the business of construction works and related activities, under Ordinary Resolution 1.

The Chairman explained the background of EHB Group. He stated that EHB is an investment holding company and, through its subsidiaries, the Group is principally engaged in hotel operations, hospitality services, and interior design and fit-out services. He further added that, in line with the Group's ongoing efforts to broaden its operational scope and enhance its earnings base, the Board had proposed to diversify its principal activities to include general contracting business.

He further informed that the Proposed Diversification into General Contracting Business would expand the Group's scope of activities to undertake a broader range of construction-related works, including acting as a main contractor or package contractor for renovation, upgrading, and construction projects.

In addition, the Chairman highlighted that the General Contracting Business would provide end-to-end construction and refurbishment solutions, including the coordination and management of multiple trades and specialist subcontractors. This would include both interior and exterior works, structural works, and mechanical and electrical systems, as well as the upgrading and refurbishment of existing buildings. He added that the Group would also

EXSIM HOSPITALITY BERHAD
 [Registration No.: 198301000236 (95469-W)]
 (Incorporated in Malaysia)
 ("the Company")

-4-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

undertake full project management, including planning, scheduling, supervision, and quality control, to ensure that projects are delivered efficiently and to a high standard.

He further informed shareholders that full details of the Proposed Diversification into General Contracting Business were provided in the Circular to Shareholders, which had been circulated on 27 March 2026.

The Board of Directors, having reviewed the Proposed Diversification into General Contracting Business, was of the view that it was in the best interests of the Group and recommended that Ordinary Resolution 1 be approved by the shareholders. The Chairman informed the Meeting that the full text of Ordinary Resolution 1 was set out in the Notice of Meeting and, with the consent of the shareholders, took the resolution as read.

The floor was then opened for questions from shareholders and proxies.

As there were no questions, the Chairman then declared that polling for this Agenda item would commence. Shareholders and proxies were requested to cast their votes using the remote voting device by pressing "1" to vote **FOR** and "2" to vote **AGAINST**.

Upon the conclusion of the polling process, the poll was declared closed. The results of the poll, as verified and tabulated by the Poll Administrator, were displayed on the screen for the information of the Meeting.

ORDINARY RESOLUTION 1
PROPOSED DIVERSIFICATION OF THE EXISTING BUSINESS OF EHB AND ITS SUBSIDIARIES ("EHB GROUP" OR THE "GROUP") TO INCLUDE THE BUSINESS OF CONSTRUCTION WORKS AND RELATED ACTIVITIES ("GENERAL CONTRACTING BUSINESS") ("PROPOSED DIVERSIFICATION INTO GENERAL CONTRACTING BUSINESS")

Ordinary Resolution 1	Vote in Favour		Vote Against		Results
	No. of shares	%	No. of shares	%	
To approve the proposed diversification of the existing business of EHB and its subsidiaries (" EHB Group " or the " Group ") to include the business of construction works and related activities (" General Contracting Business ") (" Proposed Diversification into General Contracting Business ")	1,962,066,706	100.00	0	0.0000	Carried

The Meeting **RESOLVED:-**

THAT, subject to the approvals of all relevant authorities and/ or parties being obtained, approval be and is hereby given to the Group to diversify the existing principal activities to

EXSIM HOSPITALITY BERHAD
[Registration No.: 198301000236 (95469-W)]
(Incorporated in Malaysia)
("the Company")

-5-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

include the General Contracting Business as described in the circular to shareholders dated 27 March 2026 ("**Circular**").

AND THAT the Board of Directors of EHB be and is hereby authorised to sign and execute all necessary documents, do all acts, deeds and things as may be required to give effect to the Proposed Diversification into General Contracting Business with full power to assent to any conditions, variations, modifications and/ or amendments in any manner as may be required or permitted by any relevant authorities and to deal with all matters relating thereto and to take all such steps and do all acts, deeds and things in any manner as they may deem fit or necessary or expedient to implement, finalise and give full effect to the Proposed Diversification into General Contracting Business.

The Chairman proceeded to present the next item on the Agenda.

**2.0 ORDINARY RESOLUTION 2:
PROPOSED DIVERSIFICATION OF THE EXISTING BUSINESS OF EHB GROUP TO
INCLUDE THE BUSINESS OF CENTRALISED PROCUREMENT OF BUILDING
MATERIALS AND HOUSEHOLD APPLIANCES AND RELATED ACTIVITIES
("CENTRALISED PROCUREMENT BUSINESS") ("PROPOSED DIVERSIFICATION INTO
CENTRALISED PROCUREMENT BUSINESS")**

The Chairman informed the Meeting that Ordinary Resolution 2 was to seek shareholders' approval for the proposed diversification of the existing business of EHB Group to include the business of centralised procurement of building materials and household appliances and related activities.

As mentioned under Ordinary Resolution 1, the Group aimed to broaden its operational scope and enhance its earnings base. In line with this strategy, it was further noted that the Proposed Diversification under Ordinary Resolution 2 represented a further step in expanding the Group's capabilities into centralised procurement.

The Chairman further informed that the Group intended to formalise and expand its procurement function to include the sourcing, bulk purchasing, supply, logistics coordination, and warehousing of construction materials, mechanical and electrical components, fixtures, fittings, and household appliances. These services would support the Group's own projects and, where appropriate, could also be extended to third-party customers.

He then explained that warehousing and logistics arrangements would be managed by third-party service providers to be appointed. The charges for such services were expected to be based on prevailing market rates, taking into account factors such as transportation distance, type and size of goods, delivery volume, handling requirements, and storage needs.

For shareholders' information, the Chairman informed that these operations were expected to commence around the fourth quarter of the financial year ending 30 June 2026. These procurement activities would primarily support the Group's projects under its Fit-Out and General Contracting segments. Where appropriate and subject to internal capacity, the Group may also provide procurement and supply services to third-party customers on a project-by-project basis.

EXSIM HOSPITALITY BERHAD
 [Registration No.: 198301000236 (95469-W)]
 (Incorporated in Malaysia)
 ("the Company")

-6-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

The Chairman informed shareholders that full details of the Proposed Diversification into Centralised Procurement Business were provided in the Circular to Shareholders, which had been circulated on 27 March 2026.

The Board of Directors, having reviewed the Proposed Diversification into Centralised Procurement Business, was of the view that it was in the best interests of the Group and recommended that Ordinary Resolution 2 be approved by the shareholders. The Chairman informed the Meeting that the full text of Ordinary Resolution 2 was set out in the Notice of Meeting and, with the consent of the shareholders, took the resolution as read.

The floor was then opened for questions from shareholders and proxies.

As there no further questions, the Chairman then declared that polling for this Agenda item would commence. Shareholders and proxies were requested to cast their votes using the remote voting device by pressing "1" to vote **FOR** and "2" to vote **AGAINST**.

Upon the conclusion of the polling process, the poll was declared closed. The results of the poll, as verified and tabulated by the Poll Administrator, were then displayed on the screen for the information of the Meeting.

ORDINARY RESOLUTION 2
PROPOSED DIVERSIFICATION OF THE EXISTING BUSINESS OF EHB GROUP TO INCLUDE THE BUSINESS OF CENTRALISED PROCUREMENT OF BUILDING MATERIALS AND HOUSEHOLD APPLIANCES AND RELATED ACTIVITIES ("CENTRALISED PROCUREMENT BUSINESS") ("PROPOSED DIVERSIFICATION INTO CENTRALISED PROCUREMENT BUSINESS")

Ordinary Resolution 2	Vote in Favour		Vote Against		Results
	No. of shares	%	No. of shares	%	
To approve proposed diversification of the existing business of EHB Group to include the business of centralised procurement of building materials and household appliances and related activities (" Centralised Procurement Business ") (" Proposed Diversification into Centralised Procurement Business ")	1,962,066,706	100.00	0	0.0000	Carried

The Meeting **RESOLVED:-**

THAT, subject to the approvals of all relevant authorities and/ or parties being obtained, approval be and is hereby given to the Group to diversify the existing principal activities to include the Centralised Procurement Business as described in the Circular.

EXSIM HOSPITALITY BERHAD
[Registration No.: 198301000236 (95469-W)]
(Incorporated in Malaysia)
("the Company")

-7-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

AND THAT the Board of Directors of EHB be and is hereby authorised to sign and execute all necessary documents, do all acts, deeds and things as may be required to give effect to the Proposed Diversification into Centralised Procurement Business with full power to assent to any conditions, variations, modifications and/ or amendments in any manner as may be required or permitted by any relevant authorities and to deal with all matters relating thereto and to take all such steps and do all acts, deeds and things in any manner as they may deem fit or necessary or expedient to implement, finalise and give full effect to the Proposed Diversification into Centralised Procurement Business.

**3.0 ORDINARY RESOLUTION 3:
PROPOSED NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY
TRANSACTIONS OF A REVENUE AND/OR TRADING NATURE ("PROPOSED NEW
SHAREHOLDERS' MANDATE")**

The Chairman informed the Meeting that the Agenda item under Ordinary Resolution 3 was to deliberate on the Proposed New Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue and/or Trading Nature in the ordinary course of business.

It was noted that Mr. Tan Hai Liang and Mr. Paramjit Singh ("**Interested Directors**"), being the Interested Directors, have abstained and will continue to abstain from all Board deliberations in respect of the Proposed New Shareholders' Mandate. The Chairman further informed that as the Interested Directors did not hold any shares in the Company, hence, no voting abstention was required on their part. Nevertheless, they had undertaken to ensure that persons connected to them would abstain from voting on the resolution.

It was further noted that EXSIM Hospitality Holdings Sdn. Bhd., Mr. Lim Aik Hoe, Mr. Lim Aik Kiat and Mr. Lim Aik Fu being the Interested Major Shareholders together with their Persons Connected, as disclosed in the Circular to Shareholders dated 27 March 2026, had undertaken to abstain from voting on Ordinary Resolution 3.

The Board of Directors, save for Interested Directors, having reviewed the Proposed New Shareholders' Mandate, was of the view that it was in the best interests of the Group and recommended that Ordinary Resolution 3 be approved by the shareholders. The Chairman informed the Meeting that the full text of Ordinary Resolution 3 was set out in the Notice of Meeting and, with the consent of the shareholders, took the resolution as read.

The Chairman then invited questions from the floor in relation to this Agenda item.

As there were no questions, the Chairman then declared that polling for this Agenda item would commence. Shareholders and proxies were requested to cast their votes using the remote voting device by pressing "1" to vote **FOR** and "2" to vote **AGAINST**.

Upon the conclusion of the polling process, the poll was declared closed. The results of the poll, as verified and tabulated by the Poll Administrator, were displayed on the screen for the information of the Meeting.

**ORDINARY RESOLUTION 3:
PROPOSED NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY
TRANSACTIONS OF A REVENUE AND/OR TRADING NATURE ("PROPOSED NEW
SHAREHOLDERS' MANDATE")**

EXSIM HOSPITALITY BERHAD
 [Registration No.: 198301000236 (95469-W)]
 (Incorporated in Malaysia)
 ("the Company")

-8-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

Ordinary Resolution 3	Vote in Favour		Vote Against		Results
	No. of shares	%	No. of shares	%	
To approve proposed new shareholders' mandate for recurrent related party transactions of a revenue and/or trading nature ("Proposed New Shareholders' Mandate")	277,198,006	99.9998	500	0.0001	Carried

The Meeting **RESOLVED**:-

THAT, authority be and is hereby given in line with Paragraph 10.09 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, for EHB Group to enter into any of the recurrent related party transactions with the related party(ies) as set out in **Section 2.7, Part B** of the circular to shareholders dated 27 March 2026 in relation to the Proposed New Shareholders' Mandate which are necessary for the day-to-day operations of EHB Group within the ordinary course of business of EHB Group, made on an arm's length basis and on normal commercial terms which are those generally available to the public and are not detrimental to the minority shareholders of the Company.

AND THAT such authority shall commence immediately upon the passing of this resolution and shall continue to be in force until:-

- (i) the conclusion of the next annual general meeting ("**AGM**") of the Company following the general meeting at which the ordinary resolution for the Proposed New Shareholders' Mandate was passed, at which time it shall lapse, unless by a resolution passed at the next AGM, the authority is renewed;
- (ii) the expiration of the period within which the next AGM after that date it is required by law to be held pursuant to Section 340(2) of the Companies Act 2016 ("**Act**") (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (iii) revoked or varied by an ordinary resolution passed by the shareholders of the Company at a general meeting,

whichever is the earlier.

AND FURTHER THAT the Directors of the Company be and are hereby authorised to do all acts, deeds and things as they may be deemed fit, necessary, expedient and/ or appropriate in order to implement the Proposed New Shareholders' Mandate with full power to assent to all or any conditions, variations, modifications and/ or amendments in any manner as may be required by any relevant authorities or otherwise and to deal with all matters relating thereto and to take all such steps and to execute, sign and deliver for and on behalf of the Company all such documents, agreements, arrangements and/ or undertakings, with any party or parties and to carry out any other matters as may be required to implement, finalise and complete, and give full effect to the Proposed New Shareholders' Mandate in the best interest of the Company.

EXSIM HOSPITALITY BERHAD
[Registration No.: 198301000236 (95469-W)]
(Incorporated in Malaysia)
("the Company")

-9-

(Minutes of the Extraordinary General Meeting II of the Company held on 13 April 2026 – *Cont'd*)

TERMINATION

The Chairman concluded the Meeting and declared the Meeting closed at 9:48 a.m..

The Chairman thanked all shareholders, proxies and invitees for their attendance and announced the end of the Meeting.

SIGNED AS A CORRECT RECORD

- SIGNED -

DATUK LEONG KAM WENG
CHAIRMAN

Dated: 13 April 2026