A1 A.K. KOH GROUP BERHAD
201201039541 (1024019-T)
(Incorporated in Malaysia)

MINUTES OF THE EXTRAORDINARY GENERAL MEETING ("EGM") OF A1 A.K. KOH GROUP BERHAD ("A1AKK" OR "THE COMPANY") HELD AT PENDETA HALL, LE GRANDEUR PALM RESORT JOHOR, JALAN PERSIARAN GOLF, OFF JALAN JUMBO, 81250 SENAI, JOHOR DARUL TAKZIM ON WEDNESDAY, 29 JULY 2026 AT 10:00 A.M.

PRESENT	:	MS. WONG MAU LIN	(Independent Non-Executive Chairperson)
		MR. KOH AH KUAN	(Executive Director/Managing Director)
		MR. KOH LIAN JIE	(Executive Director/Chief Executive Officer)
		MR. KOH CHUNG JIE	(Executive Director/Chief Operating Officer)
		MR. TAN BAN TATT	(Independent Non-Executive Director)
		MS. TAN MUI PING	(Independent Non-Executive Director)
		MS. GOH JOO SEONG	(Independent Non-Executive Director)
BY INVITATION	:	PUAN JASMINE BINTI MOHD JAMIL	(Representative of RHB Investment Bank Berhad ("**RHBIB**"), Principal Adviser)
		HARDY FADZERUS BIN WASLI	(Representative of RHBIB)
		MR. STANLEY TOH KIM SENG	(Representative of Laurelcap Sdn. Bhd., Valuer)
		MS. CHAI SHU HWI	Representative of Lee & Tengku Azrina ("**LATA**"), Solicitor
		MS. KOEY LEE YEE, RYLIN	(Representative of LATA)
		MS. LIM JIA MIN	(Representative of LATA)
		MR. LIM YEN KANG	(Chief Financial Officer)
		MR. FONG CHOON HAU	(Finance Advisor)
IN ATTENDANCE	:	MS. CHIANG SUE MAI	(Joint Company Secretary)

The attendance of shareholders, corporate representatives and proxies was as per the Attendance List.

1. OPENING SPEECH

On behalf of the Board of Directors ("**Board**"), Ms. Wong Mau Lin, the Chairperson of the Company, welcomed all shareholders and attendees to the Company's EGM, convened and held for the purpose of transacting the business as set out in the Notice of the EGM dated 8 July 2026.

To facilitate the smooth and orderly conduct of the Meeting, the Chairperson briefed the members on the proceedings and administrative procedures of the Meeting.

The Chairperson then introduced the members of the Board and the Joint Company Secretary to the shareholders present.

2. NOTICE OF MEETING

There being no objection, the notice convening the EGM, having been duly circulated to all shareholders of the Company within the prescribed period, announced to Bursa Malaysia Securities Berhad ("**Bursa Securities**") and published on the Company's website, as well as advertised in the newspaper on 8 July 2026, was taken as read.

3. QUORUM

Upon confirming the requisite quorum being present, the Chairperson called the Meeting to order at 10:00 a.m.

4. POLLING PROCEDURE AND ADMINISTRATIVE MATTERS

Before proceeding with the business of the EGM, the Chairperson informed the Meeting that, pursuant to Rule 8.31A of the ACE Market Listing Requirements of Bursa Securities, the resolution set out in the notice of a general meeting must be voted by poll.

Pursuant to the Company's Constitution, the Chairperson declared that the resolution set out in the notice of the EGM would be voted by poll. The polling process would be conducted after the item on the agenda had been dealt with.

The Chairperson further informed the Meeting that Quantegic Services Sdn. Bhd. had been appointed as the Scrutineer to verify the poll results.

She also informed the members that the Ordinary Resolution would require a simple majority of more than 50% of the votes cast by members present in person or by proxy in order to be duly passed.

5. ORDINARY RESOLUTION: PROPOSED ACQUISITION BY A. K. KOH ENTERPRISE SDN. BHD., A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY, OF A PARCEL OF 99-YEAR LEASEHOLD LAND IN PEKAN PUCHONG JAYA, DAERAH PETALING, SELANGOR FOR A PURCHASE CONSIDERATION OF RM16,728,740, TO BE SATISFIED WHOLLY VIA CASH

The Chairperson briefed the members that the purpose of the EGM was to seek shareholders' approval for the proposed acquisition by A. K. Koh Enterprise Sdn. Bhd., a wholly-owned subsidiary of the Company, of a parcel of 99-year leasehold land in Pekan Puchong Jaya, Daerah Petaling, Selangor for a purchase consideration of RM16,728,740, to be satisfied wholly via cash ("**Proposed Acquisition**"). The full text of the resolution was set out in the notice convening the EGM.

The details of, and rationale for, the Proposed Acquisition were set out on pages 2 to 7 of the Circular to Shareholders.

The Chairperson then invited questions from the members in relation to the Proposed Acquisition. As no questions were raised, the Chairperson declared that the question-and-answer session closed.

The Chairperson thereafter proceeded to the Ordinary Resolution on the agenda and put the following motion to the Meeting for consideration:-

"THAT approval be and is hereby given for the proposed acquisition by A. K. Koh Enterprise Sdn. Bhd., a wholly-owned subsidiary of the Company, of a parcel of 99-year leasehold land located in Pekan Puchong Jaya, Daerah Petaling, Selangor, for a purchase consideration of RM16,728,740, to be satisfied wholly by cash, upon such terms and conditions as set out in the Circular to Shareholders dated 8 July 2026."

6. ANY OTHER BUSINESS

The Chairperson, noting that the only item on the agenda had been dealt with, proceeded to conduct the poll on the proposed resolution.

7. CONDUCT OF POLL

The Meeting proceeded to vote on the Ordinary Resolution by way of poll. The Chairperson invited the Poll Administrator, Tricor Investor & Issuing House Services Sdn. Bhd., to play a video briefing the members on the polling procedures.

Upon completion of the poll, the Chairperson adjourned the Meeting at 10:15 a.m. to allow for the counting and verification of votes.

8. ANNOUNCEMENT OF POLL RESULTS

Upon completion of the vote counting by the Poll Administrator and verification of the results by the Scrutineer, the Chairperson resumed the Meeting at 10:25 a.m. for the purpose of declaring the polling results. She informed the Meeting that the poll results had been duly received and verified by the Scrutineer. The Chairperson then proceeded to announce the results of the poll as follows:-

Resolution	**Votes For**		**Votes Against**		**Total Votes**	
	No. of Shares	**%**	**No. of Shares**	**%**	**No. of Shares**	**%**
Ordinary Resolution	627,626,230	100.00	0	0.00	627,626,230	100.00

Based on the poll results, the Chairperson declared that the Ordinary Resolution was unanimously carried.

9. CLOSURE

The Chairperson thanked all members and attendees for their participation and declared the Meeting closed at 10.30 a.m.

CONFIRMED AS A CORRECT RECORD

CHAIRPERON

Date: