

**BEDI BERHAD**  
(formerly known as WMG Holdings Bhd.)  
[Registration No. 201501041664 (1166985-X)]  
(Incorporated in Malaysia)

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF BEDI BERHAD (FORMERLY KNOWN AS WMG HOLDINGS BHD.) (“BEDI OR “COMPANY”) HELD AT GROUND FLOOR, LOBBY 1, CRYSTAL PLAZA, NO.4, JALAN 51A/223, 46100 PETALING JAYA, SELANGOR ON THURSDAY, 26 FEBRUARY 2026 AT 3:00 P.M.**

---

- DIRECTORS PRESENT AT VENUE** : Datuk Christopher Chin Soo Yin, JP (*Chairman*)  
Mr. Kong Chung Vui  
Ms. Lita  
Mr. Paramjit Singh Gill A/L Gurdev Singh  
Ms. Aun Siew Kuan  
Mr. Wan Foung Yin @ Michael Wan
- SECRETARIES** : Ms. Teo Soon Mei  
Ms. Tee Wan Ting
- MEMBERS** : As per Attendance List
- PROXY HOLDERS** : As per Attendance List
- CORPORATE REPRESENTATIVES** : As per Attendance List
- INVITEES** : As per Attendance List

**CHAIRMAN**

Datuk Christopher Chin Soo Yin, JP (“**Datuk Chairman**”) chaired the Extraordinary General Meeting (“**the Meeting**”). Datuk Chairman extended a warm welcome to all shareholders/proxies and invitees who present at the Meeting and called this Meeting to order at 3:00 p.m.

Datuk Chairman introduced his fellow Directors, the Company Secretary and the representative of the Principal Adviser, NewParadigm Securities Sdn. Bhd., who were present at the Meeting.

**QUORUM**

Datuk Chairman then called upon the Company Secretary to confirm the presence of a requisite quorum.

The Company Secretary then informed the Meeting that according to Clause 75 of the Company's Constitution, two (2) members personally present in person or by proxy shall be a quorum for a Meeting.

The Company Secretary also informed that seventeen (17) proxy forms have been received from seventeen (17) shareholders for a total of 679,626,489 shares, representing 78.37% 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 four (4) members/proxies have registered and are 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 Datuk Chairman then called the Meeting to order.

**POLLING AND PROCEDURES**

Datuk Chairman informed that in accordance with Paragraph 8.29A of Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all the resolutions shall be voted by way of poll and in his capacity as Chairman of the Meeting, he had directed the vote on the resolution set out in the Notice of Meeting to be conducted by way of poll pursuant to Clause 79 of the Company's Constitution.

**BEDI BERHAD**  
(formerly known as WMG Holdings Bhd.)  
[Registration No. 201501041664 (1166985-X)]  
(Incorporated in Malaysia)

- 2 -

(Minutes of the Extraordinary General Meeting of the Company held on 26 February 2026 – cont'd)

Datuk 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 and Propoll Solutions Sdn. Bhd. ("**Propoll**") as the Independent Scrutineer to verify and validate 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 agenda has been tabled, and put to this Meeting for consideration; and
- (b) The e-polling process for the resolution would commence after the discussion of the agenda and Datuk Chairman announced the opening of the polling session.

Datuk Chairman further reminded the Meeting that the attendance at the Meeting was strictly limited to the Company's shareholders, proxies, and authorised representatives of corporate shareholders who had registered to participate in this Meeting. He added that the discussions at the Meeting was deemed confidential and only for the knowledge of the relevant parties. As such, any form of 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.

With the permission of the Meeting, Datuk Chairman invited Symphony to brief the shareholders and proxies on the conduct of the electronic voting process. A video clip was presented on the screen by Symphony to guide shareholders and proxies on how to vote using the remote voting device, followed by a live demonstration. Datuk Chairman then thanked Symphony for the briefing and demonstration.

Meanwhile, Dato' Chairman informed that he has been appointed as proxy by several shareholders and will act as the proposer and Mr. Lim Han Siar, the shareholder of the Company, has indicated his willingness and consent to act as the seconder for the resolution set out in the notice of this Meeting.

### **NOTICE OF MEETING**

The Notice convening the Meeting dated 11 February 2026 as set out on pages 25 to 27 of the Circular to Shareholders of the Company ("**Circular**"), 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.

**1.0 ORDINARY RESOLUTION:  
PROPOSED DISPOSAL BY ASTERASIA SDN. BHD., AN INDIRECT WHOLLY-OWNED  
SUBSIDIARY OF BEDI BERHAD (FORMERLY KNOWN AS WMG HOLDINGS BHD.) TO  
MYDIN WHOLESALE CASH AND CARRY SDN. BHD., OF A DOUBLE-STOREY  
HYPERMARKET BUILDING BEARING POSTAL ADDRESS OF LOT 3A, SEJATI  
COMMERCIAL, JALAN MERPATI, BATU 7, JALAN AIRPORT, 90000 SANDAKAN,  
SABAH, HELD UNDER COUNTRY LEASE 075636172 LOCATED IN THE DISTRICT OF  
SANDAKAN, SABAH FOR A TOTAL CASH CONSIDERATION OF RM85.00 MILLION**

Datuk Chairman informed that this Agenda is to seek shareholders' approval on the Proposed Disposal by Asterasia Sdn. Bhd., an indirect wholly-owned subsidiary of BEDI Berhad, of a double-storey hypermarket building bearing postal address of Lot 3A, Sejati Commercial, Jalan Merpati, Batu 7, Jalan Airport, 90000 Sandakan, Sabah, held under country lease 075636172 located in the district of Sandakan, Sabah for a total cash consideration of RM85.00 million ("**Proposed Disposal**").

The Meeting noted that the Proposed Disposal forms part of the Group's ongoing efforts to rationalise its asset, with the aim of strengthening overall financial position and supporting the Company's long-term strategic objectives in the property development industry.

Datuk Chairman further highlighted that the Proposed Disposal takes into account the right of first refusal granted to Mydin Mohamed Holdings Bhd., which has assigned Mydin

**BEDI BERHAD**  
*(formerly known as WMG Holdings Bhd.)*  
 [Registration No. 201501041664 (1166985-X)]  
 (Incorporated in Malaysia)

- 3 -

(Minutes of the Extraordinary General Meeting of the Company held on 26 February 2026 – cont'd)

Wholesale Cash and Carry Sdn. Bhd. to undertake the Proposal Disposal under the existing Lease Agreement, ensuring compliance with the Group's contractual obligations while pursuing this divestment. The Group is expected to record an estimated net pro forma gain of approximately RM22.10 million from the Proposed Disposal.

The Board of Directors, having reviewed the Proposed Disposal, was of the view that it was in the best interests of the Group and recommended that the Ordinary Resolution be approved by the shareholders. Datuk Chairman informed the shareholders that the full details of the Proposed Disposal were provided in the Circular to Shareholders, which had been circulated on 11 February 2026.

Datuk Chairman then invited questions from the floor. Shareholders and proxies were requested to proceed to the nearest microphone, state their names, and indicate whether they were attending as shareholders or proxies. Proxies were also requested to state the name of the shareholder whom they represented.

There being no questions raised, Datuk Chairman then declared that polling for this Agenda 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**

**PROPOSED DISPOSAL BY ASTERASIA SDN. BHD. ("ASB"), AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF BEDI BERHAD (FORMERLY KNOWN AS WMG HOLDINGS BHD.) TO MYDIN WHOLESALE CASH AND CARRY SDN. BHD., OF A DOUBLE-STOREY HYPERMARKET BUILDING BEARING POSTAL ADDRESS OF LOT 3A, SEJATI COMMERCIAL, JALAN MERPATI, BATU 7, JALAN AIRPORT, 90000 SANDAKAN, SABAH, HELD UNDER COUNTRY LEASE 075636172 LOCATED IN THE DISTRICT OF SANDAKAN, SABAH ("SUBJECT PROPERTY") FOR A TOTAL CASH CONSIDERATION OF RM85.00 MILLION ("PROPOSED DISPOSAL")**

Ordinary Resolution	Vote in Favour		Vote Against		Results
	No. of shares	%	No. of shares	%	
To approve Proposed disposal by Asterasia Sdn. Bhd. (" <b>ASB</b> "), an indirect wholly-owned subsidiary of BEDI Berhad (Formerly known as WMG Holdings Bhd.) to Mydin Wholesale Cash and Carry Sdn. Bhd., of a Double-Storey Hypermarket Building bearing postal address of Lot 3A, Sejati Commercial, Jalan Merpati, Batu 7, Jalan Airport, 90000 Sandakan, Sabah, held under Country Lease 075636172 located in the district of Sandakan, Sabah (" <b>Subject Property</b> ") for a total cash consideration of RM85.00 million (" <b>Proposed Disposal</b> ")	679,723,381	100.00	0	0.0000	Carried

**BEDI BERHAD**  
*(formerly known as WMG Holdings Bhd.)*  
[Registration No. 201501041664 (1166985-X)]  
(Incorporated in Malaysia)

- 4 -

(Minutes of the Extraordinary General Meeting of the Company held on 26 February 2026 – cont'd)

The Meeting **RESOLVED**:-

**THAT** subject to the approvals of all relevant authorities and/or parties (where required), and the conditions precedent in the conditional sale and purchase agreement dated 13 November 2025 entered into between ASB (as vendor) and Mydin Wholesale Cash and Carry Sdn. Bhd. (as purchaser) for the Proposed Disposal ("**SPA**") being obtained/fulfilled or waived (as the case may be), approval be and is hereby given to ASB to dispose the Subject Property for a total cash consideration of RM85.00 million, in accordance with the terms and conditions as stipulated in the SPA;

**THAT** the Board of Directors of the Company ("**Board**") be and is hereby authorised and empowered to do all acts, deeds and things and to make all such decisions as they may in their absolute discretion deem fit, necessary, expedient and/or appropriate in connection with or to give full effect to the Proposed Disposal, with full powers to assent to any conditions, modifications, variations and/or amendments as may be required, at their discretion and/or imposed or permitted by the relevant authorities and/or parties

**THAT** the Board be and is hereby authorised to execute, sign and deliver all such documents and/or agreements with any party or parties, and to take all necessary steps for and on behalf of the Company as they may deem fit, necessary, expedient and/or appropriate in order to implement, finalise and give full effect to the Proposed Disposal.

**TERMINATION**

Datuk Chairman then concluded the Meeting and thanked all shareholders and proxies for their attendance and participation.

The Meeting concluded at 3:11 p.m.

SIGNED AS A CORRECT RECORD

- SIGNED -

---

**DATUK CHRISTOPHER CHIN SOO YIN, JP**  
CHAIRMAN

Dated: 26<sup>th</sup> day of February 2026