

KERJAYA PROSPEK PROPERTY BERHAD
Registration No. 199401001358 (287036-X)
(Incorporated in Malaysia)

Minutes of the Extraordinary General Meeting of the Company ("**KPPROP**") held at Ballroom 1, Level 3, Courtyard by Marriott Kuala Lumpur South, No. 137, Jalan Puchong, 58200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur on Thursday, 28 August 2025 at 12.00 p.m.

Present : Datin Seri Toh Siew Chuon - Executive Chairperson
Dato' Tee Eng Seng - Executive Director
Mr. Kuan Ying Tung - Independent Non-Executive Director
Ir. Low Wuu Shin - Independent Non-Executive Director
Mr. Tee Sun Ee - Independent Non-Executive Director
and Members and Proxies as per attendance list

By Invitation : As per attendance list

In Attendance : Ms Mok Mee Kee - Company Secretary

CHAIRMAN

Datin Seri Toh Siew Chuon presided as Chairperson of the Meeting and welcomed the members and proxies to the Extraordinary General Meeting ("**EGM**").

NOTICE

The notice convening the EGM ("**Notice of EGM**") having been circulated earlier to all members, Bursa Malaysia Securities Berhad and Auditors in accordance with the Company's Constitution within the prescribed period was taken as read.

The Chairperson also informed that the Notice of EGM had been advertised in New Straits Times on 5 August 2025 and the Company had disseminated the Notice of EGM through announcement to Bursa Malaysia Securities Berhad.

INTRODUCTION OF BOARD MEMBERS, MANAGEMENT AND ETC.

The Chairperson then introduced to the Meeting, the Board Members and other participants present at the meeting.

The Meeting was informed that the Company had appointed Tricor Investor & Issuing House Services Sdn. Bhd. ("**Tricor**") as the poll administrator and Ascendserv Capital Markets Services Sdn. Bhd. as independent scrutineer to verify the poll result of today's EGM.

The Meeting was informed that both the proposed ordinary resolutions tabled at the EGM would be conducted by wall of poll. A simple majority votes cast was required to pass each resolution.

QUORUM

Upon confirming the presence of the requisite quorum, the Chairperson called the meeting to order.

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ORDINARY RESOLUTION 1 – PROPOSED RIGHTS ISSUE OF SHARES

The Chairperson informed the Meeting that the proposed Ordinary Resolution 1, as explained in the Circular to Shareholders dated 5 August 2025 (“**Circular to Shareholders**”) entailed the issuance of renounceable rights issue of Two Hundred Seventy Three Million Eight Hundred Twenty Thousand Seven Hundred And Sixty Nine (273,820,769) Rights Shares at an issue price of RM0.20 per Rights Share on the basis of one (1) Rights Share for every two (2) existing shares held on the entitlement date.

With the permission of the Meeting, the Chairperson declared that Ordinary Resolution 1 as set out in the Notice of EGM be taken as read.

ORDINARY RESOLUTION 2 – PROPOSED RIGHTS ISSUE OF RCULS

Ordinary Resolution 2 was to approve the Proposed Rights Issue of Redeemable Convertible Unsecured Loan Stocks (“**RCULS**”) (“**Proposed Rights Issue of RCULS**”).

As explained in the Circular to Shareholders, the Proposed Rights Issue of RCULS entailed the issuance of renounceable rights issue of Four Hundred Ten Million Seven Hundred Thirty One Thousand One Hundred and Fifty Four (410,731,154) Eight-Year 4.2% RCULS at 100% of its nominal Value of RM0.2250 each on the basis of three (3) RCULS for every four (4) existing shares held on the entitlement date.

With the permission of the Meeting, the Chairperson declared that Ordinary Resolution 2 as set out in the Notice of EGM be taken as read.

The Proposed Rights Issue of Shares and the Proposed Rights Issue of RCULS were inter-conditional upon each other.

QUESTION AND ANSWER (“Q&A”) SESSION

The Meeting then proceeded with the Q&A session.

The Chairperson called upon Mr. Yong Kah Hu, the Company’s Group Finance & Accounting Manager to attend and respond to the questions posed by members and proxies.

After responding to all questions raised by the members/proxies, the Meeting proceeded to take the poll on the resolutions tabled.

TAKING OF POLL AND ANNOUNCEMENT OF RESULT

The Chairperson briefed the Meeting on the voting process.

The members and proxies present then proceeded to cast their votes. The Chairperson then declared the meeting adjourned for poll voting and counting of votes.

The meeting resumed at 12.26 p.m. upon completion of counting and verification of votes. The poll result as per Appendix A was then announced to the Meeting.

Based on the tabulation of result, the Chairperson declared that the following resolutions tabled at the EGM, were carried:-

ORDINARY RESOLUTION 1

PROPOSED RIGHTS ISSUE OF SHARES

THAT, subject to the passing of Ordinary Resolution 2 and the approvals of all relevant authorities and/or parties being obtained (where required), the Board of Directors of Kerjaya Prospek Property Berhad ("**KPPROP**" or "**Company**") ("**Board**") be and is hereby authorised to provisionally allot and issue by way of a renounceable rights issue of 273,820,769 new ordinary shares in KPPROP ("**KPPROP Share(s)**" or "**Share(s)**") ("**Rights Share(s)**") at an issue price of RM0.20 per Rights Share, which is payable in full upon acceptance, to the shareholders of KPPROP ("**Shareholders**") whose names appear on the Record of Depositors of the Company as at 5.00 p.m. on an entitlement date to be determined by the Board and announced later ("**Entitlement Date**") ("**Entitled Shareholders**") on the basis of one (1) Rights Share for every two (2) existing Shares held by the Entitled Shareholders on the Entitlement Date ("**Proposed Rights Issue of Shares**").

THAT any Rights Share not taken up or not validly taken up shall be made available for excess application by the other Entitled Shareholders and/or their renouncee(s) and/or transferee(s), in such manner as the Board shall determine at its absolute discretion, in a fair and equitable manner, and on such basis as it may deem fit or expedient and in the best interest of the Company to be announced in due course;

THAT fractional entitlement of the Rights Shares arising from the Proposed Rights Issue of Shares, if any, shall be disregarded and/or dealt with by the Board in such manner and on such terms and conditions as the Board in its absolute discretion may deem fit or expedient and in the best interest of the Company;

THAT the Rights Shares shall be listed on the Main Market of Bursa Malaysia Securities Berhad;

THAT the proceeds of the Proposed Rights Issue of Shares be utilised for the purposes as set out in Section 6 of the circular to shareholders of the Company dated 5 August 2025 and the Board be and is hereby authorised with full powers to vary the manner and/or purpose of utilisation of such proceeds in such manner as the Board may deem fit, necessary, expedient or in the best interest of the Company subject to (where applicable) the approval of the Shareholders and the relevant authorities;

THAT the Rights Shares will, upon allotment and issuance, rank equally in all respects with the then existing KPPROP Shares, save and except that such Rights Shares shall not be entitled to any dividends, rights, benefits, entitlements, allotments and/or any other distributions which may be declared, made or paid to the Shareholders, the entitlement date of which is prior to the date of allotment and issuance of the Rights Shares;

THAT this Ordinary Resolution constitutes a specific approval for the issuance of securities in the Company contemplated herein which is made pursuant to an agreement, option or offer and shall continue in full force and effect until all Rights Shares have been allotted and issued in accordance with the terms of the Proposed Rights Issue of Shares;

AND THAT the Board be and is hereby authorised to do all acts and things as it may consider necessary or expedient in the best interest of the Company with full powers to assent to any conditions, modifications, variations and/or amendments as may be required, or imposed by the relevant authorities (including, without limitation, any changes to the conditions relating to the Rights Shares), and to take all steps and to enter into all such agreement, arrangement, undertaking, indemnity, transfer, assignment and guarantee with any party or persons and to carry out any other matters as may be required to implement, finalise and give full effects to the Proposed Rights Issue of Shares.

ORDINARY RESOLUTION 2

PROPOSED RIGHTS ISSUE OF RCULS

THAT, subject to the passing of Ordinary Resolution 1 and the approvals of all relevant authorities and/or parties being obtained (where required), the Board of Directors of Kerjaya Prospek Property Berhad ("**KPPROP**" or "**Company**") ("**Board**") be and is hereby authorised to:

- (i) provisionally allot and issue by way of a renounceable rights issue of 410,731,154 8-year 4.2% redeemable convertible unsecured loan stock in KPPROP ("**RCULS**") at an issue price of RM0.2250 per RCULS, which is payable in full upon acceptance, to the shareholders of KPPROP ("**Shareholders**") whose names appear on the Record of Depositors of the Company as at 5.00 p.m. on an entitlement date to be determined by the Board and announced later ("**Entitlement Date**") ("**Entitled Shareholders**") on the basis of three (3) RCULS for every four (4) existing ordinary shares in the Company ("**KPPROP Share(s)**" or "**Share(s)**") held by the Entitled Shareholders on the Entitlement Date ("**Proposed Rights Issue of RCULS**");
- (ii) create the RCULS based on the indicative salient terms of the RCULS as set out in Appendix I of the circular to shareholders of the Company dated 5 August 2025 ("**Circular to Shareholders**") and in accordance with the provisions of a trust deed constituting the RCULS to be executed by the Company and MTrustee Berhad (as trustee who acts for the benefit of the holders of the RCULS ("**RCULS Holders**") ("**Trust Deed**");
- (iii) enter into and execute the Trust Deed and to do all acts, deed and things as the Board may deem fit or expedient in order to implement, finalise and give effect to the Trust Deed; and
- (iv) allot and issue such number of new KPPROP Shares credited to the RCULS Holders pursuant to the conversion of the RCULS to new KPPROP Shares during the tenure of the RCULS in accordance with the provisions of the Trust Deed;

THAT any RCULS not taken up or not validly taken up shall be made available for excess application by the other Entitled Shareholders and/or their renouncee(s) and/or transferee(s), in such manner as the Board shall determine at its absolute discretion, in a fair and equitable manner, and on such basis as it may deem fit or expedient and in the best interest of the Company, to be announced in due course;

THAT fractional entitlement of the RCULS arising from the Proposed Rights Issue of RCULS, if any, shall be disregarded and/or dealt with by the Board in such manner and on such terms and conditions as the Board in its absolute discretion may deem fit or expedient and in the best interest of the Company;

THAT the conversion price of the RCULS be fixed at RM0.2250 per RCULS, subject to any adjustments in accordance with the terms and conditions of the Trust Deed;

THAT the RCULS and the new KPPROP Shares to be issued upon conversion of the RCULS shall be listed on the Main Market of Bursa Malaysia Securities Berhad;

THAT the proceeds of the Proposed Rights Issue of RCULS be utilised for the purposes as set out in Section 6 of the Circular to Shareholders and the Board be and is hereby authorised with full powers to vary the manner and/or purpose of utilisation of such proceeds in such manner as the Board may deem fit, necessary, expedient or in the best interest of the Company subject to (where applicable) the approval of the Shareholders and the relevant authorities;

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THAT the new KPPROP Shares to be issued upon the conversion of the RCULS will, upon allotment and issuance, rank equally in all respects with the then existing KPPROP Shares, save and except that such new KPPROP Shares shall not be entitled to any dividends, rights, benefits, entitlements, allotments and/or any other distributions which may be declared, made or paid to the Shareholders, the entitlement date of which is prior to the date of allotment and issuance of the new KPPROP Shares;

THAT this Ordinary Resolution constitutes a specific approval for the issuance of securities in the Company contemplated herein which is made pursuant to an agreement, option or offer and shall continue in full force and effect until all RCULS and new KPPROP Shares to be issued pursuant to or in connection with the Proposed Rights Issue of RCULS have been allotted and issued in accordance with the terms of the Proposed Rights Issue of RCULS;

AND THAT the Board be and is hereby authorised to do all acts and things as it may consider necessary or expedient in the best interest of the Company with full powers to assent to any conditions, modifications, variations and/or amendments as may be required, or imposed by the relevant authorities (including, without limitation, any changes to the conditions relating to the RCULS), and to take all steps and to enter into all such agreement, arrangement, undertaking, indemnity, transfer, assignment and guarantee with any party or persons and to carry out any other matters as may be required to implement, finalise and give full effects to the Proposed Rights Issue of RCULS.

CLOSURE

There being no further business, the meeting closed at 12.27 p.m. with a vote of thanks to the Chairperson.

CONFIRMED CORRECT**SIGNED**

CHAIRPERSON

Dated: 25 September 2025

KERJAYA PROSPEK PROPERTY BERHAD

(199401001358 (287036-X))

Extraordinary General Meeting

Ballroom 1, Level 3, Courtyard by Marriott Kuala Lumpur South

No. 137, Jalan Puchong, 58200 Kuala Lumpur

On **28-August-2025** at **12:00PM****Result On Voting By Poll**

Resolution(s)	Vote For		Vote Against		Total Votes	
	No of Units	%	No of Units	%	No of Units	%
Ordinary Resolution 1	413,786,706	99.8311	700,200	0.1689	414,486,906	100.0000
Ordinary Resolution 2	413,786,706	99.8311	700,200	0.1689	414,486,906	100.0000