



A1 A.K. KOH GROUP BERHAD

(Registration No. 201201039541 (1024019-T))

(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting (“**EGM**”) of A1 A.K. Koh Group Berhad (“**Company**”) will be 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. or any adjournment thereof, for the purpose of considering and, if thought fit, passing the following resolution with or without any modifications:

ORDINARY RESOLUTION

PROPOSED ACQUISITION BY A. K. KOH ENTERPRISE SDN. BHD. (“AKK ENTERPRISE”), 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”)

“**THAT** subject to the requisite approvals from all relevant authorities and/or parties being obtained in respect of the Proposed Acquisition and the conditions precedent as set out in the sale and purchase agreement dated 20 April 2026 (“**SPA**”) entered into by the Company with Qualitypack Properties Sdn. Bhd. (“**Vendor**”), approval be and is hereby given to the Company to acquire the 99-year leasehold commercial land measuring approximately 1.01 acres held under title particulars HSD 243851, PT 976 in Pekan Puchong Jaya, Daerah Petaling, Negeri Selangor for a total consideration of RM16,728,740 to be satisfied wholly via cash subject upon the terms and conditions set out in the SPA (salient terms of which are set out in **Appendix I** of the Circular to shareholders of the Company dated 8 July 2026);

AND THAT the Board of Directors of the Company (“**Board**”) be and is hereby empowered and authorised to do all acts, deeds and things (including all applications and submission to the relevant regulatory authorities and bodies) and make all such decision as it may in its absolute discretion deems fit, necessary and expedient and/or appropriate in the best interest of the Company and to take all such steps to execute, sign, deliver and cause to be delivered on behalf of the Company the SPA and all such relevant agreements as it may consider necessary or expedient in order to implement, finalise, give full effect to and complete the Proposed Acquisition under the terms and conditions of the SPA with full powers to negotiate, approve, agree, and/or assent to any conditions, modifications, variations and/or amendments thereto in any manner as the Board may deem fit and/or may be required or imposed by the relevant authorities including to enter into any supplemental agreement(s) in connection with the SPA and/or Proposed Acquisition, and to deal with all matters relating thereto and to take all such steps and do all acts and things in any manner or as the Directors may deem necessary or expedient in the best interest of the Company.”

BY ORDER OF THE BOARD

WONG CHEE YIN (SSM PC NO. 202008001953) (MAICSA 7023530)

CHIANG SUE MAI (SSM PC NO. 202008000463) (MAICSA 7031742)

Company Secretaries

Johor Bahru

8 July 2026

Notes:

1. The EGM of the Company will be held in a physical format, in accordance with Rule 8.29A of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad. This format allows shareholders, proxies, corporate representatives, and/or attorneys to attend in person.

For further details, please refer to the Administrative Guide for complete instructions on how to attend the EGM.

2. For the purpose of determining who shall be entitled to attend the EGM, the Company shall be requesting Bursa Malaysia Depository Sdn. Bhd. to make available to the Company, a Record of Depositors as at 22 July 2026. Only a member whose name appears on this Record of Depositors shall be entitled to attend this EGM or appoint a proxy to attend, speak and vote on his/her/its behalf.
3. A member entitled to attend and vote at this EGM is entitled to appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to attend, participate, speak and vote in his place. A proxy may but need not be a member of the Company.
4. A member of the Company who is entitled to attend and vote at the EGM of the Company may appoint not more than two (2) proxies to attend, participate, speak and vote instead of the member at the EGM.
5. Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 (“**Central Depositories Act**”), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.
6. Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one (1) securities account (“**omnibus account**”), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.
7. Where a member appoints more than one (1) proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.
8. The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than 48 hours before the time appointed for holding the EGM or adjourned EGM at which the person named in the appointment proposes to vote:

(i) In hard copy form

In the case of an appointment made in hard copy form, the proxy form must be deposited with the Company’s Share Registrar at Tricor Investor & Issuing House Services Sdn. Bhd. of Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia. Alternatively, the proxy form can be deposited in the designated drop box at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.

(ii) By electronic means

The proxy form can be electronically lodged with the Share Registrar of the Company via Vistra Share Registry and IPO (MY) portal (“**The Portal**”) at <https://srmy.vistra.com>. Kindly refer to the Administrative Guide for the EGM on the procedures for electronic lodgement of proxy form via The Portal.

9. Any authority pursuant to which such an appointment is made by a power of attorney must be deposited with the Company’s Share Registrar at Tricor Investor & Issuing House Services Sdn. Bhd. of Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia, or alternatively, in the designated drop box at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not less than 48 hours before the time appointed for holding the EGM or adjourned EGM at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.
10. Please ensure ALL the particulars as required in the proxy form are completed, signed and dated accordingly.
11. Last date and time for lodging the proxy form is **27 July 2026 (Monday) at 10.00 a.m.**
12. Please bring an **ORIGINAL** of the following identification papers (where applicable) and present it to the registration staff for verification:
 - (i) Identity card (NRIC) (Malaysian), or
 - (ii) Police report (for loss of NRIC) / Temporary NRIC (Malaysian), or
 - (iii) Passport (Foreigner).
13. For a corporate member who has appointed an authorised representative, please deposit the **ORIGINAL** certificate of appointment of authorised representative with the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn. Bhd., Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, in the designated drop box at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia. The certificate of appointment of authorised representative should be executed in the following manner:
 - (i) If the corporate member has a common seal, the certificate of appointment of authorised representative should be executed under seal in accordance with the constitution of the corporate member.
 - (ii) If the corporate member does not have a common seal, the certificate of appointment of authorised representative should be affixed with the rubber stamp of the corporate member (if any) and executed by:
 - (a) at least two (2) authorised officers, of whom one (1) shall be a director; or
 - (b) any director and/or authorised officers in accordance with the laws of the country under which the corporate member is incorporated.
14. It is important that you read the Administrative Guide for the conduct of the EGM.