**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.**

**IF YOU ARE IN ANY DOUBT AS TO THE COURSE OF ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, SOLICITOR, ACCOUNTANT OR OTHER PROFESSIONAL ADVISERS IMMEDIATELY.**



This Circular has been reviewed by RHB Investment Bank Berhad, being the Principal Adviser to A1 A.K. Koh Group Berhad ("**A1**" or "**Company**") for the Proposed Acquisition (as defined herein).

**A1 A.K. KOH GROUP BERHAD**
(Registration No. 201201039541 (1024019-T))
(Incorporated in Malaysia)

# CIRCULAR TO THE SHAREHOLDERS IN RELATION TO 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

**AND**

# NOTICE OF EXTRAORDINARY GENERAL MEETING

*Principal Adviser*

**RHB INVESTMENT BANK BERHAD**
(Registration No. 197401002639 (19663-P))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

The above proposal will be tabled at the Extraordinary General Meeting ("**EGM**") of the Company, which 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. The Notice of EGM of the Company together with the Proxy Form, Administrative Notes and this Circular are available at the Company website at https://www.akkoh.com or Bursa Securities' website at https://bursamalaysia.com. Please follow the procedures provided in the Administrative Notes for the EGM in order to register, participate and vote at the EGM.

As a shareholder, in the event you wish to appoint a proxy, please complete, sign and return the Proxy Form in accordance with the instructions printed thereon. The Proxy Form should be completed and deposited with the Share Registrar of the Company situated at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8 Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively deposited in the dropbox located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No.8 Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or 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, not less than forty-eight (48) hours before the time for holding the EGM.

| | | |
|---|---|---|
| Date and time of the EGM | : | Wednesday, 29 July 2026 at 10.00 a.m. or at any adjournment thereof |
| Last date and time for lodging the Proxy Form | : | Monday, 27 July 2026 at 10.00 a.m. |

This Circular is dated 8 July 2026

## DEFINITIONS

Except where the context otherwise requires, the following abbreviations and definitions shall apply throughout this Circular:

| | | |
|---|---|---|
| **A1 or Company** | : | A1 A.K. Koh Group Berhad (Registration No. 201201039541 (1024019-T)) |
| **A1 Group or Group** | : | A1 and its subsidiaries, collectively |
| **A1 Share(s) or Share(s)** | : | Ordinary shares in A1 |
| **Act** | : | Companies Act, 2016, as amended from time to time and any re-enactment thereof |
| **AKK Enterprise or Purchaser** | : | A. K. Koh Enterprise Sdn. Bhd. (Registration No.199001012945 (204515-K)) |
| **Announcement** | : | Announcement in relation to the Proposed Acquisition dated 20 April 2026 |
| **Board** | : | Board of Directors of A1 |
| **Bursa Securities** | : | Bursa Malaysia Securities Berhad |
| **Circular** | : | This Circular dated 8 July 2026 |
| **EGM** | : | Extraordinary general meeting of A1 |
| **EPS** | : | Earnings per A1 Share |
| **FYE** | : | Financial year ended/ending, as the case may be |
| **GDC** | : | Gross development cost |
| **Valuer** | : | Laurelcap Sdn. Bhd. (Registration No. 200801005326 (806610-U)) |
| **Listing Requirements** | : | ACE Market Listing Requirements of Bursa Securities, as amended from time to time and any re-enactment thereof |
| **LPD** | : | 22 June 2026, being the latest practicable date before the printing of this Circular |
| **MBSJ** | : | Majlis Bandaraya Subang Jaya |
| **MPSJ** | : | Majlis Perbandaran Subang Jaya |
| **NA** | : | Net assets |
| **Principal Adviser or RHB Investment Bank** | : | RHB Investment Bank Berhad (Registration No. 197401002639 (19663-P)) |
| **Proposed Acquisition** | : | Proposed acquisition of the Subject Land from the Vendor by AKK Enterprise for the Purchase Consideration |
| **Proposed Building** | : | A 4-storey commercial building with an estimated gross floor area of approximately 45,260 square feet |
| **Purchase Consideration** | : | The purchase consideration for the Proposed Acquisition of RM16,728,740, which will be satisfied wholly via cash |

| | | |
|---|---|---|
| **Qualitypack or Vendor** | : | Qualitypack Properties Sdn. Bhd. (Registration No. 200801006450 (807734-H)) |
| **SPA** | : | Conditional sale and purchase agreement dated 20 April 2026 entered into between AKK Enterprise and the Vendor in relation to the Proposed Acquisition |
| **Subject Land** | : | A parcel of 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 |
| **Valuation Certificate** | : | Certificate of valuation prepared by the Valuer for the valuation of the Subject Land dated 9 April 2026 |
| **Valuation Report** | : | Valuation report prepared by the Valuer for the valuation of the Subject Land dated 9 April 2026 |

**CURRENCY**

| | | |
|---|---|---|
| **RM** | : | Ringgit Malaysia |
| **USD** | : | United States Dollar |

All references to "**our Company**" in this Circular are to A1, and references to "**Our Group**" are to our Company and our subsidiaries. References to "**we**", "**us**", "**our**" and "**ourselves**" are to our Company, and where the context otherwise requires, shall include our subsidiaries. All references to "**you**" in this Circular are to our shareholders.

Words denoting the singular shall, where applicable, include the plural and vice versa, and words denoting the masculine shall, where applicable, include the feminine and/ or neuter gender, and vice versa. References to persons shall include corporations, unless otherwise specified.

Any reference in this Circular to any enactment is a reference to that enactment as for the time being amended or re-enacted. Any reference to time of day in this Circular shall be a reference to Malaysian time, unless otherwise stated. Any discrepancies in the tables included in this Circular between the amounts stated, actual figures and totals thereof are due to rounding.

Certain statements in this Circular may be forward-looking in nature, which are subject to uncertainties and contingencies. Forward-looking statements may contain estimates and assumptions made by our Board after due inquiry, which are nevertheless subject to known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements to differ materially from the anticipated results, performance or achievements expressed or implied in such forward-looking statements. Hence, the inclusion of a forward-looking statement in this Circular should not be regarded as a representation or warranty that our Company's and/ or our Group's plans and objectives will be achieved.

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**THIS EXECUTIVE SUMMARY HIGHLIGHTS THE SALIENT INFORMATION ON THE PROPOSED ACQUISITION. YOU ARE ADVISED TO READ AND CAREFULLY CONSIDER THE ENTIRE CONTENTS OF THIS CIRCULAR WITHOUT RELYING SOLELY ON THIS EXECUTIVE SUMMARY BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED ACQUISITION TO BE TABLED AT OUR FORTHCOMING EGM.**

| Key Information | Summary | Reference in this Circular |
|---|---|---|
| Summary of the Proposed Acquisition | The Proposed Acquisition entails the acquisition by AKK Enterprise, a wholly-owned subsidiary of our Company of the Subject Land from the Vendor. The Purchase Consideration will be wholly satisfied via cash. | Section 2 |
| Basis of and justification for the Purchase Consideration | The Purchase Consideration was arrived at on a ‘willing-buyer willing-seller’ basis after taking into consideration, amongst other, the following:<br><br>(i) the market value of the Subject Land as appraised by the Valuer, vide its Valuation Report of RM16,500,000 on 9 April 2026;<br><br>(ii) the rationale and benefits of the Proposed Acquisition as set out in **Section 3** of this Circular; and<br><br>(iii) the prospects of the Subject Land as detailed in **Section 4.4** of this Circular.<br><br>The Purchase Consideration is at a premium of RM228,740 as compared to the market value of the Subject Land of RM16,500,000 as appraised by the Valuer. The premium is at 1.39% and is considered not significant and justified based on the Subject Land’s availability and the location and accessibility offered for the intended purpose to accommodate the growing operational needs of A1 Group for its central region’s operation, which currently operates from a rented premise.<br><br>In view of the above, our Board is of the opinion that the Purchase Consideration is fair and reasonable and that the Proposed Acquisition is in the best interests of our Group. | Section 2.4 |

<table>
<tr><th>Key Information</th><th>Summary</th><th>Reference in this Circular</th></tr>
<tr><td>Mode of settlement</td><td>In accordance with the terms of the SPA as set out in Appendix I of this Circular, the Purchase Consideration shall be satisfied in cash, payable to the Vendor in the following manner:<br><br><table>
<tr><th>Payment terms</th><th>Timing of settlement</th><th>RM</th></tr>
<tr><td>Earnest deposit</td><td>Prior to the execution of the SPA and payment made on 24 February 2026</td><td>334,574.80</td></tr>
<tr><td>Balance deposit</td><td>Upon execution of the SPA on 20 April 2026</td><td>1,338,299.20</td></tr>
<tr><td>Balance Purchase Consideration</td><td>Within 3 months from the date the SPA becomes unconditional ("Completion Period")</td><td>15,055,866.00</td></tr>
<tr><td>Total Purchase Consideration</td><td></td><td>16,728,740.00</td></tr>
</table><br>In the event AKK Enterprise fails to pay the balance Purchase Consideration within the Completion Period, the Vendor shall grant an automatic extension of time of 1 month from the expiry of the Completion Period subject to AKK Enterprise paying to the Vendor interest at the rate of 8% per annum on the Balance Purchase Consideration or any part thereof remaining outstanding, calculated on a daily basis from the day next after the expiry of the Completion Period to the day the Balance Purchase Consideration is paid in full to the Vendor.</td><td>Section 2.5</td></tr>
<tr><td>Rationale and benefits of the Proposed Acquisition</td><td>At present, A1 operates from a rented business office located at Taman Perindustrian OUG, Kuala Lumpur with a built-up area of approximately 4,938 square feet at a monthly rental of RM10,000. Over the past few years, our Group has experienced business growth, with revenue increasing by approximately 6% from FYE 30 June 2022 to FYE 30 June 2025. Coupled with our Group's plans to further expand its presence in the central region through the penetration of new market segments, acquisition of new customers and introduction of new products and brands, the existing rented premise is no longer sufficient to support its operational and future business requirements.</td><td>Section 3</td></tr>
</table>

| Key Information | Summary | Reference in this Circular |
|---|---|---|
| | Accordingly, the Subject Land is intended to be developed into the Proposed Building with an approximate gross floor area of 45,260 square feet to serve as our Group's new regional sales and marketing office in the central region, providing a more suitable and scalable operating environment. The proposed expansion was not contemplated at the time of our Company's listing on the ACE Market of Bursa Securities as no suitable land had been identified then, and consequently, no portion of the listing proceeds was earmarked for such purpose. | |
| Risk factors | The risk factors relating to the Proposed Acquisition include, but are not limited to the following:<br><br>(i) delay and non-completion risk;<br><br>(ii) investment risk;<br><br>(iii) development risk; and<br><br>(iv) financing risk. | Section 5 |
| Approvals required | The Proposed Acquisition is subject to the following approvals being obtained:<br><br>(i) approval from our shareholders at the forthcoming EGM;<br><br>(ii) approval to be obtained by the Vendor from the Selangor State Authority for the transfer of the Subject Land to the Purchaser, as stipulated under the conditions precedent of the SPA as disclosed within **Appendix I** of this Circular; and<br><br>(iii) approval to be obtained by the Purchaser from the Selangor State Authority for the creation of a legal charge over the Subject Land in favour of the Purchaser's financier as stipulated under the conditions precedent of the SPA as disclosed within **Appendix I** of this Circular.<br><br>The Proposed Acquisition is not conditional upon any other corporate exercise undertaken or to be undertaken by our Company. | Section 7 |
| Interests of directors, major shareholders, chief executive and/or persons connected with them | None of the directors, major shareholders and chief executive of our Company and/or any persons connected with them have any interest, whether direct or indirect, in the Proposed Acquisition. | Section 10 |

| Key Information | Summary | Reference in this Circular |
|---|---|---|
| Directors' statement and recommendation | Our Board, after having considered and deliberated on all aspects of the Proposed Acquisition, including but not limited to the basis for arriving at the Purchase Consideration for the Subject Land, salient terms of the SPA, the rationale of the Proposed Acquisition, risk factors for the Proposed Acquisition the future prospects of the Proposed Acquisition and the effects of the Proposed Acquisition, is of the opinion that the Proposed Acquisition is in the best interest of our Company.<br><br>Accordingly, our Board recommends that you vote **IN FAVOUR** of the resolution pertaining to the Proposed Acquisition to be tabled at the forthcoming EGM. | Section 11 |

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**A1 A.K. KOH GROUP BERHAD**
(Registration No. 201201039541 (1024019-T))
(Incorporated in Malaysia)

**Registered Office**
L2-02, 1 Medini Hub
Persiaran Medini Utara 3, Medini Iskandar
79000 Nusajaya
Johor Darul Takzim, Malaysia

8 July 2026

**Board of Directors**

| | |
|---|---|
| Wong Mau Lin | *(Independent Non-Executive Chairman)* |
| Koh Ah Kuan | *(Non-Independent Managing Director)* |
| Koh Lian Jie | *(Non-Independent Executive Director / Chief Executive Officer)* |
| Koh Chung Jie | *(Non-Independent Executive Director / Chief Operating Officer)* |
| Tan Ban Tatt | *(Independent Non-Executive Director)* |
| Goh Joo Seong | *(Independent Non-Executive Director)* |
| Tan Mui Ping | *(Independent Non-Executive Director)* |

**To: Our Shareholders**

Dear Sir / Madam,

**PROPOSED ACQUISITION**

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## 1. INTRODUCTION

On 20 April 2026, RHB Investment Bank had, on behalf of our Board, announced that AKK Enterprise, a wholly-owned subsidiary of our Company had, on even date, entered into the SPA with the Vendor for the Proposed Acquisition.

Further details on the Proposed Acquisition are set out in the ensuing sections of this Circular.

**THE PURPOSE OF THIS CIRCULAR IS TO PROVIDE YOU WITH THE RELEVANT INFORMATION ON THE PROPOSED ACQUISITION AS WELL AS TO SEEK YOUR APPROVAL FOR THE RESOLUTION PERTAINING TO THE PROPOSED ACQUISITION TO BE TABLED AT OUR FORTHCOMING EGM. THE NOTICE OF EGM AND THE PROXY FORM ARE ENCLOSED TOGETHER WITH THIS CIRCULAR.**

**YOU ARE ADVISED TO READ AND CONSIDER CAREFULLY THE CONTENTS OF THIS CIRCULAR TOGETHER WITH THE APPENDICES CONTAINED HEREIN BEFORE VOTING ON THE RESOLUTION PERTAINING TO THE PROPOSED ACQUISITION TO BE TABLED AT OUR FORTHCOMING EGM.**

## 2. DETAILS OF THE PROPOSED ACQUISITION

The Proposed Acquisition entails the acquisition of the Subject Land by AKK Enterprise from the Vendor for the Purchase Consideration, on "as is where is" basis with vacant possession free from all encumbrances but subject to the conditions of title and restrictions in interest whether express or implied in the title, subject to the terms and conditions of the SPA. The Purchase Consideration will be satisfied entirely by cash and will be funded via bank borrowings and internally generated funds.

The salient terms of the SPA are set out in **Appendix I** of this Circular.

### 2.1 Information on the Subject Land

The location and surrounding of the Subject Land are summarised in the Valuation Certificate as set out in **Appendix II** of this Circular.

A photograph on the aerial view of the Subject Land is set out below:

*(Source: Valuation Report)*

Further details of the Subject Land are summarised in the table below:

| | | |
|---|---|---|
| Title no. | : | HSD 243851 |
| Lot no. | : | PT 976 |
| Tempat | : | Tiada |
| Bandar/Pekan/Mukim | : | Pekan Puchong Jaya |
| District | : | Petaling |
| State | : | Selangor |

| | | |
|---|---|---|
| Quit Rent | : | RM9,019.00 per annum |
| Registered owner | : | Qualitypack |
| Provisional land area[(1)] | : | 4,089.85 square metres (about 44,023.15 square feet) |
| Land tenure | : | Leasehold 99 years expiring on 24 June 2101. The remaining unexpired term is approximately 75 years. |
| Category of land use | : | Bangunan |
| Express condition | : | Bangunan Perniagaan |
| Restriction in interest | : | Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran pihak berkuasa Negeri |
| Encumbrances | : | Tiada |
| Existing use | : | Vacant |
| Method of valuation | : | Comparison approach |
| Market value | : | RM16,500,000.00 |

***Notes:***

*(1) Based on the Certified Plan No. PA 237584, the Valuer found that PT 976, which is currently held under Qualified Title and pending conversion to Final Title, has been resurveyed and identified as Lot No. 76130 with a surveyed land area of 4,070.00 square metres (1.006 acres or 43,809.48 square feet). The conversion to Final Title is subject to completion of the survey, compliance with all relevant conditions, and approval by the relevant authorities for final registration. Hence, for the purpose of the valuation, the Valuer have adopted the surveyed land area of 4,070.00 square metres (1.006 acres or 43,809.48 square feet) in arriving at the Market Value of the Subject Land.*

*(Source: Valuation Report)*

The following were noted in the Valuation Report:

(i) the Subject Land has been approved for a petrol station development by MPSJ in year 2003. Such approval is superseded by a development plan approval dated 8 July 2025 from MBSJ (formerly known as MPSJ) to build a commercial complex subject to the compliance with the conditions stipulated in the approval letter expiring on 26 June 2026 ("**Kebenaran Merancang**");

(ii) there is a letter from MBSJ dated 22 December 2025 in relation to an approval for building plan for a proposed building on the Subject Land expiring on 21 December 2026 ("**Kelulusan Pelan Bangunan**"); and

(iii) the development charge was imposed due to the change in the development particulars and increased the permissible plot ratio from 1:1 to 1:4 and payment of the development charge of RM201,274.50 (inclusive of interest) had been made by the Vendor to MBSJ by instalments.

Whilst the Kelulusan Pelan Bangunan is a follow through approval subsequent to the grant of the Kebenaran Merancang, the approvals constitute separate and distinct approvals. It is not stated within the Kebenaran Merancang or Kelulusan Pelan Bangunan to suggest that the Kelulusan Pelan Bangunan serves to extend the validity period of the Kebenaran Merancang.

Details on the prospects of the Subject Land are outlined in **Section 4.4** of this Circular.

### 2.2 Information on the Proposed Building

Currently, as noted in the Valuation Report the Kelulusan Pelan Bangunan obtained is for a development comprising a 5-storey commercial complex, a waste chamber and a compact power substation.

Our Company proposes to develop the Subject Land into a 4-storey commercial building with an estimated gross floor area of approximately 45,260 square feet. The Proposed Building is intended for use as the Group's regional sales and marketing office. Based on A1's preliminary assessment, the indicative GDC for the Proposed Building is RM11.03 million. The indicative GDC will be funded via a combination of internally generated funds and bank borrowings as described in **Section 2.8** of this Circular.

Our Company will apply for the requisite approvals for constructing the Proposed Building after the completion of the Proposed Acquisition whereby the comprehensive development plan for the Proposed Building is expected to be finalised in the 1st quarter of 2027.

The entire process for preparatory work and subsequently obtaining the approvals is estimated to take between 8 to 12 months. Such estimated timeline is however subject to, amongst others, time taken by the regulators in granting approvals and completion of the Proposed Acquisition.

The estimated timeline for the development of the Proposed Building is as follows:

| Event | Tentative Date |
|---|---|
| • Submission of application for development plan for the Proposed Building<br>• Approval for the development plan for the Proposed Building<br>• Submission of application for building plan for the Proposed Building<br>• Approval for the building plan for the Proposed Building | 1st quarter, 2027 |
| Commencement of preliminary development work prior to construction of the Proposed Building | 2nd quarter, 2027 |
| Contract documentation phase (tender and contract award) | 2nd quarter, 2027 |
| Commencement of the construction of the Proposed Building | 3rd quarter, 2027 |
| Completion of the construction of the Proposed Building | 3rd quarter, 2029 |
| Commencement of operations of the Proposed Building | 4th quarter, 2029 |

### 2.3 Information on the Vendor

Qualitypack was incorporated in Malaysia on 26 February 2008 under the Companies Act 1965, as a private limited company. The principal activity of Qualitypack is investment holdings.

As at the LPD, the issued share capital of Qualitypack is RM1,000,000 comprising 1,000,000 ordinary shares. As at the LPD, the directors of Qualitypack are Chai Jiali, Chai Jia Cheng, Ho Yeat Seong, Chai Jia Chian and Chai Bui Chin @ Chai Wooi Chin.

The shareholders of Qualitypack and their respective shareholdings in Qualitypack are as follows:

| | Direct | | Indirect | |
|---|---|---|---|---|
| | **No. of shares** | **%** | **No. of shares** | **%** |
| Ho Yeat Seong | 950,000 | 95.0 | - | - |
| Chai Bui Chin @ Chai Wooi Chin | 50,000 | 5.0 | - | - |

Based on the latest available audited financial statements of Qualitypack for the financial year ended 31 December 2024, the audited net book value of the Subject Land is at approximately RM10,600,000.

**2.4 Basis and justification for the Purchase Consideration**

The Purchase Consideration had been arrived at on a willing buyer-willing seller basis, after taking into consideration, amongst others, the following:

(i) the market value of the Subject Land as appraised by the Valuer, vide its Valuation Report of RM16,500,000 on 9 April 2026, being the material date of valuation of the Subject Land;

(ii) the rationale and benefits of the Proposed Acquisition as set out in **Section 3** of this Circular; and

(iii) the prospects of the Subject Land as set out in **Section 4.4** of this Circular.

The Purchase Consideration is at a premium of RM228,740 as compared to the market value of the Subject Land of RM16,500,000 as appraised by the Valuer. The premium is at 1.39% and is considered not significant and justified based on the Subject Land’s availability and the location and accessibility offered for the intended purpose to accommodate the growing operational needs of A1 Group for its central region’s operation, which currently operates from a rented premise.

In view of the above, our Board is of the opinion that the Purchase Consideration is fair and reasonable and that the Proposed Acquisition is in the best interests of our Group.

In arriving at the opinion of the market value of the Subject Land, the Valuer has appraised the Subject Land using the Comparison Approach. This method involves comparing the Subject Land with recently transacted properties of a similar nature or offers for sale/rental of similar properties in the area. Adjustments are then made for differences in location, size and shape of the lot, size, condition and design of the building, site facilities available, market conditions and other factors in order to arrive at a common basis for comparison.

The Valuer had used the Comparison Approach of valuation as the only method for the Subject Land based on the following factors:

(i) there are ample transaction data of lands with similar characteristics available for comparison within the vicinity, in order to establish a consistent pattern of values;

(ii) there is a dearth of commercial lands for rent in the district, which demonstrates that most of the purchasers’ intention is for own use or for development purposes. In the absence of actual rental transactions, the only reliable source is via limited property advertisements. The rental rates as published in these advertisements are only asking prices and therefore not the true representation of the actual tenancy rates in the area. Any adjustments made will only be arbitrary and as such, the accuracy of using the Income Approach in arriving at the market value would be diminished; and

(iii) AKK Enterprise has indicated to the Valuer, that it will not adopt the layout in the approved development plan and building plan approval as described in **Section 2.1** of this Circular and will submit a new application to MBSJ for approval and given that such proposed development is still in the initial stage, the adoption of the Residual Method would require assumptions and estimations relating to future income streams, development parameters and marketability which remain highly uncertain. Taking into consideration our Company's intention to develop the Subject Land for our Company's own use and not sale or development for disposal thereby limiting the applicability of the Residual Method, particularly as the rate of absorption required under the Securities Commission's Asset Valuation Guidelines cannot be reasonably established. Hence, the Valuer did not use the Income Approach by way of "Residual Method" at this juncture in arriving at the Market Value of the Subject Land.

### 2.5 Mode of settlement of the Purchase Consideration for the Proposed Acquisition

In accordance with the terms of the SPA as set out in **Appendix I** of this Circular, the Purchase Consideration shall be satisfied in cash, payable to the Vendor in the following manner:

| Payment terms | Timing of settlement | RM |
|---|---|---|
| Earnest deposit | Prior to the execution of the SPA and payment made on 24 February 2026 | 334,574.80 |
| Balance deposit | Upon execution of the SPA on 20 April 2026 | 1,338,299.20 |
| Balance Purchase Consideration | Within 3 months from the date the SPA becomes unconditional ("**Completion Period**") | 15,055,866.00 |
| **Total Purchase Consideration** | | **16,728,740.00** |

In the event AKK Enterprise fails to pay the balance Purchase Consideration within the Completion Period, the Vendor shall grant an automatic extension of time of 1 month from the expiry of the Completion Period subject to AKK Enterprise paying to the Vendor interest at the rate of 8% per annum on the Balance Purchase Consideration or any part thereof remaining outstanding, calculated on a daily basis from the day next after the expiry of the Completion Period to the day the Balance Purchase Consideration is paid in full to the Vendor. Further details on the salient terms of the SPA are set out in **Appendix I** of this Circular.

### 2.6 Source of funding

The Purchase Consideration will be satisfied via bank borrowings and internally generated funds, the proportion of which is in the following manner:

| Source of funding | RM'000 | % |
|---|---|---|
| Bank borrowings | 14,850 | 89 |
| Internally generated funds | 1,879 | 11 |
| **Total** | **16,729** | **100** |

As at LPD, our Company has obtained term loan facility from RHB Bank Berhad for RM14.85 million which is to be utilised as part of the payment for the Purchase Consideration.

For shareholders' information, the cash and cash equivalents of our Group as at FPE 31 March 2026 stood at RM31.71 million, which includes unutilised balance of proceeds from our IPO of RM14.13 million, which has been earmarked for other purposes.

### 2.7 Liabilities to be assumed

Pursuant to the terms of the SPA, all outgoings in respect of the Subject Property are to be discharged by the Vendor up to the completion of the Proposed Acquisition. The apportionment is disclosed in **paragraph 4.1** of **Appendix I** of this Circular.

Save for the obligations and liabilities arising from the SPA pursuant to the Proposed Acquisition as set out in **Appendix I** of this Circular, there are no other liabilities and/or guarantees including outstanding quit rent, assessment rates and utilities bills to be assumed by our Group arising from the Proposed Acquisition.

### 2.8 Additional financial commitment

As indicated in **Section 2.2** of this Circular, our Company plans to develop the Proposed Building on the Subject Land. The development is expected to commence in 3$^{rd}$ quarter of 2027 and may take up to 2 years for completion.

Our Company expects to incur additional costs to obtain the requisite approvals for constructing the Proposed Building after the completion of the Proposed Acquisition. The comprehensive development plans for the Proposed Building will be finalised by A1 upon the completion of the Proposed Acquisition. Accordingly, GDC for the Proposed Building has not been determined at this stage. However, based on the preliminary estimation by our Company the expected cost of the development is approximately RM11.03 million which includes the cost of development includes the cost of buildings, external works, landscaping and mechanical and electrical services.

The construction for the Proposed Building will be funded via a combination of internally generated funds and/or bank borrowings, of which the exact quantum and breakdown will be determined by the Board and management of the Group at a later stage, depending on the cost of funding and the Group's cash requirements at the material time.

## 3. RATIONALE AND BENEFITS OF THE PROPOSED ACQUISITION

At present, A1 operates in the central region of Malaysia at a rented business office located at Taman Perindustrian OUG, Kuala Lumpur with a total built-up area of approximately 4,938 square feet in which our Company pays rental of RM10,000 per month.

Over the past few years, A1 has seen growth in its business operations and overall presence in the central region. Revenue has grown by approximately 6% from FYE 30 June 2022 to FYE 30 June 2025. This growth has resulted in a need for additional space to support the increasing scale of its operations and ensure continued efficiency.

Moving forward, our Group intends to further expand its presence in the central region by penetrating new market segments, including the halal and horeca (hotel, restaurant and catering) segment, as well as acquiring new customers. In addition, our Group plans to introduce and promote new products and brands to broaden its customer base and strengthen its market position in the central region. As a result, our Group requires new premise to better accommodate its daily operations and future expansion plans.

To meet the needs of the above growth trajectory and expansion initiatives, the Subject Land will be developed into the Proposed Building with an approximate gross floor area of 45,260 square feet in which the current rented business office with a total built-up area of 4,938 square feet is insufficient and as such upon completion of the Proposed Acquisition, the Proposed Building is intended to serve as our Group’s new regional sales and marketing office in the central region, providing a more suitable and scalable environment for our operations.

We have not contemplated the above expansion plan during our listing on the ACE Market of Bursa Securities as we have not identified suitable land for the Proposed Building and accordingly, no funds raised from the listing proceeds was earmarked to be utilised for such purpose.

## 4. OUTLOOK AND PROSPECTS

### 4.1 Overview and outlook of the Malaysian economy

The Malaysian economy expanded by 5.4% in the first quarter of 2026 (4Q 2025: 6.2%), driven mainly by domestic demand. Household spending remained supported by positive labour market conditions, with the unemployment rate staying low, alongside targeted policy measures. Investment growth was underpinned by continued implementation of multi-year projects by both the private and public sectors, a high realisation rate of approved investments, and the ongoing rollout of national master plans. On the external front, export growth remained strong, driven mainly by continued expansion in electrical and electronics (E&E) exports. Meanwhile, gross import growth moderated amid slower growth in capital, intermediate and consumer goods imports.

On the supply side, growth in services sector moderated, reflecting a moderation in motor vehicle sales following the front-loading of purchases in the fourth-quarter ahead of the expiration of import duty waivers for electric vehicles. Meanwhile, manufacturing sector performance remained supported by stronger E&E performance, in line with continued demand for artificial intelligence and data centre-related components. Growth in the agriculture sector was lower amid normalisation in palm oil production following high output previously and ongoing replanting activities. The mining and quarrying sector contracted, mainly due to weaker oil and gas production. In addition, growth in the construction sector normalised from a double-digit growth amid a moderation in residential construction and civil engineering activities. On a quarter-on-quarter, seasonally-adjusted basis, the economy contracted by -0.01% (4Q 2025: 1.4%) given last quarter's very strong performance.

Headline inflation increased to 1.6% (4Q 2025: 1.3%) while core inflation moderated to 2.1% (4Q 2025: 2.3%). The higher headline inflation reflected some initial cost pass-through of higher global cost pressures, partly due to the conflict in the Middle East. Electricity charges and fuel prices, mainly RON97 and diesel, increased during the quarter, which led to slower declines in electricity (-6%; 4Q 2025: -10.3%) and fuel inflation (-1.5%; 4Q 2025: -1.9%). These increases were partly offset by lower core inflation, mainly reflecting softer inflation in food away from home (2.4%; 4Q 2025: 2.8%) and rental inflation (1.6%; 4Q 2025: 1.9%). Inflation pervasiveness, measured by the share of CPI items registering monthly price increases, continued to decline to 38.3% during the quarter (4Q 2025: 39.6%), trending well below the historical first-quarter average of 52.2%.

While growth in 2026 will be affected by external headwinds, Malaysia faces these challenges from a position of strength Bank Negara Malaysia Governor Dato' Sri Abdul Rasheed Ghaffour says, 'As a small and open economy, Malaysia will inevitably face both direct and indirect impact from the ongoing geopolitical conflict in the Middle East. Higher energy prices, supply chain disruptions, and heightened uncertainty are expected to weigh on the external environment. Nevertheless, the Malaysian economy is expected to remain resilient in 2026, with growth expected to come in within the range of 4% - 5%, supported by steady domestic demand and continued expansion in our export performance.'

The resilient domestic demand will provide a strong buffer against external headwinds. Household spending will be underpinned by firm labour market conditions and continuous policy support. Investment activity will be driven by the continued progress of multi-year projects in both the private and public sectors, as well as the ongoing implementation of national master plans. Despite the external headwinds, export growth will continue to be supported by the global technology expansion, particularly for E&E goods, reflecting Malaysia's role in global value chains.

Headline inflation is projected to average 1.5%–2.5% in 2026. Following the Middle East conflict, inflation is expected to edge higher due to elevated global energy and other key commodity prices, broadly in line with expectations. In the absence of excessive demand pressures, existing policy measures, including targeted fuel subsidies and other mitigation measures, are expected to help limit near-term spillovers to broader inflation. However, the extent and pace of pass-through to domestic prices from the ongoing conflict will also depend on firms' pricing behaviour and demand conditions.

*(Source: Economic and Financial Developments in Malaysia in the First Quarter of 2026, Bank Negara Malaysia)*

### 4.2 Overview and outlook of the services sector in Malaysia

The services sector grew by 5% in the first half of 2025 and is expected to expand by 5.1% in the second half, underpinned by resilient household spending and higher visitor arrivals leading to robust domestic tourism activities. Overall, the sector is estimated to grow 5.1%, with all subsectors registering positive growth.

The wholesale and retail trade subsector grew by 4.3% in the first half of 2025, with sustained performance observed, particularly in the wholesale and retail trade segments. The subsector is anticipated to expand by 4.4% in the second half of the year, driven by retail trade segment attributed to higher domestic consumption and visitor spending. Meanwhile, steady income growth, expansion of initiatives under Payung Rahmah as well as the Penghargaan Sumbangan Asas Rahmah ("**SARA**") RM100 One-off, will further spur household spending. Meanwhile, the motor vehicles segment is estimated to experience a marginal contraction due to normalisation of total industry volume ("**TIV**") for new vehicle sales following all-time high sales of 817,955 units recorded in 20241. Despite the slowing down in sales, the demand for national cars remain sizeable and orders for electric vehicles ("**EVs**") continues to rise. Therefore, in line with continuation of high order books for the whole year, the automotive industry is expected to support the performance of the segment. Overall, the subsector is forecast to maintain growth of 4.4% in 2025.

The food & beverages and accommodation subsector expanded by 8.4% in the first half of 2025, spurred by higher hotel occupancy rates and increased patronage at restaurants. Building from the notable surge in visitor arrivals by 17.9% in the first half of the year, the subsector is expected to expand by 10.5% in the second half of the year. This improvement is expected to be buoyed by an influx of visitors for both business and leisure purposes along with numerous meetings, incentives, conferences and exhibitions ("**MICE**") events in conjunction with ASEAN-Malaysia Chairmanship 2025. The upward momentum is boosted by improved accessibility through progressive visa policies and continuous improvement in regional connectivity as well as intensified promotional activities for Visit Malaysia 2026 ("**VM2026**"). The subsector is forecast to register a growth of 9.5% in 2025.

*(Source: Economic Outlook 2026, Ministry of Finance Malaysia)*

The services sector recorded a strong growth of 5.6% (Q1 2025: 5.1%) attributed to the increase of 8.5% in transportation and storage, followed by information and communication (8.1%); food & beverages and accommodation (8%); real estate and business services (6.8%); other services (6.8%); wholesale and retail trade (4.8%); and utilities (4.2%) subsectors. The growth was driven by strong domestic economic activities and various tourism initiatives implemented in conjunction with the Visit Malaysia 2026.

*(Source: Malaysian Economy First Quarter 2026, Ministry of Finance Malaysia)*

The services sector is projected to grow by 5.2% in 2026, with all subsectors contributing to the expansion. This growth will be led by increased tourism activities, driven by a surge in visitor arrivals and spending related to VM2026, alongside sustained consumer spending.

The wholesale and retail trade subsector will remain the key driver for the services sector, with a growth of 5% mainly attributed to the retail segment. Vigorous seasonal sales and promotional campaigns across stores as well as e-commerce and social media platforms will stimulate buying activities. In addition, initiatives such as product demonstrations and in-store placements as well as attractive pricing strategies will enhance sales of locally made products. Meanwhile, the motor vehicles segment is expected to rebound, supported by higher booking for new vehicles.

The food & beverages and accommodation subsector is poised to expand by 6.6%, in anticipation of higher visitor arrivals in conjunction with VM2026 as well as numerous business and leisure events nationwide. The development of Special Tourism Investment Zones (STIZ) in Johor, Melaka, Negeri Sembilan and Sarawak is expected to attract private investment and further boost tourism activities. The zones will showcase new tourism products focusing on arts, culture, heritage and natural attractions. In addition, visit state year programmes in Johor, Negeri Sembilan, Perlis and Selangor are expected to further promote domestic tourism activities and fuel the growth of the subsector.

*(Source: Economic Outlook 2026, Ministry of Finance Malaysia)*

### 4.3 Overview and outlook of the manufacturing sector in Malaysia

The manufacturing sector grew by 3.9% in the first half of 2025, supported by expansion in both export- and domestic-oriented industries. The export-oriented industries dominated the first half performance, recording a steady growth of 4.8%, primarily driven by strong gains in the E&E segment. This growth is on the back of demand for data centre-related components and the emergence of initial artificial intelligence (AI) edge applications. Meanwhile, the domestic-oriented industries registered a growth of 2.2%, contributed by continued household spending and construction-related activities.

For the second half of the year, the sector is projected to record a growth of 3.6%, in line with steady performance in all subsectors. Within the export-oriented industries, higher investment in the semiconductor segment and continued implementation of initiatives under existing policies, among others the New Industrial Master Plan 2030 (NIMP 2030) and National Semiconductor Strategy (NSS), will further enhance competitiveness through stronger industrial clusters and greater digital adoption. In addition, an upsurge in activities of mining-related clusters are anticipated to bolster the industries' growth. Meanwhile, robust domestic consumption in the consumer goods and construction segments is anticipated to support the domestic-oriented industries. The demand for consumer-related products, particularly in the food and beverages as well as transportation segments, will be underpinned by higher tourism-related activities. On the other hand, building materials such as metal and cement are expected to record higher production, in line with the steady performance of the construction sector. Hence, the manufacturing sector is projected to register a growth of 3.8% in 2025.

*(Source: Economic Outlook 2026, Ministry of Finance Malaysia)*

The manufacturing sector increased by 5.9% (Q1 2025: 4.2%), driven by robust growth of 6.7% in export-oriented industries and 3.9% in domestic-oriented industries. The sector's expansion was propelled by electrical, electronics, and optical products (12.8%), vegetable and animal oils and fats and food processing (9.2%), beverages and tobacco products (7%), as well as non-metallic mineral products, basic metals, and fabricated metal products (5%) subsectors. The petroleum, chemical, rubber, and plastic products subsector declined by 1.3% due to unplanned maintenance activities at a major domestic oil refinery. Meanwhile, the transport equipment, other manufacturing, and repair subsector decreased by 1.9% due to a moderation in civil engineering activity.

*(Source: Malaysian Economy First Quarter 2026, Ministry of Finance Malaysia)*

Growth in the manufacturing sector is projected to remain steady at 3% in 2026, supported by both export- and domestic oriented industries. The broader gains from the global technology upcycle is anticipated to continue supporting export-oriented industries. The E&E cluster is expected to remain the key driver, with sustained growth across semiconductor products, particularly in the chips segment, following robust demand for AI applications and digitalisation. These developments will further elevate growth prospects and strengthen Malaysia's position in the global E&E supply chain. Meanwhile, domestic-oriented industries will be supported by higher output, attributed to stable investment and consumption activities as well as concerted government efforts to boost local production. A surge in visitor arrivals and rising gastronomic activities are expected to increase output in the consumer goods segment, particularly food and beverages. Furthermore, Phase 2 of the Public Service Remuneration System (SSPA) implementation is anticipated to boost household spending. The transportation-related industries will also benefit from increasing logistics and travel activities.

*(Source: Economic Outlook 2026, Ministry of Finance Malaysia)*

### 4.4 Prospects of the Subject Land

A1 intends to construct the Proposed Building on the Subject Land, subject to the relevant requisite approvals which is expected to be obtained by 1st quarter 2027.

The Proposed Building will serve as our Group's regional sales and marketing office. Our Board is of the view that its location and accessibility, provide a strategic fit for the intended initiative. The development to be undertaken will align with our Company's broader business plan to expand its presence and market reach across the central regions.

In view of the above, the Proposed Building to be constructed on the Subject Land is anticipated to contribute positively to the financial and operational growth of our Group. The development is expected to improve revenue generation to our Group for the central region of Peninsular Malaysia, once operational by providing additional office space to accommodate our Group's expanding sales and support future workforce in the central region. This would enable our Group to strengthen our sales and marketing efforts, improve customer coverage and enhance operational efficiency in serving our customers within the central region.

In addition, the Proposed Building is expected to incorporate a dedicated product display and meeting area, which will provide a venue for product presentations, customer visits and business discussions. Our Board believes that such facilities would facilitate and improve customer engagement and experience, strengthen relationships with existing customers and business partners, and support the Group's efforts in securing new business opportunities.

The location of the Proposed Building is also expected to enhance the visibility of our Group's brand and products within the central region in terms of brand awareness and market presence which may contribute positively to our Group's sales and business development efforts over the longer term.

As such, the Proposed Acquisition presents a strong business opportunity that aligns with our Group's future plans and to capture potential growth based on the encouraging current market observation for Malaysia services and manufacturing sectors respectively. This is expected to deliver potentially attractive returns to shareholders.

Subject to unforeseen circumstances and pursuant to the above, our Board is optimistic of the prospects to be derived from the development of the Subject Land. Our Board endeavours to carefully deliberate on the potential development plan to be undertaken on the Subject Land.

*(Source: Management of our Company)*

## 5. RISK FACTORS

The risk factors relating to the Proposed Acquisition include, but are not limited to the following:

### 5.1 Delay and non-completion risk

The completion of the Proposed Acquisition is conditional upon the fulfilment of the conditions precedent and compliance with the terms and conditions as stipulated in the SPA by the parties involved. In the event that any one or more of the conditions precedent and/or the terms is/are not fulfilled within the stipulated time as set out in the SPA, or there occurs a breach of the terms and conditions, representations or warranties or failure by a party to perform its obligations under the SPA, the Proposed Acquisition may be delayed or terminated. As such, there can be no assurance that the Proposed Acquisition can be completed, or completed within the time period permitted under the SPA.

Notwithstanding the foregoing, our Company will take all reasonable steps to ensure that the conditions precedent and the terms and conditions as set out in the SPA are fulfilled in a timely manner to facilitate the completion of the Proposed Acquisition.

### 5.2 Investment risk

Based on the Valuation Report, the Subject Land has been approved for a petrol station development by MPSJ in year 2003. Such approval is superseded by the Kebenaran Merancang to build a commercial complex subject to the compliance with the other conditions stipulated in the approval letter expiring on 26 June 2026. The Kelulusan Pelan Bangunan for the development comprising a 5-storey commercial complex, a waste chamber and compact power substation, was obtained from MBSJ via its letter dated 22 December 2025 and such approval will expire on 21 December 2026.

Our Company intends to develop the Proposed Building on the Subject Land. Please refer to the details on the Proposed Building as set out in **Section 2.2** of this Circular. Our Company expects to incur additional costs to obtain the requisite approvals for constructing the Proposed Building after the completion of the Proposed Acquisition. There is a potential risk that our Company may not be able to proceed with the development of the Proposed Building as intended for a regional sales and marketing office if the relevant requisite approvals are not obtained.

Based on the SPA, the Proposed Acquisition is subject to amongst others, approval from our shareholders at an EGM to be convened and Vendor obtaining the written approval from the State Authority for the transfer of the Subject Land in favour of the Purchaser (the "**Consent to Transfer**"). However, in the event that approval from our shareholders is not obtained for the Proposed Acquisition and Consent to Transfer is obtained by the Vendor, either party may terminate the SPA by giving a notice in writing to the other party. Upon such termination, a sum of RM1,003,724.40 out of the Deposit (equivalent to 6% of the Purchase Consideration) will be forfeited to the Vendor absolutely and the balance of the Deposit, together with any interest accrued thereon, will be refunded to the Purchaser. Based on the above, there is a risk that a portion of the Deposit may be forfeited if our shareholders' approval is not obtained.

Approval from our shareholders for the Proposed Acquisition is one of the conditions precedent as set out in the SPA and our Company will take all reasonable steps to ensure that the conditions precedent and other terms and conditions as set out in the SPA, are fulfilled in a timely manner to facilitate the completion of the Proposed Acquisition. The Proposed Acquisition is not a related party transaction and all of our shareholders may vote on the ordinary resolution pertaining to the Proposed Acquisition.

In addition, our Board will exercise due care in considering the potential risks and benefits associated with the Proposed Acquisition and shall mitigate them by amongst others, engaging relevant consultants, as well as monitoring the progress of the application for requisite planning permission, building plan approvals and/or approvals for use from the relevant authorities. Notwithstanding the foregoing, there can be no assurance that all the requisite approvals will be obtained within the expected timeframe, and any delay or non-approval may adversely affect the intended benefits to be derived from the Proposed Acquisition.

### 5.3 Development risk

As disclosed within **Section 2.2, Section 2.8** and **Section 5.2** of this Circular, the final development plan will be finalised by our Company upon completion of the Proposed Acquisition. Such development plan is subject to obtaining the requisite planning permission, building plan approvals and/or approvals for use from relevant authorities. In the event any approval is not obtained, our Group will not be able to develop the Proposed Building as intended.

The economic benefits of the Proposed Acquisition are contingent upon the approved use of the Subject Land and the successful construction and subsequent operations of the Proposed Building. Such development is subject to compliance with applicable laws, regulations and requirements imposed by the relevant authorities. Any failure to obtain or comply with such approvals, licences and requirements may result in delays, additional costs and/or the inability to implement the proposed development as intended. Any delay or failure in construction of the Proposed Building would prevent our Company from benefiting from its investment. In such circumstances, our Company may be left with an undeveloped land.

Our Board will undertake the necessary steps to mitigate the above risk by amongst others, engaging relevant consultants, as well as monitoring the progress of the application for the requisite approvals and compliance with any conditions imposed. Contractors will also be selected based on selection criteria such as track record and timeliness of project completion and progress of the construction of the Proposed Building will be closely monitored. Notwithstanding the foregoing, there can be no assurance that all the requisite approvals will be obtained or obtained within the expected timeframe or the construction of the Proposed Building could be completed or completed within the expected timeline, whereby any delay, non-approval or non-completion may adversely affect the intended benefits to be derived from the Proposed Acquisition.

### 5.4 Financing risk

The Purchase Consideration will be funded via a combination of bank borrowings and internally generated funds. As at the LPD, our Company has obtained term loan facility from RHB Bank Berhad amounting to RM14.85 million which is to be utilised as part of the payment for the Purchase Consideration.

Our Group may be exposed to fluctuations in interest rates in respect of the new bank borrowings obtained, potentially leading to higher borrowing costs which may adversely affect our Group's cash flows and financial performance as well as the future loan repayment obligations. Utilisation of internally generated funds may result in the reduction of funds available for working capital purposes, which may impact our Company's cash flow position.

Notwithstanding the above, our Board is mindful of the financing risk and shall mitigate them by adopting prudent cash flow management and continuously review our Group's debt portfolio, which includes taking into consideration our Group's gearing level, interest costs as well as cash flows to achieve and maintain an optimal capital structure.

## 6. EFFECTS OF THE PROPOSED ACQUISITION

### 6.1 Share capital and substantial shareholders' shareholdings

The Proposed Acquisition will not have any effect on the share capital and the substantial shareholders' shareholdings of our Company.

### 6.2 Earnings and EPS

The Proposed Acquisition is not expected to have a material effect on the earnings and EPS of our Company for the FYE 30 June 2026 as the Proposed Acquisition is expected to be completed in the 4th quarter of 2026.

As set out in **Section 5.2** of this Circular, there is a potential forfeiture of RM1,003,724.40 in the event that the approval from our shareholders is not obtained for the Proposed Acquisition, of which such forfeiture may have a material effect on the EPS of our Group for FYE 30 June 2027. Please refer to the salient terms of the SPA in **Appendix I** of this Circular.

As the Purchase Consideration for the Subject Land will be partly funded through bank borrowings as disclosed in **Section 2.6** of this Circular, this would correspondingly increase the finance costs and decrease earnings and EPS of our Company after completion of the Proposed Acquisition.

For illustration purposes, assuming the Proposed Acquisition were effected based on the audited financial statements for FYE 30 June 2025, the pro forma effects on the earnings and EPS of our Group are as follows:

| | Audited FYE 30 June 2025 RM'000 | After adjustments for subsequent events RM'000 | After the Proposed Acquisition RM'000 |
|---|---|---|---|
| PAT | 6,016 | 6,016 | 5,091(3)(4) |
| EPS (sen) | 6.39 | 0.72 | 0.61 |
| No. of Shares ('000) | 94,103(1) | 840,000(2) | 840,000(2) |

***Notes:***

(1) *Weighted average number of Shares of 94,103,017 as at FYE 30 June 2025.*

(2) *After adjusting for the issuance of 109,200,000 Shares pursuant to the listing of our Company on 11 July 2025.*

(3) *Total estimated expenses in relation to the Proposed Acquisition is approximately RM1.10 million comprising professional fees, fees payable to the relevant authorities, printing and other incidental expenses relating to the Proposed Acquisition of which approximately RM0.30 million is expected to be recognised and charged to our Group's profit and loss statement, whilst the remaining of approximately RM0.80 million is expected to be capitalised as part of the fixed asset cost.*

(4) *After deducting an estimated finance cost for a term loan facility of RM14.85 million of approximately RM0.62 million with an interest rate of 5.75%, as disclosed in **Section 2.6** of this Circular.*

Subsequent to the completion of the Proposed Acquisition, our Company expects to incur additional costs in relation to the GDC for the Proposed Building as stated in **Section 2.8** of this Circular which will be financed from sources including borrowings and hence may correspondingly decrease earnings and EPS of our Group. Upon completion of the Proposed Building in 2029, we will move our operation from the current rented premise to the new building and hence there will be rental saving of RM120,000 per annum from the relocation, based on current rental rate. Based on the proposed development plan, the relocation of A1's central region office is expected to occur in 4th quarter 2029 and such rental saving has no impact on the earnings and EPS of our Group until such time our Group's central operations relocates to the Proposed Building.

Notwithstanding the above, the Proposed Acquisition and the development of the Proposed Building are expected to contribute positively to the future earnings of our Group as and when the Proposed Building is operational and generate income from its operations.

### 6.3 NA and gearing

For illustration purposes, assuming the Proposed Acquisition were effected based on the audited financial statements for FYE 30 June 2025, the pro forma effects on the NA and gearing of our Group are as follows:

| | | (I) | (II) |
|---|---|---|---|
| | **Audited as at 30 June 2025 RM'000** | **After adjustments for subsequent events RM'000** | **After (I) and the Proposed Acquisition RM'000** |
| Share capital | 35,878 | 62,008[(1)] | 62,008 |
| Reserves | 2,433 | 921[(2)] | 621[(3)] |
| Total equity / NA | 38,311 | 62,929 | 62,629 |
| No. of Shares in issue | 730,800 | 840,000[(4)] | 840,000 |
| NA per Share (RM) | 0.05 | 0.07 | 0.07 |
| Total borrowings | 26,539 | 22,539[(5)] | 37,389[(6)] |
| Gearing ratio (times) | 0.69 | 0.36 | 0.60 |

***Notes:***

*(1)* *After adjusting for an increase of RM26,130,000 share capital pursuant to the listing of our Company on 11 July 2025.*

*(2)* *After adjusting for the first interim dividend of 0.18 sen per Share in respect of FYE 30 June 2026 as announced on 19 November 2025, amounting to approximately RM1.51 million, which was paid on 9 January 2026.*

*(3)* *Total estimated expenses in relation to the Proposed Acquisition is approximately RM1.10 million comprising professional fees, fees payable to the relevant authorities, printing and other incidental expenses relating to the Proposed Acquisition of which approximately RM0.30 million is expected to be recognised and charged to our Group's profit and loss statement, whilst the remaining of approximately RM0.80 million is expected to be capitalised as part of the fixed asset cost.*

*(4)* *After adjusting for the issuance of 109,200,000 Shares pursuant to the listing of our Company on 11 July 2025.*

*(5)* *After adjusting for the repayment of RM4.00 million in borrowings pursuant to the listing of our Company on 11 July 2025.*

*(6)* *After adjusting for additional borrowings to be taken up by our Group amounting to RM14.85 million for part payment of the Purchase Consideration, as disclosed in **Section 2.6** of this Circular.*

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## 7. APPROVALS REQUIRED

The Proposed Acquisition is subject to the following approvals being obtained:

(i) approval from our shareholders at the forthcoming EGM;

(ii) approval to be obtained by the Vendor from the Selangor State Authority for the transfer of the Subject Land to the Purchaser, as stipulated under the conditions precedent of the SPA as disclosed within **Appendix I** of this Circular; and

(iii) approval to be obtained by the Purchaser from the Selangor State Authority for the creation of a legal charge over the Subject Land in favour of the Purchaser's financier as stipulated under the conditions precedent of the SPA as disclosed within **Appendix I** of this Circular.

The Proposed Acquisition is not conditional upon any other corporate exercises undertaken or to be undertaken by our Company.

## 8. HIGHEST PERCENTAGE RATIO APPLICABLE

The highest percentage ratio applicable to the Proposed Acquisition as at LPD pursuant to Rule 10.02(g) of the Listing Requirements is 43.67%, calculated based on the Purchase Consideration and the net asset of A1 based on the latest audited financial statements of A1 for FYE 30 June 2025. Our Company was listed on the ACE Market of Bursa Securities on 11 July 2025.

## 9. CORPORATE PROPOSALS ANNOUNCED BUT PENDING COMPLETION

Save for the Proposed Acquisition (of which our Company is seeking your approval at the forthcoming EGM), there are no other outstanding corporate exercises which have been announced by our Company but have yet to be completed prior to the printing of this Circular.

## 10. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS, CHIEF EXECUTIVE AND/OR PERSONS CONNECTED WITH THEM

None of the Directors, major shareholders and chief executive of our Company and/or any persons connected with them have any interest, whether direct or indirect, in the Proposed Acquisition.

## 11. DIRECTORS' STATEMENT AND RECOMMENDATION

Our Board, after having considered and deliberated on all aspects of the Proposed Acquisition, including but not limited to the basis for arriving at the Purchase Consideration for the Subject Land, salient terms of the SPA, the rationale of the Proposed Acquisition, risk factors for the Proposed Acquisition, the future prospects of the Subject Land and the effects of the Proposed Acquisition, is of the opinion that the Proposed Acquisition is in the best interests of our Company.

Accordingly, our Board recommends that you vote **IN FAVOUR** of the resolution pertaining to the Proposed Acquisition to be tabled at the forthcoming EGM.

## 12. ESTIMATED TIMEFRAME FOR COMPLETION

Barring any unforeseen circumstances and subject to all requisite approvals being obtained, the Proposed Acquisition is expected to be completed by the 4$^{th}$ quarter of 2026.

## 13. DETAILS OF THE EGM

The EGM will be held physically 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 at any adjournment thereof, for the purpose of considering and, if thought fit, passing the resolution, with or without modifications, to give effect to the Proposed Acquisition.

Please follow the procedures provided in the Administrative Notes for the EGM, which is available on our Company's website at https://www.akkoh.com or Bursa Securities' website at https://bursamalaysia.com in order to register, participate and vote at the EGM.

If you are unable to participate in the EGM and wish to appoint proxy(ies) instead, the appointment of proxy(ies) must be deposited to the Share Registrar of our Company situated at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8 Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively deposited in the dropbox located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8 Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or can be electronically lodged with the Share Registrar of the Company via The Portal at https://srmy.vistra.com, not less than forty-eight (48) hours before the time for holding the EGM.

The lodging of the Proxy Form will not, however, preclude you from participating and voting at the EGM should you subsequently wish to do so.

The Notice of the EGM and Proxy Form are enclosed in this Circular and are available on our Company's website at https://www.akkoh.com or Bursa Securities' website at https://bursamalaysia.com.

## 14. FURTHER INFORMATION

You are advised to refer to the enclosed appendices in this Circular for further information.

Yours faithfully,
For and on behalf of the Board of
**A1 A.K. KOH GROUP BERHAD**

**KOH AH KUAN**
Non-Independent Managing Director

## SALIENT TERMS OF THE SPA

The following is a summary of the salient terms of the SPA:

**1. Sale And Purchase of the Subject Land**

The Vendor has agreed to sell and the Purchaser has agreed to purchase the Subject Land on an "as is where is" basis, free from any encumbrances and with vacant possession, subject to the terms and conditions of the SPA.

**2. Conditions Precedent**

2.1 The SPA is conditional upon the fulfilment of the following conditions precedent within 6 months from the date of the SPA or such other extension as may be mutually agreed between the parties (the **"Conditional Period"**):

(i) A1 (being the holding company of the Purchaser) obtaining approval from its shareholders for the acquisition of the Subject Land at an extraordinary general meeting (the **"Shareholders' Approval"**);

(ii) the Vendor obtaining the written approval from the State Authority for the transfer of the Subject Land in favour of the Purchaser (the "**Consent to Transfer**"); and

(iii) the Purchaser obtaining the written approval from the State Authority for the creation of legal charge over the Subject Land in favour of the Purchaser's financier (the "**Consent to Charge**").

2.2 If any of the condition precedent is not fulfilled for any reason whatsoever not due to the fault of either party by the expiry of the Conditional Period, either party may terminate the SPA by giving a notice in writing to the other party, whereupon the Vendor will refund and cause to be refunded to the Purchaser the Deposit (as defined below) together with any accrued interest.

2.3 Notwithstanding paragraph 2.2 above, subject to the satisfaction of the condition precedent pertaining to the Consent to Transfer, if the condition precedent pertaining to the Shareholders' Approval is not satisfied by the Purchaser, either party may terminate the SPA by giving a notice in writing to the other party, whereupon a sum of RM1,003,724.40 out of the Deposit (as defined below) will be forfeited to the Vendor, and the balance Deposit (as defined below) together with the interest accrued thereto will be refunded to the Purchaser.

2.4 This Agreement shall become unconditional upon the fulfilment of the last of the condition precedent (the "**Unconditional Date**").

**3. Purchase Consideration and Mode of Payment**

3.1 The Purchase Consideration for the Subject Land is RM16,728,740.00.

3.2 The Purchase Consideration shall be satisfied entirely in cash in the following manner:

1. 2.00% of the Purchase Consideration amounting to RM334,574.80 (the "**Earnest Deposit**") has been paid by the Purchaser prior to the execution of the SPA;

2. 8.00% of the Purchase Consideration amounting to RM1,338,299.20 (the "**Balance Deposit**") is payable by the Purchaser upon execution of the SPA, out of which:

   (i) a sum of RM836,436.20 will be held by the Vendor's solicitors as stakeholders and to be released to the Vendor upon the Shareholders' Approval and the Consent to Transfer being obtained; and

**SALIENT TERMS OF THE SPA *(Cont'd)***

(ii) a sum of RM501,863.00 (the "**Retention Sum**") will be retained by Purchaser's solicitors as the retention sum towards the Vendor's real property gains tax.

The Earnest Deposit and the Balance Deposit will collectively be referred to as the "**Deposit**"; and

3. 90.00% of the Purchase Consideration amounting to RM15,055,866.00 ("**Balance Purchase Consideration**"), is payable by the Purchaser within 3 months from the Unconditional Date ("**Completion Period**"), with an automatic extension of 1 month ("**Extended Completion Period**"), subject to the Purchaser paying interest of 8.00% per annum on the unpaid Balance Purchase Consideration calculated on a daily basis, from the day next after the expiry of the Completion Period to the day of full settlement of the Balance Purchase Consideration.

**4. Completion and Delivery of Vacant Possession**

4.1. Completion of the sale and purchase of the Subject Land shall take place upon the Vendor's receipt of the full payment of the Balance Purchase Consideration together with the late payment interest within the Completion Period or the Extended Completion Period, as the case may be, on which date the outgoings of the Subject Land will be apportioned accordingly between the parties.

4.2. The vacant possession of the Subject Land shall be deemed delivered by the Vendor to the Purchaser upon full payment of the Purchase Consideration together with the late payment interest (if any) of the Balance Purchase Consideration and the apportionment of outgoings.

**5. Default**

5.1 In the event of a default by the Purchaser, including failure to pay the Balance Purchase Consideration by the expiry of the Extended Completion Period, the Vendor shall be entitled to terminate the SPA, whereupon the Deposit shall be forfeited as agreed liquidated damages, and the Vendor shall refund all other monies paid by the Purchaser (free of interest), in accordance with the terms of the SPA. Thereafter, the SPA shall be terminated and the Vendor shall be at liberty to deal with the Subject Land without further reference to the Purchaser.

5.2. In the event of a default by the Vendor, the Purchaser shall be entitled, at its option, either to seek specific performance of the SPA or to terminate the SPA. If the Purchaser exercises its right to terminate the SPA, the Vendor shall refund all monies paid by the Purchaser (free of interest), together with a further sum equivalent to the Deposit as agreed liquidated damages, in accordance with the terms of the SPA.

**6. Real Property Gains Tax**

6.1 The parties shall submit the requisite notices of the sale and purchase of the Subject Land to the Director General of Inland Revenue ("**DGIR**") in accordance with the Real Property Gains Tax Act 1976 ("**RPGT Act**").

6.2. The Purchaser's solicitors are authorised to remit the Retention Sum to the DGIR within 60 days from the date of the Consent to Transfer.

6.3. If the Retention Sum is insufficient to satisfy the real property gains tax assessed by the DGIR, the Vendor shall remit the shortfall to the DGIR promptly upon being notified of the same.

6.4. The Vendor undertakes to indemnify and keep the Purchaser and/or the Purchaser's solicitors indemnified against all actions, proceedings and demands resulting from any failure by the Vendor to comply with the provisions of the RPGT Act and/or such other requirements of the law that may be in force.

**7. Non-Registration**

If the transfer of the Subject Land cannot be registered for any reason whatsoever which is not attributable to either party and cannot be rectified despite the parties having exhausted all attempts to do so, the Purchaser shall be entitled to terminate the SPA by written notice to the Vendor, whereupon the Vendor shall refund to the Purchaser all monies paid under the SPA (free of interest) within 14 days from the date of the Vendor's receipt of the notice of termination.

**8. Land Acquisition**

If, prior to the presentation of the transfer for registration, any notification or declaration of intended acquisition of the Subject Land (or any part thereof) is issued pursuant to the Land Acquisition Act 1960, the Vendor shall immediately notify the Purchaser in writing. The Purchaser shall then be entitled, within 14 days of receipt of such notice, to either:

(a) rescind the SPA, whereupon the Vendor shall refund all monies paid by the Purchaser (free of interest) within 14 days from the Vendor's receipt of the Purchaser's notice of rescission; or

(b) continue with the purchase, in which case the Purchaser shall be entitled to the full benefit of any compensation awarded in respect of the acquisition of the Subject Land.

**9. Representations and Warranties**

9.1. The Vendor represents and warrants to the Purchaser that, among others:

(a) to the Vendor's best knowledge, the Subject Land is not subject to any acquisition proceedings or notice of intended acquisition as at the date of the SPA;

(b) save as disclosed on the title, the Subject Land is free from encumbrances and no impediment exists that would affect registration of the Transfer;

(c) all outgoings and utilities due in respect of the Subject Land have been or will be fully settled by the Vendor prior to completion;

(d) there is no subsisting sale and purchase agreement, lease, option, trust, tenancy, licence, or other agreement of whatsoever nature affecting the Subject Land which has not been validly terminated;

(e) to the Vendor's best knowledge, the Vendor and its directors are not undischarged bankrupts or wound up, and no bankruptcy or winding-up proceedings are pending or threatened; and

(f) the Vendor has the absolute and unfettered right to dispose of and transfer the Subject Land to the Purchaser.

9.2 If any representation or warranty is found to be incorrect in any material respect before the presentation of the transfer for registration, and the Vendor fails to rectify such breach within 30 days of the Purchaser's written demand, the Purchaser shall be entitled to terminate the SPA, whereupon the provision in paragraph 5.2 above shall apply.

## VALUATION CERTIFICATE OF THE SUBJECT LAND

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**VALUATION CERTIFICATE**

Date : 9 April 2026
Our Ref No. : LC/VAL/26/021539/KA-CV

**PRIVATE & CONFIDENTIAL**

**A.K. KOH ENTERPRISE SDN BHD**
PLO 81, Jalan Cyber 5
Kawasan Perindustrian Senai III
81400 Senai
Johor Darul Takzim

Dear Sirs,

**VALUATION CERTIFICATE OF A PARCEL OF VACANT COMMERCIAL LAND WITH DEVELOPMENT POTENTIAL IDENTIFIED AS LOT PT 976, TAMAN KINRARA SEK. 3, 47190 PUCHONG, SELANGOR DARUL EHSAN HELD UNDER TITLE NO. HSD 243851, LOT NO. PT 976, PEKAN PUCHONG JAYA, DISTRICT OF PETALING, STATE OF SELANGOR (HEREINAFTER REFERRED TO AS THE "SUBJECT PROPERTY")**

We refer to the instructions by **A.K. KOH ENTERPRISE SDN BHD (the "Company")** to provide an opinion on the **Market Value** of the Subject Property pursuant to the proposed acquisition by **A.K. Koh Enterprise Sdn. Bhd. (the "Purchaser"), (a wholly owned subsidiary of A1 A.K. Koh Group Berhad)** of the Subject Property from **Qualitypack Properties Sdn Bhd (the "Vendor") ("Proposed Acquisition")**. This certificate has been prepared for the purpose of submission to Bursa Malaysia Securities Berhad and inclusion in the circular to shareholders in relation to the Proposed Acquisition.

The Subject Property was inspected on 9 April 2026. The relevant date of valuation for this valuation exercise coincides with the date of inspection, i.e. 9 April 2026.

The Valuation had been carried out in accordance with the Asset Valuation Guidelines issued by the Securities Commission Malaysia and the Malaysian Valuation Standards ("**MVS**") issued by the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia and with the necessary professional responsibility and due diligence.

The basis of valuation adopted is the **Market Value** which is defined by the MVS to be "the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

The Valuation Certificate should be read in conjunction with the full Report (Ref No: LC/VAL/26/021539/KA) prepared by Laurelcap Sdn Bhd for submission to Bursa Securities which detailed the basis under which the valuations have been prepared.

VALUATION CERTIFICATE OF THE SUBJECT LAND *(Cont'd)*

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## IDENTIFICATION OF SUBJECT PROPERTY

**Address:** Lot PT 976, Taman Kinrara Sek. 3, 47190 Puchong, Selangor Darul Ehsan

**Type of Properties:** A parcel of vacant commercial land with development potential

**Date of Inspection:** 9 April 2026

**Date of Valuation:** For the purpose of this valuation exercise, the material date of valuation is the date of inspection, i.e. 9 April 2026.

**Registered Owner:** Qualitypack Properties Sdn. Bhd. (1/1 Share)

**Title Particulars:** HSD 243851, PT 976, Pekan Puchong Jaya, District of Petaling, State of Selangor

**Tenure:** Leasehold for 99 years. Term expiring on 24 June 2101. Leaving an unexpired term of approximately 75 years as at the date of valuation.

**Category of Land Use:** "Bangunan"

**Express Condition:** "Bangunan Perniagaan"

**Restriction in Interest:** "Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri"

**Provisional Land Area:** 4,089.85 square metres (about 44,023.15 square feet)*

**Note:** ***Based on the Certified Plan No. PA 237584, we found that PT 976, which is currently held under Qualified Title and pending conversion to Final Title, has been resurveyed and identified as Lot 76130 with a surveyed land area of 4,070.00 square metres (1.006 acres or 43,809.48 square feet). The conversion to Final Title is subject to completion of the survey, compliance with all relevant conditions, and approval by the relevant authorities for final registration.**

**Hence, for the purpose of this valuation, we have adopted the surveyed land area of 4,070.00 square metres (1.006 acres or 43,809.48 square feet) in arriving at the Market Value of the Subject Property.**

**Location:** The Subject Property is situated along the Jalan Puchong Batu 7 1/2, Puchong. The land is sited approximately 18.00 kilometres due south-west of Petronas Twin Towers, about 7.00 kilometres due south-east of Petaling Jaya new town (also known as PJ State) and some 5.00 kilometres due north-east of Pusat Bandar Puchong.

**VALUATION CERTIFICATE OF THE SUBJECT LAND *(Cont'd)***

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The Subject Property is accessible from Kuala Lumpur City Centre via Jalan Syed Putra heading south onto Jalan Kelang Lama and finally onto Jalan Puchong for about 3.60 kilometres. The Subject Property is located on the western side (towards Kuala Lumpur) of the aforementioned road.

The northern periphery lies an integrated development known as Kompleks Suria Kinrara which comprising 116 units of mixed retail shop lots and commercial office suites and 1,200 serviced apartment units. Further to the north lies a sports centre known as X Park PJ South, Matahari Mall PJS, Petaling Jaya South (PJS) and Taman Sri Manja commercial areas. A stone throw away to the west lies Pusat Perniagaan Kinrara which comprising a total of 196 units of three (3) and four (4) storey shop-offices.

On the opposing side of Jalan Puchong lies the Royal Military Air Force (RMAF) Camp, Bandar Kinrara covering an area spanning across 104 acres. The camp houses the RMAF driving school, Logistic Management Training Centre (PLPL) and Army Hospital.

**Description of the Subject Property:**

The Subject Property which is presently vacant, is a corner lot, near trapezoidal shaped parcel of land, encompassing a surveyed land area of 4,070.00 square metres (43,809.48 square feet).

The land is generally flat and is levelled with the frontage road, Jalan Puchong. The site boundaries are demarcated by chain link fencing whilst the entrance is secured by a pair of metal swinging gates hinged onto metal poles. The internal roads within the compound are partly surfaced with tarmac and concrete, while the remaining sections are unpaved and presently overgrown with wild vegetations, trees, and shrubs.

We have engaged a licensed land surveyor to delineate the boundaries of the Subject Property. Based on the survey vide Plan No. JN632-TOPO, a concrete drainage channel was observed to traverse the south-western corner of the Subject Property. As the drainage affects only a small portion at the periphery of the land, we are of the opinion that the landowner may apply to the relevant authority, namely Jabatan Pengairan dan Saliran (JPS), for approval to cover and/or realign the drainage outside the property boundaries, subject to the authority's requirements and consent.

Accordingly, for the purpose of this valuation, the presence of the drainage is not considered to have any material impact on the Market Value of the Subject Property.

**Planning Details:**

We were informed by the officer from Planning Department, MBSJ revealed that the Subject Property was approved for a petrol station development by Majlis Perbandaran Subang Jaya (MPSJ) in Year 2003. However, we were provided with a Planning Permission Letter and an Approved Development Plan vide Reference No. MBSJ.JPB.BP4.600-1/1/47 Jilid2(26) dated 8 July 2025 for the development of a commercial complex which will expired on 26 June 2026. We were further provided with an approved letter vide Reference No. MBSJ.BGN.BP4.600-1/10/5/13(22) dated 22 December 2025 expiring on 21 December 2026 for the approval of the building plan via Plan Reference No. BGN.BP4.600-1/10/5/13.

We note that this Approved Development Plan for the commercial complex has superseded the proposed petrol station.

This revision was subject to certain conditions, including the payment of a development charge amounting to RM 198,300.00 to the relevant authorities, as well as compliance with other conditions stipulated in the approval letter. The development charge was imposed due to the change in development particulars and increased the permissible plot ratio from 1:1 to 1:4.

The above development charge had been fully paid by the Vendor to Majlis Bandaraya Subang Jaya (MBSJ) via three (3) separate payments which amounting to a total of RM201,274.50 (inclusive of interest).

Further enquiries with the Planning Department, MBSJ with reference made to the Rancangan Tempatan Subang Jaya 2035 (Penggantian) by MBSJ also revealed that a plot ratio of 1:5 considering the fact that the Subject Property is situated within a Transit Orientated Development ("TOD") zone, due to the Subject Property is located within a 1.00 kilometre radius from the nearest LRT Station, namely the Kinrara LRT Station (Bandar Kinrara 5 - BK5).

In the event of expiry of the approved building plan & letter on 21 December 2026, the land use shall revert to the classifications stipulated in the Rancangan Tempatan Subang Jaya 2035 (Penggantian).

However, we were informed by the client that they will not be developing the land according to the Approved Development Plan and Approved Building Plan provided by the Vendor. The client intends to submit a fresh application based on the maximum permissible plot ratio of 1:5 rather than proceed with the current approved scheme (plot ratio 1:4). Hence, we have disregarded the specific development parameters of the existing approval and valued the Subject Property based on the maximum permissible plot ratio of 1:5 under the Rancangan Tempatan Subang Jaya 2035 (Penggantian) . This does not assume that a new approval has already been obtained, but rather reflects the land's permissible development intensity as at the valuation date, which we consider relevant in the assessment of market value and consistent with the "as is, where is" basis which recognises the site's legally permissible development potential under the Rancangan Tempatan Subang Jaya 2035 (Penggantian).

## *METHOD OF VALUATION*

In arriving at the Market Value of the Subject Property, we have adopted only the Comparison Approach to determine the Market Value. We are of the opinion that the Comparison Approach is the best and only approach in this instance, as a result of the following factors:-

1. There are ample transaction data of lands with similar characteristics available for comparison within the vicinity, in order to establish a consistent pattern of values.

2. There is a dearth of commercial lands for rent in the district, which demonstrates that most of the purchasers' intention is for own use or for development purposes. In the absence of actual rental transactions, the only reliable source is via limited property advertisements. The rental rates as published in these advertisements are only asking prices and therefore not the true representation of the actual tenancy rates in the area. Any adjustments made will only be arbitrary and as such, the accuracy of using the Income Approach in arriving at the Market Value would be diminished.

VALUATION CERTIFICATE OF THE SUBJECT LAND *(Cont'd)*

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3. We were informed by the client that they will not adopt the layout in the Approved Development Plan and Building Approval Plans as described under **Planning Details** and will submit a new application to MBSJ for approval and given that such proposed development is still in the initial stage, the adoption of the Residual Method would require assumptions and estimations relating to future income streams, development parameters and marketability which remail highly uncertain.. Taking into consideration the Company's intention to develop the Subject Property for own use and not for sale or development for disposal thereby limiting the applicability of the Residual Method, particularly as the rate of absorption required under the Securities Commission's Asset Valuation Guidelines cannot be reasonably established. Hence, we did not use the Income Approach by way of "Residual Method" at this juncture in arriving at the Market Value of the Subject Property.

***COMPARISON APPROACH***

We have adopted the Comparison Approach in valuing the Subject Property. This method involves comparing the Subject Property with recently transacted properties of a similar nature or offers for sale/rental of similar properties in the area. Adjustments are then made for differences in location, size and shape of the lot, size, condition and design of the building, site facilities available, market conditions and other factors in order to arrive at a common basis for comparison.

Recent transactions of development lands and lands with commercial potential within the neighbourhood which are pertinent to substantiate a Market Value indication for the Subject Property are reviewed and these sales are shown below.

| COMPARABLES | COMPARABLE 1 | COMPARABLE 2 | COMPARABLE 3 |
|---|---|---|---|
| **Source** | Jabatan Penilaian dan Perkhidmatan Harta (JPPH) | Jabatan Penilaian dan Perkhidmatan Harta (JPPH) | Jabatan Penilaian dan Perkhidmatan Harta (JPPH) |
| **Type** | Commercial land | Commercial land | Commercial land |
| **Description** | A parcel of commercial land | Two (2) parcels of commercial land | Two (2) parcels of commercial land |
| **Identification** | Lot 101889, Jalan Kuchai Lama, Kuala Lumpur | Lot 103 & 106, Jalan Tasek, off Jalan Kelang Lama, Kuala Lumpur | Lot PT 27873 & PT 27874, Jalan Bandar 1, Pusat Bandar Puchong, Puchong, Selangor |
| **Title Particulars** | Geran Mukim 4485, Lot 101889, Mukim Petaling, District Kuala Lumpur, State of Wilayah Persekutuan | Geran 35625, Lot 103 & Geran 28919, Lot 106, both within Seksyen 99, Bandar Kuala Lumpur, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur | HSD 98545, Lot PT 27873 & HSD 98546, Lot PT 27874, Both located within Mukim Petaling, District of Petaling, State of Selangor |
| **Distance from the Subject Property** | Approximately 6.00 kilometres north-east of Subject Property | Approximately 7.50 kilometres north-east of Subject Property | Approximately 6.00 kilometres south-west of Subject Property |
| **Transaction Date** | 8 February 2022 | 15 January 2025 | 22 January 2025 |
| **Vendor** | Capital Land Properties Sdn Bhd | N/A | N/A |
| **Purchaser** | Megahomes Land Sdn Bhd | N/A | N/A |
| **Tenure** | Grant in perpetuity | Grant in perpetuity | Grant in perpetuity |
| **Land Area** | 1,999.98 square metres (21,527.80 square feet/0.4942 acre) | 1,550.40 square metres (16,688.53 square feet/0.3831 acres) | 6,125.89 square metres (65,939.08 square feet/1.5138 acres) |
| **Type of Title (Individual / Strata)** | Individual | Individual | Individual |
| **Consideration** | RM 10,000,000.00 | RM 7,000,000.00 | RM 29,800,000.00 |
| **Price Psf** | **RM 464.52 psf** | **RM 419.45 psf** | **RM 451.93 psf** |

**VALUATION CERTIFICATE OF THE SUBJECT LAND *(Cont'd)***

| COMPARABLES | COMPARABLE 1 | COMPARABLE 2 | COMPARABLE 3 |
|---|---|---|---|
| **Adjustments** | General adjustments are made for time and various factors inclusive of location, accessibility, tenure, shape, size and frontage. | | |
| **Adjusted Price Psf** | **RM 414.58 psf** | **RM 377.50 psf** | **RM 384.14 psf** |

In determining the Market Value of the Subject Property, we have analysed all of the comparables transacted within a 10.00-kilometres radius from the Subject Property. The transaction prices are currently gyrating between RM 419.45 psf to RM 464.52 psf mark. Further adjustments were made to reflect the difference for other factors as stated above, to arrive at a final adjusted price of RM 377.50 psf to RM 414.58 psf. The total net adjustments between the comparable ranges from 10.00% to 15.00%.

Taking into consideration of the differences of the Subject Property and the comparables, we have adopted Comparable 2 as the best comparable as it has the least overall net adjustments made, i.e. 10.00%.

Having considered the foregoing, we finally arrive at a total Market Value of **RM 16,500,000.00** or **RM 376.63 psf**.

**Pertinent factors considered in arriving at the Market Value for the Subject Property.**

i. We have considered Comparable 2 & 3 as a whole and not in isolation due to :-

   a. The transacted properties are contiguous;
   b. The transacted properties are under the same ownership; and
   c. The comparables are transacted on the same date.

   In essence, if the landowner would to sell the properties, it would be done so collectively rather than on a piece meal basis.

ii. The Subject Property is leasehold and require State Authority approval for the lands to be transferred, charged, leased and etc. We have noted that this is a common feature in leasehold properties, and just require an application to the State Authority for any sale or transfer of ownership. As such, we do not foresee this restriction to have a material impact to the Market Value of the Subject Property.

iii. The drainage observed on the surveyor's plan can be covered and realigned outside the boundaries of the Subject Property. Hence, the presence of the drainage is not considered to have any material impact on the Market Value of the Subject Property.

iv. Although the client will not be adopting the existing development approval, the Subject Property currently benefits from the existing development approval and since the comparables were transacted without such approval, a positive adjustment was applied to reflect the reduced planning risk and enhanced marketability associated with an established approval history which is a factor that market participants generally consider.

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VALUATION CERTIFICATE OF THE SUBJECT LAND *(Cont'd)*

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***RECONCILIATION OF VALUE***

Having taken into consideration all the relevant and pertinent factors, we are of the considered opinion that the **Market Value** of the leasehold interest with an unexpired term of approximately 75 years in a parcel of vacant commercial land with development potential identified as Lot PT 976, Taman Kinrara Sek. 3, 47190 Puchong, Selangor Darul Ehsan held under Title No. HSD 243851, Lot No. PT 976, Pekan Puchong Jaya, District of Petaling, State of Selangor, in its existing physical condition with vacant possession and subject to its title being free from encumbrances, good, marketable and registerable as of **9 April 2026** is:-

| | | | |
|---|---|---|---|
| **Market Value** | - | **RM 16,500,000.00** | **(Ringgit Malaysia : Sixteen Million Five Hundred Thousand Only)** |

The above Report and Valuation has been carried out by Sr Stanley Toh Kim Seng,
**For and on behalf of Laurelcap Sdn. Bhd.**

LAURELCAP SDN. BHD. STANLEY TOH V-927 E-2303 200801005326 (806610-U)

**Sr STANLEY TOH KIM SENG**
BSc (Hons) Estate Management,
MRISM, MRICS, MPEPS, MMIPFM, ICVS, MBVAM
Registered Valuer (V-927)

*Note : This Report was peer reviewed by Mr Tan San Yew (Peer Reviewer)(V-607) from Laurelcap (HQ) Sdn Bhd*

## FURTHER INFORMATION

### 1. DIRECTORS' RESPONSIBILITY STATEMENT

This Circular has been seen and approved by our Board and they individually and collectively accept full responsibility for the accuracy of the information given and confirm that, after making all reasonable enquiries and to the best of their knowledge and belief, there are no other facts the omission of which would make any statement in this Circular incomplete, false or misleading.

### 2. CONSENT AND DECLARATION OF CONFLICT OF INTEREST

### 2.1 Consent

RHB Investment Bank, being the Principal Adviser for the Proposed Acquisition, has given and has not subsequently withdrawn its written consent to the inclusion in this Circular of its name and all references thereto in the form and context in which they appear in this Circular.

Laurelcap Sdn. Bhd., being the Valuer in relation to the valuation of the Subject Land, has given and has not subsequently withdrawn its written consent to the inclusion in this Circular of its name, the Valuation Report, the Valuation Certificate and all references thereto in the form and context in which they appear in this Circular.

### 2.2 Declaration of conflict of interest

RHB Investment

RHB Investment Bank, its subsidiaries and associated companies, as well as its holding company, RHB Bank Berhad, and the subsidiaries and associated companies of RHB Bank Berhad (collectively, the "**RHB Banking Group**") engage in private banking, commercial banking and investment banking transactions which include, among others, brokerage, advisory on mergers and acquisitions, securities trading, assets and fund management as well as credit transaction services. The RHB Banking Group has engaged and may in the future engage in transactions with and perform services for A1 Group, in addition to the roles set out in this Circular.

In addition, any member of the RHB Banking Group may at any time, in the ordinary course of business, offer to provide its services or to engage in any transaction (on its own account or otherwise) with any member of A1 Group, hold long or short positions in securities issued by A1 Group, make investment recommendations and/or public or express independent research views on such securities, and may trade or otherwise effect transactions for its own account or the account of its customers in debt or equity securities or senior loans of any member of A1 Group.

As at the LPD, RHB Banking Group has extended credit facilities amounting to approximately RM35.91 million (inclusive of the term loan facility of RM14.85 million for part financing the Proposed Acquisition) comprising of USD0.51 million (equivalent to RM2.11 million based on the currency conversion of USD to RM of RM4.1490) and RM33.80 million ("**A1 Credit Facilities**") to A1 Group. In addition, Tan Ban Tatt being the Independent Non-Executive Director of A1 has share margin facilities amounting to RM1.00 million in aggregate ("**Share Margin Facility**"). Further, RHB Banking Group has also extended credit facilities amounting to approximately RM19.91 million to companies related to the major shareholders and/or directors of A1 namely, Koh Ah Kuan, Lim Sok Huey, Koh Lian Jie and Koh Chung Jie ("**Credit Facilities**") (The A1 Credit Facilities, Share Margin Facility and Credit Facilities are collectively referred to as "**Facilities**").

Notwithstanding the above and as at the LPD, RHB Investment Bank is of the view that the abovementioned does not potentially give rise to a conflict of interest situation or potential conflict of interest situation in its capacity as the Principal Adviser for the Proposed Acquisition due to the following reasons:

(i) RHB Investment Bank is a licensed investment bank and its appointment as the Principal Adviser is in the ordinary course of its business. RHB Investment Bank does not have any interest in the Proposed Acquisition other than as principal adviser based on the terms of engagement that are mutually agreed between both parties. Further, RHB Investment Bank does not receive or derive any financial interest or benefit save for the professional fees received in relation to the aforesaid appointment;

(ii) the Facilities from RHB Banking Group are in the ordinary course of business of RHB Banking Group and the exposure limit is not material at 0.17% of the latest audited shareholders' funds of the RHB Banking Group of approximately RM34.15 billion as at 31 December 2025;

(iii) the Corporate Finance division of RHB Investment Bank is required under its investment banking license to comply with strict policies and guidelines issued by the SC, Bursa Securities and Bank Negara Malaysia governing its advisory operations. These guidelines require, among others, the establishment of Chinese wall policies, clear segregation between dealing and advisory activities and the formation of an independent committee to review its business operations; and

(iv) the conduct of the RHB Banking Group in its banking business is strictly regulated by the Financial Services Act 2013, Islamic Financial Services Act 2013, Capital Markets and Services Act 2007 and the RHB Banking Group's own internal controls and checks which includes, segregation of reporting structures, in that its activities are monitored and reviewed by independent parties and committees.

Save for the above, RHB Investment Bank has confirmed that no conflict of interest exists or is likely to exist in its capacity as the Principal Adviser in respect of the Proposed Acquisition.

Laurelcap Sdn. Bhd.

Laurelcap Sdn. Bhd. has given its written confirmation that there is no situation of conflict of interest that exists or is likely to exist in relation to its role as the Valuer for the Proposed Acquisition.

## 3. MATERIAL COMMITMENTS AND CONTINGENT LIABILITIES

### 3.1 Material commitments

Save as disclosed below, as at the LPD, our Board is not aware of any material commitments incurred or known to be incurred by our Group, which upon becoming due or enforceable may have a material and adverse impact on the financial results or position of our Group:

| | **As at LPD RM'000** |
|---|---|
| Approved and contracted for property, plant and equipment | 107 |
| **Total** | 107 |

**FURTHER INFORMATION *(Cont'd)***

### 3.2 Contingent liabilities

Save as disclosed below, as at the LPD, there are no contingent liabilities incurred or known to be incurred by our Group which upon becoming enforceable, may have a material and adverse impact on the financial results or position of our Group.

Messrs. Haris Ibrahim Kandiah Partnership, acting on behalf of Mavens Fourmi Sdn. Bhd. (formerly known as 1Advisory Sdn. Bhd.) ("**MFSB**"), had, vide a letter of demand dated 14 April 2026 ("**Letter of Demand**"), demanded payment from AKK Enterprise of RM540,000, comprising an incentive fee of RM500,000 together with applicable taxes thereon, purportedly payable pursuant to the terms of an appointment letter dated 19 June 2023 under which AKK Enterprise had engaged MFSB to provide co-sourcing advisory services in connection with the Group's proposed listing on the ACE Market of Bursa Securities. Notwithstanding that the engagement has been terminated by AKK Enterprise in accordance with the appointment letter, MFSB asserts that the said amount became due and payable upon the successful listing of the Group.

As at the LPD, no legal proceedings have been commenced and the matter remains at the pre-litigation stage. In the event legal proceedings are commenced and AKK Enterprise's defence is unsuccessful, the Group's maximum potential financial exposure is estimated to be limited to the claimed sum of RM540,000, together with any interest, legal costs and other reliefs as may be awarded by the court. Having considered the advice of its appointed legal counsel, our Board is of the view that it has reasonable grounds to resist the claim.

## 4. MATERIAL CONTRACTS

Save for the SPA, which is the subject matter of this Circular, and as disclosed below, there are no material contracts (being contracts not entered into in the ordinary course of business) that have been entered into by our Group during the last 2 years immediately preceding the date of this Circular:

(i) Share sale agreement dated 18 December 2024 entered into between Koh Ah Kuan and Lim Sok Huey (as vendors) and our Company (as purchaser) for the acquisition of 1,500,000 shares in AKK Enterprise for a total consideration of RM23,850,264 which was entirely satisfied via the issuance by our Company of 485,812,482 new Shares at an issue price of RM0.0491 per Share. The sale and purchase transaction was completed on 16 May 2025.

(ii) Share sale agreement dated 18 December 2024 entered into between Koh Ah Kuan and Lim Sok Huey (as vendors) and our Company (as purchaser) for the acquisition of 250,000 shares in Natural Foods and Spices Manufacturing Sdn. Bhd. for a total consideration of RM7,945,153 which was entirely satisfied via the issuance by our Company of 161,836,972 new Shares at an issue price of RM0.0491 per Share. The sale and purchase transaction was completed on 16 May 2025.

(iii) Share sale agreement dated 18 December 2024 entered into between Koh Ah Kuan and Lim Sok Huey (as vendors) and our Company (as purchaser) for the acquisition of 1,000,000 shares in A. K. Nationwide Sdn. Bhd. for a total consideration of RM3,191,708 which was entirely satisfied via the issuance by our Company of 65,012,764 new Shares at an issue price of RM0.0491 per Share. The sale and purchase transaction was completed on 16 May 2025.

(iv) Share sale agreement dated 18 December 2024 entered into between Koh Lian Jie and Koh Shun Jie (as vendors) and our Company (as purchaser) for the acquisition of 205,100 shares in Guan Ye Trading (M) Sdn. Bhd. for a total consideration of RM264,423 which was entirely satisfied via the issuance by our Company of 5,386,104 new Shares at an issue price of RM0.0491 per Share. The sale and purchase transaction was completed on 16 May 2025.

(v) Share sale agreement dated 18 December 2024 entered into between Koh Lian Jie and Koh Shun Jie (as vendors) and our Company (as purchaser) for the acquisition of 100 shares in A1 A.K. Koh (SG) Pte Ltd for a total consideration of RM626,025 which was entirely satisfied via the issuance by our Company of 12,751,673 new Shares at an issue price of RM0.0491 per Share. The sale and purchase transaction was completed on 16 May 2025.

(vi) Underwriting agreement dated 3 June 2025 entered into between our Company and AmInvestment Bank Berhad pursuant to the listing of our Company on the ACE Market of Bursa Securities on 11 July 2025.

## 5. MATERIAL LITIGATION, CLAIMS OR ARBITRATION

Save for the Letter of Demand as disclosed in **Section 3.2** of this **Appendix III**, as at the LPD, our Group is not engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, which has a material effect on the financial position or business of our Group and the Directors are not aware of any proceedings pending or threatened against our Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of our Group.

The Vendor confirmed in writing that, as at the LPD, there is no material litigation, claims or arbitration, whether current, pending, threatened or otherwise, involving the Subject Land.

## 6. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the registered office of our Company at L2-02, 1 Medini Hub, Persiaran Medini Utara 3, Medini Iskandar, 79000 Nusajaya, Johor Darul Takzim, Malaysia during normal business hours from Monday to Friday (except public holidays) from the date of this Circular up to and including the date of the EGM:

(i) the Constitution of our Company;

(ii) the SPA;

(iii) the Valuation Report and Valuation Certificate referred to in **Appendix II** of this Circular pertaining to the valuation of the Subject Land issued by the Valuer;

(iv) the letters of consent and declaration of conflict of interest referred to in **Section 2** of this **Appendix III**;

(v) the material contracts referred to in **Section 4** of this **Appendix III**;

(vi) the letter of demand referred to in **Section 3.2** of this **Appendix III**; and

(vii) the audited financial statements of our Group for the past 2 FYEs 30 June 2024 and 30 June 2025 and unaudited financial results for the financial period ended 31 March 2026.

**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.

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**A1 A.K. KOH GROUP BERHAD**
Registration No. 201201039541 (1024019-T)
(Incorporated in Malaysia)

**PROXY FORM**

| CDS Account No. |
|---|
| |

| No. of shares held |
|---|
| |

I/We ______________________________ Tel: ______________
[Full name in block and as per NRIC/passport, NRIC/Passport/Company No.]
of ______________________________
[Full address]

being member(s) of **A1 A.K. KOH GROUP BERHAD**, hereby appoint:

| Full Name (in Block and as per NRIC/Passport): | NRIC/Passport No.: | Proportion of Shareholdings | |
|---|---|---|---|
| | | No. of Shares | % |
| Address: | | | |

and / or (delete as appropriate)

| Full Name (in Block and as per NRIC/Passport): | NRIC/Passport No.: | Proportion of Shareholdings | |
|---|---|---|---|
| | | No. of Shares | % |
| Address: | | | |

or failing him/her, the Chairman of the Meeting, as my/our proxy/proxies to vote for me/us and on my/our behalf at the Extraordinary General Meeting ("**EGM**") of the Company which 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, and to vote as indicated below:

| Resolution | Description of Resolution | For | Against |
|---|---|---|---|
| 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 | | |

Please indicate with an "X" in the space provided whether you wish your votes to be cast for or against the resolution. In the absence of specific direction, your proxy will vote or abstain as he/she thinks fit.

Signed this _______ day of _____________ 2026

______________________________
Signature*
**Member**

* Manner of execution:
(a) If you are an individual member, please sign where indicated.
(b) If you are a corporate member which has a common seal, this proxy form should be executed under seal in accordance with the constitution of your corporation.
(c) If you are a corporate member which does not have a common seal, this proxy form should be affixed with the rubber stamp of your company (if any) and executed by:
  (i) at least two (2) authorised officers, of whom one (1) shall be a director; or
  (ii) any director and/or authorised officers in accordance with the laws of the country under which your corporation is incorporated.

*Fold this flap for sealing*

**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.

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AFFIX
STAMP

**SHARE REGISTRAR**

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

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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 AGM or adjourned AGM 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.