Epicon

EPICON BERHAD

(Registration No. 200301015160 (617580-T))
(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting ("**EGM**" or "**Meeting**") of Epicon Berhad ("**Epicon**" or the "**Company**") will be held at Greens III, Sports Wing, Tropicana Golf & Country Resort, Jalan Kelab Tropicana, 47410 Petaling Jaya, Selangor Darul Ehsan, Malaysia on Tuesday, 23 December 2025 at 10.00 a.m. or at any adjournment thereof, for the purpose of considering and, if thought fit, passing the following resolutions with or without any modifications:

ORDINARY RESOLUTION 1

PROPOSED JOINT DEVELOPMENT BETWEEN EPICON LAND SDN BHD ("ELSB"), A WHOLLY-OWNED SUBSIDIARY OF EPICON, AND NCT NOBLE SDN BHD ("NCT NOBLE"), A WHOLLY-OWNED SUBSIDIARY OF NCT ALLIANCE BERHAD, FOR THE DEVELOPMENT OF SINGLE-STOREY TERRACE HOUSES TOGETHER WITH SUPPORTING FACILITIES AND AMENITIES ON A PORTION OF THE LAND FORMING PART OF LOT NOS. 2529 AND 2530 HELD UNDER TITLE NO. GERAN 47606, MUKIM BATANG KALI, DAERAH ULU SELANGOR, STATE OF SELANGOR, MEASURING APPROXIMATELY 72.14 ACRES ("PROPOSED JOINT DEVELOPMENT")

"THAT subject to the passing of Ordinary Resolution 2 and the approvals of the relevant authorities and/or parties being obtained, approval be and is hereby given to the Company's wholly-owned subsidiary, ELSB, to undertake the Proposed Joint Development, in accordance with the terms and conditions as stipulated in the Joint Development Agreement dated 30 September 2025 entered into between ELSB and NCT Noble ("**JDA**");

AND THAT the Board of Directors of the Company ("**Board**") be and is hereby authorised to sign and execute all relevant documents, do all things and acts as may be required to give effect to and implement the Proposed Joint Development and the JDA with full power to assent to any conditions, variations, modifications, and/or amendments in any manner as may be required or permitted by any relevant authorities and to deal with all matters relating thereto and to take all such steps to do all acts and things in any manner as they may deem necessary or expedient to implement, finalise and give full effect to the Proposed Joint Development and the JDA in the best interest of the Company."

ORDINARY RESOLUTION 2

PROPOSED DIVERSIFICATION OF THE EXISTING PRINCIPAL ACTIVITIES OF EPICON AND ITS SUBSIDIARIES ("GROUP") TO INCLUDE PROPERTY DEVELOPMENT ACTIVITIES ("PROPOSED DIVERSIFICATION")

"THAT subject to the approvals of the relevant authorities and/or parties being obtained, approval be and is hereby given to Epicon to diversify the Group's existing principal activities to include property development activities;

AND THAT the Board be and is hereby authorised and empowered to act for and on behalf of the Company and to take all such steps and do all such acts, matters, deeds and things, to enter into any arrangements, transactions, agreements and/or undertakings to sign and execute, deliver and cause to be delivered for and on behalf of the Company all such documents as may be necessary, appropriate or expedient to give full effect to and implement the Proposed Diversification with full power to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or permitted or imposed by the relevant authorities and/or parties and to deal with all matters relating thereto, as the Board may deem fit, necessary or expedient to implement, finalise and give full effect to the Proposed Diversification."

By order of the Board

TEA SOR HUA (SSM PC NO. 201908001272) (MACS 01324)
LOO HUI YAN (SSM PC NO. 202308000290) (MAICSA 7069314)
Company Secretaries

Petaling Jaya, Selangor Darul Ehsan
28 November 2025

Notes:

a) A member who is entitled to attend, participate, speak and vote at the Meeting shall be entitled to appoint more than one (1) proxy to attend, participate, speak and vote in his/her stead. Where a member appoints more than one (1) proxy, he/she shall specify the proportion of his/her shareholdings to be represented by each proxy.

b) A proxy may but need not be a member of the Company. A proxy appointed to attend and vote at the Meeting shall have the same right as the member to speak and vote at the Meeting.

c) The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing, or if the appointor is a corporation, either under its common seal or signed by an officer or attorney duly authorised.

d) Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint one (1) proxy in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account.

e) 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. The appointment of multiple proxies shall not be valid unless the proportion of its shareholdings represented by each proxy is specified.

f) For the purpose of determining a member who shall be entitled to attend the Meeting, the Company will be requesting Bursa Malaysia Depository Sdn Bhd in accordance with Clause 65 of the Company's Constitution to issue a General Meeting Record of Depositors as at 16 December 2025. Only members whose names appear in the General Meeting Record of Depositors as at 16 December 2025 shall be regarded as members and entitled to attend, speak and vote at the Meeting.

g) To be valid, the instrument appointing 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 forty-eight (48) hours before the time for holding the Meeting:

   (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 Registrars, Boardroom Share Registrars Sdn Bhd at **Ground Floor or 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia**.

   (ii) By Electronic Form

   The Proxy Form can be electronically lodged via the Boardroom Smart Investor Portal at https://investor.boardroomlimited.com. Please refer to the Administrative Notes on the procedures for electronic lodgement of Proxy Form via the Boardroom Smart Investor Portal. To be valid, the instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority shall be deposited at the office of the Share Registrar situated at **Ground Floor or 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia**, not less than forty-eight (48) hours before the time for holding the Meeting.

h) All the resolutions set out in this Notice of Meeting will be put to vote by poll.

i) The members are advised to refer to the Administrative Notes on the registration process for the Meeting.

j) Kindly check Bursa Securities' website and the Company's website at https://www.epicon.com.my/ for the latest updates on the status of the Meeting.