

## NOTICE OF TWENTIETH (20<sup>TH</sup>) ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Twentieth Annual General Meeting ("20<sup>th</sup> AGM") of the Company will be held at Ballroom V, Main Wing, Tropicana Golf & Country Resort, Jalan Kelab Tropicana, 47410 Petaling Jaya, Selangor Darul Ehsan Malaysia on Thursday, 30 July 2026 at 11:00 a.m. or at any adjournment thereof for the transaction of the following businesses:

### AGENDA

- To receive the Audited Financial Statements of the Company for the financial year ended 31 January 2026 together with the Reports of the Directors and Auditors thereon. (Please refer to Explanatory Note 1)
- To approve the payment of Directors' Fees payable to the Non-Executive Directors and other benefits payable to the Directors of the Company up to RM300,000/- for the period commencing from the conclusion of the 20<sup>th</sup> AGM of the Company until the conclusion of the next AGM of the Company. (Ordinary Resolution 1)
- To re-elect Ms. Jospinna Binti Pudun, the Director who retires in accordance with Clause 123 of the Company's Constitution and being eligible, has offered herself for re-election. (Ordinary Resolution 2)
- To re-elect Mr. Loo Tze Ming, the Director who retires in accordance with Clause 123 of the Company's Constitution and being eligible, has offered himself for re-election. (Ordinary Resolution 3)

#### Special Business:

To consider and, if thought fit, with or without modification, to pass the following resolutions:

- Authority to Allot Shares Pursuant to Sections 75 and 76 of the Companies Act 2016** (Ordinary Resolution 4)

"THAT pursuant to Sections 75 and 76 of the Companies Act 2016 ("the Act") and subject to the approvals of the relevant governmental/regulatory authorities, the Directors be and are hereby empowered to issue shares in the capital of the Company from time to time and upon such terms and conditions and for such purposes as the Directors, may in their absolute discretion deem fit, provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company or such higher percentage as Bursa Malaysia Securities Berhad ("Bursa Securities") allowed for the time being and that the Directors be and are hereby also empowered to obtain approval from Bursa Securities for the listing and quotation of the additional shares so issued and that such authority shall continue to be in force until the conclusion of the next AGM of the Company, unless revoked or varied by ordinary resolution of the Company at a general meeting.

**AND THAT** the new shares to be issued shall, upon allotment and issuance, rank equally in all respects with the existing shares of the Company, save and except that they shall not be entitled to any dividends, rights, allotments and/or any other forms of distribution that which may be declared, made or paid before the date of allotment of such new shares."

- Proposed New Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature ("Proposed New Shareholders' Mandate")** (Ordinary Resolution 5)

"THAT pursuant to Rule 10.09 of the ACE Market Listing Requirements ("AMLR") of Bursa Securities, approval be and is hereby given to the Company and/or its subsidiaries ("SCBUILD/0109 Group") to enter into recurrent related party transactions of a revenue or trading nature with the related parties as specified in Section 5 of the Circular to Shareholders dated 29 May 2026, which are necessary for the day-to-day operations of the SCBUILD/0109 Group provided that such transactions are in the ordinary course of business and are on terms not more favourable to the related parties than those generally available to the public and are not detrimental to the minority shareholders of the Company ("Proposed New Shareholders' Mandate");

**THAT** the Proposed Shareholders' Mandate is subject to annual review and any authority conferred by the Proposed Shareholders' Mandate, shall only continue to be in force until:

- the conclusion of the next Annual General Meeting ("AGM") of the Company, at which time it will lapse, unless by a resolution passed at the next AGM, the authority is renewed; or
- the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act; or
- revoked or varied by resolution passed by the shareholders of the Company in a general meeting, whichever is the earlier;

**AND FURTHER THAT** the Directors of the Company be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the Proposed Shareholders' Mandate in the best interest of the Company."

- To transact any other business of the Company for which due notice shall have been given.

BY ORDER OF THE BOARD,

TAN TONG LANG (MAICSA 7045482/ SSM PC No. 202208000250)  
NURUL SYAHIDAH BINTI MAT TAHIL (LS0010742/ SSM PC No. 202308000535)  
Company Secretaries

Date: 29 May 2026

#### Notes:

- In respect of deposited securities, only members whose names appear in the Record of Depositors on 22 July 2026 shall be eligible to attend, speak and vote at the AGM.
- A member shall not be entitled to appoint more than two (2) proxies to attend and vote at the same general meeting. Where a member appoints two (2) proxies, the appointments shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.
- A proxy may but need not be a member of the Company and a member may appoint any person to be his proxy. There shall be no restriction as to the qualification of the proxy and a proxy appointed to attend and vote at a general meeting shall have the same rights as the member to speak at the meeting.
- The instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney duly authorised in writing or, if such appointer is a corporation, under its common seal or under the hand of an officer or attorney duly authorised. The Directors may but shall not be bound to require evidence of the authority of any such attorney or officer.
- Where a member is an authorised nominee as defined under the Securities Industry (Central Depository) Act, 1991, it may appoint at least one (1) proxy but not more than two (2) proxies in respect of each securities account it holds to which shares in the Company standing to the credit of the said account.
- Where a member is an exempt authorised nominee which holds deposited securities 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 instrument appointing a proxy and the power of attorney or other authority, if any under which it is signed or notarially certified copy of that power or authority shall be deposited at the Share Registrar of the Company, ShareWorks Sdn. Bhd. at No. 2-1, Jalan Sri Hartamas 8, Sri Hartamas, 50480 Kuala Lumpur, Wilayah Persekutuan not less than 48 hours before the time appointed for holding the Meeting or any adjournment thereof.
- Pursuant to Rule 8.31A of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolution set out in this Notice of AGM will be put to vote by way of poll.

#### Explanatory Notes:

- Audited Financial Statements for the financial year ended 31 January 2026**

This Agenda item is meant for discussion only, as the provision of Section 340(1)(a) of the Companies Act 2016 does not require formal approval for the Audited Financial Statements from the shareholders. Therefore, this Agenda item is not put forward for voting.

- Retirement of External Auditors**

Messrs. SBY Partners PLT has indicated their intention not to seek re-appointment as the Company's auditors at the forthcoming 20th AGM. The Company is taking the necessary steps to

appoint new auditors as soon as possible. Further announcement will be released in due course the proposed appointment has been confirmed.

- Special Business - Ordinary Resolution 4 Authority to Issue Shares pursuant to the Companies Act 2016**

The proposed Ordinary Resolution 4, if passed, is a general mandate to empower the Directors to issue and allot shares up to an amount not exceeding 10% of the total number of issued share of the Company for the time being for such purposes as the Directors consider would be in the best interest of the Company.

After having considered all aspects of the 10% General Mandate, the Board is of the opinion that the adoption of the 10% General Mandate would be in the best interest of the Company and its shareholders, on the basis that it is the most optimum and cost-efficient method of fundraising for the Company.

As of the date of this Notice, no new shares were issued by the Company pursuant to the General Mandate granted to the Directors at the 19<sup>th</sup> AGM held on 10 January 2025.

- Special Business - Ordinary Resolution 5 Proposed New Shareholders' Mandate**

The proposed Resolution 5, if approved, will enable the Company and/or its subsidiary ("Group") to enter into recurrent related party transactions of a revenue or trading nature which are necessary for the Company's day-to-day operations to facilitate transactions in the normal course of business of the Company with the related parties, provided that they are carried out on arms' length basis and on normal commercial terms and are not prejudicial to the shareholders on terms not more favourable to the related parties than those generally available to the public and are not to the detriment of the minority shareholders of the Company. Please refer to the Circular to Shareholders dated 29 May 2026 for further information.

#### STATEMENT ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING (Pursuant to Rule 8.29(2) of ACE Market Listing Requirements of Bursa Securities)

- No notice of nomination has been received to date from any member nominating any individual for election as a Director at the AGM of the Company. There is therefore no individual standing for election as Director, save for the above Directors who are standing for re-election. Further details of Directors standing for re-election as Directors are set out in their respective profiles which appear on the Board of Directors' Profile of this Annual Report and the details of their interest in the securities of the Company are disclosed in the Statistics of Shareholdings of this Annual Report.
- The detailed information relating to general mandate for issue of securities pursuant to Rule 6.04(3) of the Listing Requirements of Bursa Securities are set out under Explanatory Notes for Ordinary Resolution 4 of the Notice of 20<sup>th</sup> AGM of the Company.