

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING (“EGM” OR “MEETING”) OF Y&G CORPORATION BHD (“Y&G” OR “THE COMPANY”) DULY HELD AT CRYSTAL CROWN HOTEL HARBOUR VIEW PORT KLANG, 217, PERSIARAN RAJA MUDA MUSA, 42000, PELABUHAN KLANG, SELANGOR DARUL EHSAN , SELANGOR ON WEDNESDAY, 7 JANUARY 2026 AT 11.00 A.M.**

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**PRESENT**

**Board of Directors:**

Mr. Lee Boon Hong @ Lee Boon Keong (“**Mr. Lee BK**” or “**Chairman**”) (Chairman of the Meeting)  
- Non-Independent Non-Executive Chairman

Datin Sri Gan Li Li (“**Datin Sri Gan**”)  
- Deputy Managing Director

Dato’ Yap Jun Jien (“**Dato’ Yap**”)  
Executive Director

Encik Mohd Shafizan bin Shahbudin  
- Non-Independent Non-Executive Director

Mr. Tan Kak Teck (“**Mr. Tan**”)  
- Independent Non-Executive Director

Mr. Lee Szed Kee  
- Independent Non-Executive Director

Ms. Amy Chan Chen Chen  
- Independent Non-Executive Director

**ABSENT**

Dato’ Sri Yap Seng Yew (“**Dato’ Sri Yap**”)  
- Managing Director

Dato’ Sri Yap Seng Yew (“**Dato’ Sri Yap**”)  
- Managing Director

**Company Secretary:**

Mr. Jeremy Tai Yung Wei

**Principal Adviser, M&A Securities Sdn. Bhd.**

Mr. Chong Hsu Yeng (“**Mr. Chong**”)  
Ms Kiera Lim

**Independent Adviser, UOB Kay Hian (M) Sdn Bhd**

Mr Kenneth Cheong

**Due Diligence Solicitor, Lee Hishammuddin Allen & Gledhill**

Ms. W.H. Tay  
Ms. Lee Wan Xin  
Ms. Katherine Wang Pei Jie

**Jones Lang Wootton**

Mr. Lim Thzer Her  
Mr. Danial

**T.H. Kuan**

Ms. Yean Wai Nye  
Mr. Desmond Low Chia Kheng

**Members and Proxies:**

As per attendance list

1. **CHAIRMAN**

Mr. Lee BK took the chair and called the Meeting to order at 11.00 a.m.

2. **WELCOME ADDRESS**

The Chairman extended a warm welcome to the Members and proxies present and introduced the members of the Board of Directors (“**Board**”) and the Company Secretary present.

3. **QUORUM**

The Company Secretary confirmed the presence of a requisite quorum for the Meeting.

The Chairman informed that the Company Secretary would conduct the Meeting on his behalf.

4. **PRESENTATION OF SLIDES**

Mr. Chong of M&A Securities Sdn Bhd presented to the Members and Proxies on the following:

- i) Proposed Acquisition of Sepang Lands;
- ii) Proposed Acquisition of KS Land; and
- iii) Proposed Acquisition of KWSB.

5. **NOTICE OF MEETING**

The Company Secretary informed that Notice of the Meeting (“**Notice**”) had been despatched to the Members and the Auditors of the Company and advertised in the The Star on 22 December 2025 in accordance with the Company’s Constitution. The Notice was taken as read.

6. **VOTING ON RESOLUTIONS**

The Company Secretary explained that the voting on all Resolutions as set out in the Notice would be conducted by way of poll in accordance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad via electronic voting. For this purpose, the Chairman exercised his right as the Chairman of the Meeting to demand for a poll in accordance with Clause 95 of the Company’s Constitution in respect of all Resolutions which would be put to voting at the Meeting.

The Company had appointed ShareWorks Sdn Bhd (“**ShareWorks**”) as Poll Administrator to conduct the polling process for the Meeting and SharePolls Sdn Bhd as Independent Scrutineer to verify the poll results.

Members are required to scan the QR code on the wristband for the purpose of poll voting during the voting session later. If you are facing any difficulty with voting, please proceed to the help desk at back of the hall for assistance.

In order to ensure the orderliness of the proceeding of the Meeting, the members of the Board would deal with the questions received from the Members and proxies after the presentation of all the proposed Resolutions in the Agenda.

## 7. **ORDINARY RESOLUTIONS TABLE AT THE MEETING**

The Company Secretary then proceeded to brief the Members and proxies present on the Ordinary Resolutions tabled at the Meeting for and on behalf of the Chairman:

### **ORDINARY RESOLUTION 1**

**PROPOSED ACQUISITION BY NUSA WIBAWA SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF Y&G (“NWSB”), OF 3 PARCELS OF LEASEHOLD LAND HELD UNDER THE FOLLOWING LAND TITLES PN113876, LOT NO. 38082; PN113877, LOT NO. 38081; AND PN113878, LOT NO. 7414 WHICH ALL LOCATED IN MUKIM OF LABU, DISTRICT OF SEPANG, SELANGOR, MEASURING IN AGGREGATE APPROXIMATELY 38.45 HECTARES (95.02 ACRES) (“SEPANG LANDS”) FROM NURANI SAUJANA SDN BHD (“NSSB”) FOR A CASH CONSIDERATION OF RM206.0 MILLION (“PROPOSED ACQUISITION OF SEPANG LANDS”)**

“**THAT**, subject to all relevant approvals of authorities and/or other parties (if required) being obtained in respect of the Proposed Acquisition of Sepang Lands, approval be and is hereby granted to NWSB, a wholly-owned subsidiary of the Company to acquire the Sepang Lands for a cash consideration of RM206.0 million, subject to and upon such terms and conditions as set out in the conditional sale and purchase agreement dated 11 August 2025 entered into between NWSB and NSSB in relation to the Proposed Acquisition of Sepang Lands (“SPA 1”).

**AND THAT** approval be and is hereby given to the Board of Directors of the Company (“Board”) to give full effect to the Proposed Acquisition of Sepang Lands with full powers and authority to approve, agree and assent to any conditions, variations, revaluations, modifications, and/or amendments in any manner as may be required/permitted by the relevant regulatory authorities or deemed necessary by the Board, to deal with matters, incidental, ancillary to and/or relating thereto and take all steps and do all acts and to execute or enter into all such agreements, arrangements, undertakings, indemnities, transfers, extensions, assignments, deeds, confirmations, declarations and/or guarantees, with any party or parties, to deliver or cause to be delivered all such documents and to do all such acts and matters as the Board may consider necessary to implement, finalise and give full effect to and complete the Proposed Acquisition of Sepang Lands.”

### **ORDINARY RESOLUTION 2**

**PROPOSED ACQUISITION BY DUTA ASIANA SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF Y&G (“DASB”) OF A PARCEL OF LAND MEASURING APPROXIMATELY 148.52 HECTARES (367 ACRES), WHICH FORM PART OF THE LAND HELD UNDER MASTER TITLE OF GRN 339968, LOT NO. 22124, LOCATED IN MUKIM OF UJONG PERMATANG, DISTRICT OF KUALA SELANGOR, SELANGOR,**

**(“KS LAND”) FROM ASIAN REGAL HOLDINGS SDN BHD (“ARHSB”) FOR A CASH CONSIDERATION OF RM189.0 MILLION (“PROPOSED ACQUISITION OF KS LAND”)**

“**THAT**, subject to all relevant approvals of all authorities and/or other parties (if required) being obtained in respect of the Proposed Acquisition of KS Land, approval be and is hereby granted to DASB, a wholly-owned subsidiary of the Company to acquire the KS Land for a cash consideration of RM189.0 million, subject to and upon such terms and conditions as set out in the conditional sale 183 and purchase agreement dated 11 August 2025 entered into between DASB and ARHSB in relation to the Proposed Acquisition of KS Land (“SPA 2”).

**AND THAT** approval be and is hereby given to the Board to give full effect to the Proposed Acquisition of KS Land with full powers and authority to approve, agree and assent to any conditions, variations, revaluations, modifications, and/or amendments in any manner as may be required/permitted by the relevant regulatory authorities or deemed necessary by the Board, to deal with matters, incidental, ancillary to and/or relating thereto and take all steps and do all acts and to execute or enter into all such agreements, arrangements, undertakings, indemnities, transfers, extensions, assignments, deeds, confirmations, declarations and/or guarantees, with any party or parties, to deliver or cause to be delivered all such documents and to do all such acts and matters as the Board may consider necessary to implement, finalise and give full effect to and complete the Proposed Acquisition of KS Land.”

**ORDINARY RESOLUTION 3**

**PROPOSED ACQUISITION BY Y&G OF 1,000,000 ORDINARY SHARES IN KONSEP WAWASAN SDN BHD (“KWSB”) (“KWSB SHARE(S)”), REPRESENTING 100% EQUITY INTEREST IN KWSB, FOR A CASH CONSIDERATION OF RM82.0 MILLION (“PROPOSED ACQUISITION OF KWSB”)**

“**THAT**, subject to all relevant approvals of all authorities and/or other parties (if required) being obtained in respect of the Proposed Acquisition of KWSB, approval be and is hereby granted to the Company to acquire KWSB for a cash consideration of RM82.0 million, subject to and upon such terms and conditions as set out in the conditional shares sale agreement dated 11 August 2025 entered into between Y&G with Dato’ Yap and Yap Jun Wei (collectively, “Vendors”) in relation to the Proposed Acquisition of KWSB (“SSA”).

**AND THAT** approval be and is hereby given to the Board to give full effect to the Proposed Acquisition of KWSB with full powers and authority to approve, agree and assent to any conditions, variations, revaluations, modifications, and/or amendments in any manner as may be required/permitted by the relevant regulatory authorities or deemed necessary by the Board, to deal with matters, incidental, ancillary to and/or relating thereto and take all steps and do all acts and to execute or enter into all such agreements, arrangements, undertakings, indemnities, transfers, extensions, assignments, deeds, confirmations, declarations and/or guarantees, with any party or parties, to deliver or cause to be delivered all such documents and to do all such acts and matters as the Board may consider necessary to implement, finalise and give full effect to and complete the Proposed Acquisition of KWSB.”

**8. QUESTIONS AND ANSWERS (“Q&A”) SESSION**

There were no questions received from the Members and proxies present. The Q&A session was then concluded.

9. **POLLING PROCESS**

The voting session closed at 11.28 a.m.

The Chairman then adjourned the Meeting for the Independent Scrutineer to verify the poll results.

10. **ANNOUNCEMENT OF POLL RESULTS**

At 11.29 a.m., the Chairman called the Meeting to order for the declaration of poll results. The Company Secretary informed that the Chairman had received the poll results which had been validated by the Independent Scrutineer as follows:

Resolution	Voted For		Voted Against	
	No. of shares	%	No. of shares	%
Ordinary Resolution 1	40,372,550	100	0	0
Ordinary Resolution 2	40,372,550	100		
Ordinary Resolution 3	40,372,550	100		

The Company Secretary on behalf of the Chairman declared that all the Ordinary Resolutions were carried and passed as follows:

**Ordinary Resolution 1  
Proposed Acquisition of Sepang Lands**

“THAT the proposed Acquisition of Sepang Lands be and is hereby approved.”

**Ordinary Resolution 2  
Proposed Acquisition of KS Land**

“THAT the proposed Acquisition of KS Land be and is hereby approved.”

**Ordinary Resolution 3  
Proposed Acquisition of KWSB**

“THAT the proposed Acquisition of KWSB be and is hereby approved.”

11. **CLOSURE OF THE MEETING**

There being no other business, the Meeting ended at 11.30 a.m. with a vote of thanks to the Chair.

**C O N F I R M E D**

**LEE BOON HONG @ LEE BOON KEONG**  
Chairman

Date: