

ECO WORLD DEVELOPMENT GROUP BERHAD

[Registration No. 197401000725 (17777-V)]

(Incorporated in Malaysia)

MINUTES OF THE FIFTY-SECOND ANNUAL GENERAL MEETING OF ECO WORLD DEVELOPMENT GROUP BERHAD ("**COMPANY**") HELD AT ZEPP KUALA LUMPUR, B2-01-02, LEVEL B2, THE LABS, BUKIT BINTANG CITY CENTRE, NO. 2, JALAN HANG TUAH, 55100 KUALA LUMPUR ON TUESDAY, 31 MARCH 2026 AT 3:00 P.M.

PRESENT

Directors:

Tan Sri Abdul Rashid bin Abdul Manaf	<i>(Chairman of the Meeting)</i>
Tan Sri Dato' Sri Liew Kee Sin	<i>(Executive Chairman)</i>
Dato' Chang Khim Wah	<i>(President & Chief Executive Officer)</i>
Mr. Liew Tian Xiong	<i>(Deputy Chief Executive Officer)</i>
Madam Low Mei Ling	
Madam Lim Hiah Eng (Mrs. Lucy Chong)	
Ms. Sar Sau Yee	
Dato' Seri Rosman bin Mohamed	
Mr. Ng Soon Lai @ Ng Siek Chuan	
Ms. Nor Rejina binti Abdul Rahim	

Secretary:

Ms. Chua Siew Chuan	<i>(Company Secretary)</i>
Ms. Gabrielle Gan Siew Wen	<i>(Assisting the Company Secretary)</i>

By Invitation:

Datuk Heah Kok Boon	<i>(Chief Financial Officer)</i>
Mr. Andy Lee Kong Weng	<i>(External Auditors, Baker Tilly Monteiro Heng PLT)</i>
Mr. Jason Wong Yew Ming	<i>(External Auditors, Baker Tilly Monteiro Heng PLT)</i>
Mr. Heng Chin Soon	<i>(External Auditors, Baker Tilly Monteiro Heng PLT)</i>
Ms. Shermaine Ong	<i>(External Auditors, Baker Tilly Monteiro Heng PLT)</i>
Mr. Ryan Chong Chee Seng	<i>(Scrutineers, GovernAce Advisory & Solutions Sdn. Bhd.)</i>
Ms. Ong Ai Sim	<i>(Scrutineers, GovernAce Advisory & Solutions Sdn. Bhd.)</i>
Ms. Nur Nadhirah binti Mohd Nasir	<i>(Scrutineers, GovernAce Advisory & Solutions Sdn. Bhd.)</i>

Members/Corporate Representatives/Proxy Holders present:

As per the Attendance List (collectively referred to as "**Members**")

CHAIRMAN OF THE MEETING

Tan Sri Abdul Rashid bin Abdul Manaf, the Founder and Non-Independent Non-Executive Director of the Company ("**Tan Sri Chairman**"), was duly elected to preside as Chairman of the Meeting in accordance with Article 92 of the Company's Constitution ("**Constitution**").

On behalf of the Board of Directors of the Company ("**Board**"), Tan Sri Chairman welcomed all present to the Fifty-Second Annual General Meeting of the Company ("**52nd AGM**") and thereupon called the Meeting to order at 3:00 p.m.

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Tan Sri Chairman proceeded to introduce the other nine (9) members of the Board, the Chief Financial Officer, the Company Secretary, as well as the representatives of the External Auditors who were in attendance at the Meeting.

The Meeting was informed that Dato' Leong Kok Wah ("**Dato' Leong**") had tendered his resignation as a Non-Independent Non-Executive Director of the Company to focus on his health. On behalf of the Board and Management, Tan Sri Chairman placed on record their sincere appreciation to Dato' Leong for his invaluable contributions, support and guidance during his tenure as a Director of the Company, and conveyed their best wishes to him.

QUORUM

The Company Secretary, Ms. Chua Siew Chuan ("**Ms. Chua**") confirmed that a quorum was present in accordance with Article 90 of the Constitution. The requisite quorum being present, Tan Sri Chairman declared the Meeting duly convened.

NOTICE OF MEETING

With the consent of the Meeting, the Notice convening the 52nd AGM, having been duly circulated within the prescribed period, was taken as read.

MEETING PROCEEDINGS AND VOTING PROCEDURES

At the invitation of Tan Sri Chairman, Ms. Chua briefed the Meeting on the proceedings and voting procedures.

The Meeting was informed that there was no legal requirement for the proposed resolutions to be seconded, and that Tan Sri Chairman would proceed to take the Meeting through each item on the Agenda. It was further informed that shareholders could raise questions upon the conclusion of the presentation of all Agenda items, and that poll voting would be conducted after the deliberation of all business of the Meeting.

The Meeting noted that voting on all resolutions would be conducted by way of poll in compliance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("**MMLR**"). It was noted that Tan Sri Chairman would vote as proxy for shareholders who had appointed him to act on their behalf.

The Meeting further noted that Securities Services (Holdings) Sdn. Bhd., had been appointed as the Poll Administrator, whilst GovernAce Advisory & Solutions Sdn. Bhd. had been appointed as the Independent Scrutineer to verify the results of the poll voting.

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PRESENTATION ON PERFORMANCE AND OUTLOOK OF THE COMPANY BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

Tan Sri Chairman then guided the Meeting to a video presentation by Dato' Chang Khim Wah ("**Dato' Chang**"), the President & Chief Executive Officer of the Company, on the performance and outlook of the Company (which is currently available on the Company's corporate website at www.ecoworld.my).

The Meeting noted that the presentation, inter alia, highlighted the following:-

- The Group's sales record of RM4.55 billion for the financial year ended 31 October 2025 ("**FY2025**"), exceeding the sales target by 30% and surpassing the previous year's record sales of RM4.07 billion;
- The Group's sales performance for FY2025, with contributions from all regions, namely Eco South (RM2.27 billion), Eco Central (RM1.75 billion) and Eco North (RM524.0 million);
- Sales contributions from the Group's five (5) key revenue pillars, namely Eco Townships, Eco Rise, Eco Hubs, Eco Business Parks and QUANTUM, each contributing meaningfully to the Group's overall sales performance;
- A breakdown of sales by three (3) core market segments, with residential constituting the largest portion, followed by industrial and commercial segments, reflecting a well-balanced and diversified portfolio;
- Key financial highlights for FY2025, including revenue, gross profit, profit after taxation, future revenue and dividend declaration, supported by disciplined cost management and effective project execution;
- Updates on the Group's strong liquidity position as at FY2025, including net operating cash position, net gearing position, future revenue, the maiden issuance of perpetual sukuk and the Group's continued focus on maintaining a resilient and healthy balance sheet;
- Updates on the Group's landbank, strategic land acquisitions and progress of new residential and industrial developments, including projects in Iskandar Malaysia, Klang Valley and Negeri Sembilan;
- Updates on the Group's initiatives to expand its recurring income base through investment properties, data centre leasing arrangements and placemaking initiatives within the Group's townships and integrated developments; and
- Overview of Management's outlook on the Group's continued growth, focusing on strengthening its core development pillars, prudent capital management, driving digitalisation to enhance operation efficiency, expansion of recurring income streams and maintaining resilience amid external market uncertainties.

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TABLING OF AGENDA ITEMS AND PROPOSED RESOLUTIONS

Tan Sri Chairman recorded the Meeting's appreciation to Dato' Chang for the presentation and thereafter proceeded to table the Agenda items as set out in the Notice of the 52nd AGM.

ORDINARY BUSINESS

1.0 AUDITED FINANCIAL STATEMENTS FOR THE FY2025 ("AFS FY2025") TOGETHER WITH THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON

The first item on the Agenda was to receive the Company's AFS FY2025 together with the Reports of the Directors and Auditors thereon.

As the first item on the Agenda did not require the formal approval of the shareholders, the same was not put forward for voting. Accordingly, Tan Sri Chairman declared that the AFS FY2025 together with the Reports of the Directors and the Auditors thereon be received.

**2.0 ORDINARY RESOLUTION 1
APPROVAL FOR PAYMENT OF DIRECTORS' REMUNERATION (INCLUDING DIRECTORS' FEES) FOR THE FINANCIAL YEAR ENDING 31 OCTOBER 2026 ('FY2026') AND UP TO THE DATE OF THE ANNUAL GENERAL MEETING OF THE COMPANY ("AGM") IN YEAR 2027**

Ordinary Resolution 1 was to seek shareholders' approval for the payment of Directors' Remuneration (including Directors' fees) ("**Proposed Payment**") to the Non-Executive Directors of the Company ("**NEDs**") for the FY2026 and up to the date of the AGM in year 2027.

The Meeting was informed that the Board had approved the reinstatement of the Director's fee to the pre-pandemic level, representing a 20% increase, with effect from FY2026 ("**Proposed Reinstatement of Director's Fee**"). Accordingly, the remuneration structure of the NEDs had been revised to reflect the proposed reinstatement of the Director's fee ("**Revised Remuneration Structure of the NEDs**"). The rationale and justification for the Proposed Reinstatement of Director's Fee including details of the Revised Remuneration Structure of the NEDs, the advisory allowance and security fees payable to the NEDs, were set out in Explanatory Note 2 of the Notice of the 52nd AGM.

The Meeting was further informed that the Proposed Payment comprises three (3) components, as follows:-

- (i) The Directors' Fees and advisory allowance, payable on a quarterly basis in arrears, for FY2026 and up to the date of the AGM in year 2027, as stated in Explanatory Note 2 of the Notice of the 52nd AGM;

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- (ii) The meeting allowance, payable on a quarterly basis in arrears, for the period from the conclusion of the 52nd AGM up to the date of the AGM in year 2027, as stated in Explanatory Note 2 of the Notice of the 52nd AGM; and
- (iii) Security fees, payable as and when incurred, for the period from the conclusion of the 52nd AGM up to the date of the AGM in year 2027.

The Meeting was further informed that the NEDs and persons connected to them who are shareholders of the Company would abstain from voting on this resolution.

The Meeting further noted that Tan Sri Chairman would nonetheless vote as proxy in accordance with the instructions received from non-interested shareholders who had appointed him as their proxy.

**3.0 ORDINARY RESOLUTIONS 2 TO 5
RE-ELECTION OF DIRECTORS WHO RETIRE BY ROTATION IN ACCORDANCE
WITH ARTICLE 126 OF THE CONSTITUTION**

Ordinary Resolutions 2 to 5 were in respect of the re-election of Tan Sri Chairman, Tan Sri Dato' Sri Liew Kee Sin, Dato' Chang and Dato' Seri Rosman bin Mohamed, who were retiring by rotation pursuant to Article 126 of the Constitution and, being eligible, had offered themselves for re-election.

**4.0 ORDINARY RESOLUTION 6
RE-APPOINTMENT OF MESSRS. BAKER TILLY MONTEIRO HENG PLT
("BTMH") AS AUDITORS OF THE COMPANY UNTIL THE CONCLUSION OF
THE AGM IN YEAR 2027 AND TO AUTHORISE THE DIRECTORS TO FIX THEIR
REMUNERATION**

Ordinary Resolution 6 was in relation to the re-appointment of BTMH as Auditors of the Company until the conclusion of the AGM in year 2027 and to authorise the Directors to fix their remuneration. BTMH had indicated their willingness to continue in office as Auditors of the Company.

SPECIAL BUSINESS

**5.0 ORDINARY RESOLUTION 7
AUTHORITY TO ISSUE SHARES PURSUANT TO COMPANIES ACT 2026**

Ordinary Resolution 7 was to seek shareholders' approval for the authority to issue shares pursuant to the Companies Act 2016.

The details of the authority to issue shares were set out in Explanatory Note 5 of the Notice of the 52nd AGM.

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**6.0 ORDINARY RESOLUTION 8
PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT
RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE
("PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RRPT")**

Ordinary Resolution 8 was to seek shareholders' approval for the Proposed Renewal of Shareholders' Mandate for RRPT.

The details together with the rationale of the Proposed Renewal of Shareholders' Mandate for RRPT were set out in Part A of the Company's circular to shareholders dated 27 February 2026 ("**Circular**"), which was circulated together with the Integrated Annual Report 2025.

As disclosed in the Circular, all the Directors of the Company were regarded as interested in the Proposed Renewal of Shareholders' Mandate for RRPT and had abstained and would continue to abstain from all deliberations and voting on matters pertaining to the Proposed Renewal of Shareholders' Mandate for RRPT. Accordingly, all the Directors and interested major shareholders had also undertaken to ensure that persons connected to them would abstain from voting in respect of their direct and/or indirect shareholdings on Ordinary Resolution 8.

Tan Sri Chairman informed that he would, however, vote in his capacity as proxy in accordance with instructions received from non-interested shareholders who had duly appointed him as their proxy.

**7.0 ORDINARY RESOLUTION 9
PROPOSED PROVISION OF FINANCIAL ASSISTANCE TO ECO BUSINESS
PARK 8 SDN. BHD. ("EBP8") ("PROPOSED PROVISION OF FINANCIAL
ASSISTANCE TO EBP8")**

Ordinary Resolution 9 was to seek shareholders' approval for the Proposed Provision of Financial Assistance to EBP8.

The Meeting was informed that EBP8 is presently a 45%-owned joint venture of the Company together with SD Guthrie Land Ventures Sdn. Bhd. and Permodalan Darul Ta'zim Sdn. Bhd.

The Meeting noted that EBP8 would undertake the proposed acquisition of the freehold land located in Mukim Kulai, Daerah Kulai, Johor ("**Proposed Land Acquisition**") and develop the same into an integrated industrial development with supporting commercial hubs known as "Eco Business Park 8" ("**Proposed Industrial Development**"). In this regard, EBP8 plans to fund the Proposed Land Acquisition and development costs through a combination of shareholders' advances and project level bank borrowings.

The Meeting further noted that the Group is expected to provide its proportionate share of shareholders' advances and/or corporate guarantees, when necessary, to EBP8 to partially fund the Proposed Land Acquisition and future development costs over the duration of the Proposed Industrial Development.

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The Proposed Provision of Financial Assistance to EBP8 would enable EBP8 to raise the necessary funding and if required, to obtain guarantees in connection with the Proposed Land Acquisition and the Proposed Industrial Development.

The details together with the rationale of the Proposed Provision of Financial Assistance to EBP8 were set out in Part B of the Circular.

8.0 ANY OTHER BUSINESS

In response to Tan Sri Chairman, the Company Secretary confirmed that the Company had not received any notice for the transaction of any other business at the Meeting.

QUESTIONS AND ANSWERS SESSION

The Meeting proceeded to address questions received from a shareholder prior to the Meeting.

At the invitation of Tan Sri Chairman, Dato' Chang presented the questions received together with Management's responses.

Q1: With the current high fuel price due to Middle East conflict, does the Company expect construction cost of its residential, commercial, industrial, and data centre projects to increase? Have contractors engaged in discussions regarding this.

For projects already launched, most contracts have been awarded and costs are largely locked in. The Company has also made provisions for contingencies; as such, overall costs are within budget thus far. The Company and contractors are monitoring the situation closely and will bring the matter up for discussion if construction costs are deemed likely to exceed budget.

For upcoming launches, some cost pressure is expected, particularly for contracts that have yet to be awarded. This is mainly due to higher fuel prices, which may affect transportation and certain material costs. The Company will monitor the situation closely and actively manage the impact through cost control, procurement strategies, and design optimisation. At the same time, the Company will carefully assess the cost implications before finalising pricing for new projects, to ensure that margins are within an acceptable range while remaining competitive in the market.

To date, contractors have not raised any major concerns. Nevertheless, the Company will remain in close engagement with them and continue to assess any potential impact as the situation evolves.

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Q2: Note 9 and 10 of the Financial Statements show operating companies in Bukit Bintang City Centre ("BBCC") (BBCC Development Sdn. Bhd., MFBCC Retail Mall Sdn. Bhd., Immersify (KL) Sdn. Bhd.) continue to incur losses and revenue growth is relatively flat. What is the outlook for BBCC precinct with new developments such as Mitsui Outlet Park Lalaport, Zepp Kuala Lumpur, and planned deferment of future launches? What is the current occupancy rate of Menara EcoWorld?

The outlook and plans for the BBCC precinct are as follows:-

- Mitsui Shopping Park LaLaport BBCC is expected to achieve positive net operating income within the next two (2) years. The current monthly footfall of approximately 2 to 2.5 million and an occupancy rate of 85% were further supported by the following new offerings:-
 - Mitsui Outlet Park, with 95% of its outlets in operation;
 - Anime Comic Games (ACG) IP Zone, with approximately 27 stores in operation;
 - Lalaport Bus Terminal, which is expected to be fully operational in May 2026, connecting Singapore, Hat Yai and Kuala Lumpur International Airport (KLIA); and
 - Ongoing tenant mix optimisation;
- Zepp Kuala Lumpur continues to attract both local and international concerts and corporate events;
- Immersify Kuala Lumpur recorded a monthly footfall of approximately 12,000 to 15,000 visitors, with its contents recently revamped to attract more visitors and corporate bookings;
- BBCC plans to launch a hotel with an international 4-star operator at BBCC, with construction to resume upon the finalisation of the management agreement and completion is expected to be in year 2028; and
- Value creation initiatives at BBCC, including Tuah 1895, Immersify Kuala Lumpur and Mitsui Outlet Park, continued to support demand and asset appreciation within the development.

The occupancy rate of Menara EcoWorld is at approximately 75%, with a good rental yield maintained.

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Q3: First quarter ("1Q") 2026 margin was lower compared to Fourth quarter ("4Q") 2025. Could the Company explain why cost savings realisation did not occur in 1Q 2026.

The decline in margin in 1Q 2026 was mainly due to higher contribution from high-rise development products from *duduk* apartments, which have lower margins, and lower realisation of cost savings on completed project phases in the 1Q of 2026. The cost savings from completed phases depend on the timing of phase completion and the closing of accounts, which varies between reporting periods.

Notwithstanding that, the gross profit margin of 25.6% in 1Q 2026, (while lower than 28.4% in 1Q 2025), remains higher than 23.9% recorded in 1Q 2024.

The Meeting proceeded to address the following questions raised in relation to the agenda items, and noted on the feedback received by Members during the Meeting:-

Q1: What is the reason for the RM68 million impairment loss recognised on the Group's investment in the joint venture?

Reply from Datuk Heah Kok Boon ("Datuk Heah"):

As disclosed in Note 8 of the AFS FY2025, the impairment loss of RM68.7 million was recognised at the Company level due to a decline in the value of the investment held by the subsidiary in EWI Capital Berhad (formerly known as Eco World International Berhad) ("**EWI Capital**"). The recoverable amount of the cost of investment, amounting to RM181.0 million, was determined based on its fair value (with reference to the market value of EWI Capital's shares) less cost of disposal.

With regard to the RM68 million impairment loss on investment in a joint venture recognised at Group level, this arose due to the planned deferment of future launches at BBCC which reduced the present value of estimated future cash flows as disclosed in Note 10 (f) of the AFS FY2025.

Q2. Clarification was sought on exercising warrants B issued by the Company into ordinary shares by warrant holders and its implication on the interests of minority shareholders.

Reply from Datuk Heah:

The Company has outstanding warrants with a tenure of seven (7) years at an exercise price of RM1.16 per warrant, expiring in 2029. The warrants are tradable and may be exercised at any time during the tenure, with each warrant entitling the holder to either sell the warrants on the open market, or to exercise it into one (1) ordinary share of the Company upon payment of the exercise price. Upon exercise, these shares shall be entitled to any dividends declared by the Company. In contrast, the warrants are not entitled to any dividend declared.

Upon the exercise of warrants into ordinary shares, the Company's issued share capital would be increased and the Company will receive additional cash, thereby strengthening the Company's cash and equity position. However, to the extent that the warrants are exercised by parties other than existing shareholders, there will be a corresponding dilution in the percentage shareholding of existing shareholders.

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Q3. What is meant by the provision of financial assistance to EBP8, and why is such financial assistance required approval from shareholders?

Reply from Datuk Heah:

Under the MMLR, the obligation to seek shareholders' approval for the provision of financial assistance generally arises in situations where the Company does not have full control over the recipient entity, such as joint ventures or associate companies. In such cases, financial assistance (including shareholders' advances and corporate guarantees) may require shareholders' approval if it meets the prescribed materiality thresholds. Conversely, for wholly-owned subsidiaries or entities under the Company's full control, such approval is not required.

The proposed financial assistance to be provided to EBP8 is expected to amount to 5% or more of the Group's net tangible assets, representing approximately RM311.98 million.

In respect of EBP8, such financial assistance will be extended on a proportionate basis, commensurate with the Company's equity interest in the joint venture.

Q4. Does the Group intend to diversify into oil palm-related businesses?

Reply from Dato' Chang:

The Group remains focused on property development as its core business and does not have any plans to diversify into oil palm-related businesses.

Q5. Is the current market condition conducive for property sales?

Reply by Dato' Chang:

The Group's results for the 1Q 2026 demonstrated strong performance in property market, representing one of its best performance in the past 13 years. Barring external market uncertainties, the results are encouraging.

There being no further questions raised, Tan Sri Chairman proceeded to the poll voting session.

POLL VOTING

At this juncture, Tan Sri Chairman declared the registration for attendance at the Meeting closed at 3:47 p.m. to facilitate the polling process.

The Company Secretary was invited to brief the Meeting on the electronic poll voting process, following which a video guide on the e-voting procedure was presented.

At 3:51 p.m., Tan Sri Chairman announced that Members were given approximately 15 minutes to cast their votes and upon the closure of the voting session, the Meeting would be adjourned for approximately 15 minutes for the Independent Scrutineer to verify the poll results.

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ANNOUNCEMENT OF POLL RESULTS

The Meeting resumed at 4:17 p.m. for the declaration of the poll results, which had been verified by the Independent Scrutineer.

Tan Sri Chairman then announced the results of the poll for all the resolutions as follows:-

Ordinary Resolution	Vote For		Vote Against	
	No. of shares	%	No. of shares	%
1. Payment of Directors' remuneration (including Directors' fees) for the FY2026 and up to the date of the AGM in year 2027	1,654,634,102	99.9992	13,500	0.0008
2. Re-election of Tan Sri Abdul Rashid bin Abdul Manaf as a Director of the Company in accordance with Article 126 of the Constitution	2,623,958,265	99.9761	626,352	0.0239
3. Re-election of Tan Sri Dato' Sri Liew Kee Sin as a Director of the Company in accordance with Article 126 of the Constitution	2,622,422,994	99.9176	2,161,623	0.0824
4. Re-election of Dato' Chang Khim Wah as a Director of the Company in accordance with Article 126 of the Constitution	2,624,543,419	99.9984	41,198	0.0016
5. Re-election of Dato' Seri Rosman bin Mohamed as a Director of the Company in accordance with Article 126 of the Constitution	2,624,543,419	99.9984	41,198	0.0016
6. Re-appointment of BTMH as Auditors of the Company until the conclusion of the AGM in year 2027 and to authorise the Directors to fix their remuneration	2,623,254,717	99.9493	1,329,900	0.0507

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Ordinary Resolution	Vote For		Vote Against	
	No. of shares	%	No. of shares	%
7. Authority to issue shares	2,481,113,917	94.5336	143,470,700	5.4664
8. Proposed Renewal of Shareholders' Mandate for RRPT	663,678,631	99.9982	12,000	0.0018
9. Proposed Provision of Financial Assistance to EBP8	2,222,135,173	84.6662	402,449,444	15.3338

Tan Sri Chairman declared that based on the verified poll results, Ordinary Resolutions 1 to 9 were duly **CARRIED**.

CLOSURE

There being no other business to be transacted, Tan Sri Chairman declared the 52nd AGM concluded and thanked all present for their attendance, as well as all parties involved in making the Meeting a success.

The Meeting ended at 4:20 p.m. with a vote of thanks to Tan Sri Chairman.

SIGNED AS A CORRECT RECORD

- SIGNED -

CHAIRMAN
TAN SRI ABDUL RASHID BIN ABDUL MANAF

Dated: 31 March 2026