



Crescendo Corporation Berhad

CRESCENDO CORPORATION BERHAD

(Registration No. 199501030544 (359750-D))

(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Extraordinary General Meeting ("**EGM**") of Crescendo Corporation Berhad ("**CCB**" or the "**Company**") will be held at Sapphire, Level 9, Holiday Inn Johor Bahru City Centre, Jalan Tun Abdul Razak, 80888 Ibrahim International Business District, Johor Darul Takzim on Monday, 9 February 2026 at 10.00 a.m. or at any adjournment thereof, for the purpose of considering and if thought fit, passing with or without modifications, the following resolution:-

ORDINARY RESOLUTION

PROPOSED DISPOSAL BY CRESCENDO DEVELOPMENT SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF CCB ("CDSB**" OR THE "**VENDOR**"), OF A VACANT INDUSTRIAL LAND LOCATED IN THE MUKIM AND DISTRICT OF KOTA TINGGI, STATE OF JOHOR TO PIONEER REAL ESTATE DEVELOPMENT SDN BHD ("**PRED**" OR THE "**PURCHASER**") FOR A TOTAL CASH CONSIDERATION OF RM200,876,692.75 ("**PROPOSED DISPOSAL**")**

"THAT subject to the relevant approvals being obtained, approval be and is hereby given to CDSB, a wholly-owned subsidiary of the Company, to undertake the disposal of a vacant industrial land measuring approximately 40.10 acres or 1,746,753.85 square feet, held under land title no. H.S.(D) 62047 PTD 50886 in the Mukim and District of Kota Tinggi, State of Johor ("**Subject Property**") for a total cash consideration of RM200,876,692.75 (details of which are set out in the circular to the shareholders of CCB dated 23 January 2026 ("**Circular**")) in accordance with the terms and conditions as stipulated in the conditional sale and purchase agreement entered into between CDSB and PRED dated 14 November 2025 (salient terms of which are set out in **Appendix I** of the Circular) ("**SPA**") and such other terms and conditions as the parties to the SPA may mutually agree upon in writing or which are imposed by the relevant authorities;

AND THAT the Board of Directors of the Company ("**Board**") be and is hereby authorised to act, for and on behalf of the Company, and to take all such steps and do all such acts, matters and things as the Board deems fit or may consider necessary, desirable, appropriate or expedient to implement, finalise and give full effect to the Proposed Disposal and all agreements entered into pursuant to the Proposed Disposal with full power to give all or any notices, directions, consents and authorisations in respect of any matter arising under or in connection with the Proposed Disposal, and to assent to any condition, modification, variation and/or amendment relating to the Proposed Disposal as may be approved/required by the relevant regulatory authorities and/or as the Board deems fit."

By Order of the Board,

CRESCENDO CORPORATION BERHAD

CHONG FOOK SIN

CCM PC No. 202008000484

(MACS 00681)

KAN CHEE JING

CCM PC No. 202008000596

(MAICSA 7019764)

CHUA YOK E BEE

CCM PC No. 202008000604

(MAICSA 7014578)

Company Secretaries

Petaling Jaya

23 January 2026

NOTES:

(1) A member whose name appear in the Record of Depositors as at 30 January 2026 shall be regarded as a member entitled to attend, speak and vote at the meeting.

(2) **Proxy-**

A member entitled to attend and vote at the meeting is entitled to appoint any person as his proxy to attend, speak and vote instead of him. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy. To be valid, the Form of Proxy duly completed must be deposited at the Registered Office of the Company not less than twenty-four (24) hours before the time set for holding the meeting or any adjournment thereof. If the appointor is a corporation, this Form must be executed under its common seal or under the hand of its attorney. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint at least one proxy in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account. Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one 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.