

**CRESCENDO CORPORATION BERHAD**  
**Registration No.: 199501030544 (359750-D)**  
**(Incorporated in Malaysia)**

Minutes of the Extraordinary General Meeting of the Company (“the Company” or “CCB”) 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<sup>th</sup> February, 2026 at 10.00 a.m.

PRESENT:

BOARD OF DIRECTORS

Mr. Gooi Seong Heen (Executive Director) (in the Chair)  
Mr. Gooi Khai Shin (Alternate Director to Mr. Gooi Seong Lim)  
Mr. Gooi Seong Chneh (Executive Director)  
Mr. Gooi Seong Gum (Executive Director)  
Mr. Yong Chung Sin (Senior Independent Non-Executive Director)  
Ms. Soh Ban Ting (Independent Non-Executive Director)  
Y. Bhg. Dato’ Ong Eng Bin (Independent Non-Executive Director)

OTHERS

As per the attendance record

1. NOTE OF WELCOME

1.1 Mr. Gooi Seong Heen informed the Meeting that he was appointed by the Board to chair the Meeting and welcomed the members to the Meeting.

2. QUORUM AND NOTICE

2.1 The Chairman informed the Meeting that the Secretary had confirmed the presence of a quorum and the Notice of Meeting together with the Circular to Shareholders in relation to the Proposed Disposal by Crescendo Development Sdn. Bhd., a wholly-owned subsidiary of the Company, of a vacant industrial land located in the Mukim and District of Kota Tinggi, State of Johor to Pioneer Real Estate Development Sdn. Bhd. for a total cash consideration of RM200,876,692.75 dated 23 January 2026 had been duly and properly distributed to the members.

2.2 With the consent of the Meeting, the Notice of Meeting was taken as read.

### 3. VOTING BY POLL

3.1 The Chairman informed that voting on the resolution would be conducted by poll in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad. The polling process would be undertaken by the Share Registrar and the poll results would be verified by M/s. SKW Associates, Chartered Accountants, as the appointed Independent Scrutineer. The polling process for the resolutions would be conducted upon completion of the deliberation of the item on the Agenda.

### 4. ORDINARY RESOLUTION – PROPOSED DISPOSAL BY CRESCENDO DEVELOPMENT SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF CRESCENDO CORPORATION BERHAD, OF A VACANT INDUSTRIAL LAND LOCATED IN THE MUKIM AND DISTRICT OF KOTA TINGGI, STATE OF JOHOR TO PIONEER REAL ESTATE DEVELOPMENT SDN. BHD. FOR A TOTAL CASH CONSIDERATION OF RM200,876,692.75 (“PROPOSED DISPOSAL”)

4.1 The Chairman informed the Meeting as follows –

- (a) As explained in the Circular to Shareholders, the Proposed Disposal entails the disposal of the Subject Property by Crescendo Development Sdn. Bhd. to the Purchaser for a total cash consideration of RM200,876,692.75, free from all and any encumbrances and with vacant possession, subject to post-completion works and other terms and conditions of the conditional sale and purchase agreement dated 14 November 2025 entered into between Crescendo Development Sdn. Bhd. and Pioneer Real Estate Development Sdn. Bhd.
- (b) The Subject Property is a piece of vacant industrial land with no planning approval granted and thus not generating any cashflow for our Group. Similar to the series of land sales undertaken by our Group over the past 2 years, the Proposed Disposal will provide our Group with the opportunity to realise a gain on disposal and unlock the value of its investment in the Subject Property at the Disposal Consideration.
- (c) The Proposed Disposal is not conditional upon any other corporate exercises undertaken or to be undertaken by the Company.
- (d) The Board of Directors is of the opinion that the Proposed Disposal is in the best interests of the Group and recommended that the shareholders vote in favour of the Ordinary Resolution.

4.2 The Chairman invited questions from the floor.

4.3 There was no question from the floor.

- 4.4 The Chairman proposed to move the following Ordinary Resolution as set out in the Notice of Meeting, which was seconded by Ms. Chua Yoke Bee.

#### **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.”

- 4.5 The determination of the Resolution is by poll by filling the voting papers towards the conclusion of the Meeting.

#### **5. POLLING PROCESS**

- 5.1 The Chairman informed that as the Meeting had deliberated the proposed Ordinary Resolution, it was time for the determination of the Resolution by poll. He then invited the Secretary to read out the polling procedure.
- 5.2 The Secretary briefed the Meeting that at the registration of attendance, the shareholders / proxies / corporate representatives had been provided with a voting paper for the proposed Ordinary Resolution.

For the shareholders / proxies / corporate representatives, they were required to indicate whether they were voting for or against the Ordinary Resolution by marking an “X” in the appropriate box and sign the voting papers.

For those proxies whose voting papers would have been filled according to the voting instruction given by the shareholders appointing them, they were only required to sign on the voting papers.

The representatives of the Share Registrar would come and collect the voting papers after 5 minutes.

5.3 After the collection of the voting papers, the Chairman said that as the representatives of the Share Registrar would take some time to count and tabulate the results of the Ordinary Resolution which would be verified by the Independent Scrutineer, with the consent of the Meeting, he declared that the Meeting be adjourned 20 minutes for the counting of the votes and would resume at 10.40 a.m. for the declaration of poll results in respect of the Resolution. He then invited the Meeting for some refreshments.

## 6. ANNOUNCEMENT OF POLL RESULTS

6.1 At 10.40 a.m., the Chairman called the Meeting to order for the announcement of poll results which had been verified by the Independent Scrutineer. He declared the results of the poll as follows -

### ORDINARY RESOLUTION

Proposed Disposal by Crescendo Development Sdn Bhd, a wholly-owned subsidiary of Crescendo Corporation Berhad, of a vacant industrial land located in the Mukim and District of Kota Tinggi, State of Johor to Pioneer Real Estate Development Sdn Bhd for a total cash consideration of RM200,876,692.75.

	FOR			AGAINST		
	No. of Shares	%	No. of Shareholders	No. of Shares	%	No. of Shareholders
Ordinary Resolution	616,321,530	99.9984	32	10,000	0.0016	1

The Chairman declared the Ordinary Resolution carried.

## 7. CLOSURE OF MEETING

7.1 There being no further business, the meeting was declared closed at 10.45 a.m. with a vote of thanks to the Chair.

CONFIRMED AS A CORRECT  
RECORD OF THE PROCEEDINGS

CHAIRMAN