TALAM TRANSFORM BERHAD
Company No. 192001000012 (1120-H)
(Incorporated in Malaysia)

Extract of the Minutes of the Extraordinary General Meeting of the Company held at Banquet Hall, Level 1 (Main Lobby), Kuala Lumpur Golf & Country Club, 10, Jalan 1/70D Off Jalan Bukit Kiara, 60000 Kuala Lumpur on Friday, 10 July 2026 at 10.00 a.m.

PRESENT : Board of Directors
Mr Ngiam Kee Tong *(Chairman/Independent Non-Executive Director)*
Puan Sri Datin Thong Nyok Choo (*Non-Independent Non-Executive Director*)
Dato' Abdul Hamid Bin Mustapha (*Independent Non-Executive Director*)
Ms Chua Kim Lan (*Executive Director*)
Mr Chan Tet Eu (*Executive Director*)
Mr Tai Keat Chai (*Independent Non-Executive Director*)
Ms Chan Siu Ching Candice (*Alternate Director to Mr Chan Tet Eu*)

Group Chief Executive Officer
Dato' Mohamad Razali Bin Mohamad Rahim

Shareholders (including corporate representatives and proxies)
As per attendance list
Total shareholders (including 5 represented by Chairman): 159 representing 110,386,634 ordinary shares
Total proxies (including 29 represented by Chairman as Alternate Proxy and 2 Corporate Representatives)
156 representing 611,989,640 ordinary shares
Total shareholders and proxies: 315 representing 722,376,274 ordinary shares

Representatives of Convenors of the EGM & Proposed Directors to be appointed
Mr William Ang Wei Liang (Proxy for Mr Ang Lip Chee and Kenanga Nominees (Tempatan) Sdn Bhd Rakuten Trade Sdn Bhd for William Ang Wei Liang)
Ms Loo Foong Luan (Shareholder and Proxy for Maybank Securities Nominees (Tempatan) Sdn Bhd Pledged Securities Account for Loo Foong Ann)
Mr Lim Gin Gee (Proposed Director)
Mr Chen Cheong Fat (Proposed Director)
Mr Chee Seong Heng (Proposed Director)
Mr Lee Bang Haur (Proposed Director)
Mr William Ang Wei Liang (Proposed Director)
Representatives of Convenor's appointed Poll Administrator, E Reg Corporate Services Sdn Bhd
Representatives of Convenor's appointed Scrutineers, Sharepoll Sdn Bhd
Datuk Seri Krishna Kumar (Legal Advisor for the Convenors)

ABSENT WITH APOLOGY : Mr Ling Chee Min (*Independent Non-Executive Director*)

IN ATTENDANCE : Mr Soo Kah Pik – Company Secretary
Ms Lim Tzi Li - Board's appointed representative (Securities Services (Holdings) Sdn Bhd)
Ms Martini Binti Mat Som – Board's appointed representative (Aldpro Corporate Services Sdn Bhd)

1.0 MEETING AND QUORUM

[Before the commencement of the meeting, the Convenors continuously played a video clip on the screen, alleging the existing board of the purported opaque transactions involving related party.]

Before the Chairman could start the Extraordinary General Meeting ("EGM" or "the Meeting") proper, Mr William Ang Wei Liang intercepted the Chairman and proceeded to give his briefing.

William Ang Wei Liang's Briefing

Mr William Ang Wei Liang introduced himself as the representative of the Convenors of this EGM namely Mr Ang Lam Poah, M&A Nominee (Tempatan) Sdn Bhd being the registered holder of shares beneficially owned by Mr Ang Lam Poah, Mr Loo Leong Fatt and Ms Loo Foong Luan, as well as being the son of one of the Convenors, Mr Ang Lam Poah and a former Deputy Chief Executive Officer of Talam Transform Berhad ("TTB"). Together with his father, Mr Ang Lam Poah (absent, via proxy), Mr Loo Leong Fatt (absent, via proxy) and his daughter, Ms Loo Foong Luan who is present here today, he collectively with the other placees represented the private placement subscription of 188 million units of TTB shares. This EGM was convened in order to let the other shareholders of TTB have a better understanding of their entry into TTB and their discovery.

He started by saying that Mr Ang Lam Poah was originally in the midst of buying over the block of shares held by Puan Sri Datin Thong Nyok Choo and during that process he was specifically asked to subscribe for the 20% private placement of TTB shares. The invitation came with a promise that 3 Board seats will be allocated to them but instead of honouring the agreement, they were given 2 Deputy Chief Executive Officer seats. Before starting the formal tabling of business and the voting process, Mr William said that it is his duty as the representative of the Convenors to bring up several critical concern and issues relating to the Company, to the attention of the shareholders of this Meeting.

Before going further, he introduced the current Board of Directors of the Company, namely, Mr Ngiam Kee Tong, the Board Chairman, who also sits in the board of TA's subsidiary, which is the second largest creditor of TTB. Next is the previous Chairman, Dato' Abdul Hamid Bin Mustapha, Puan Sri Datin Thong Nyok Choo ("PSDTNC"), being the single largest shareholder of the Company, Madam Chua Kim Lan and Mr Chan Tet Eu ("CTE"), who are the Executive Directors of the Company. Mr Tai Keat Chai is one of the Independent Directors whilst another, Mr Ling Chee Min, is not present here today. Finally, we also have Ms Candice Chan Siu Ching, the Alternate Director to Mr Chan Tet Eu in this Meeting. He also introduced the incoming Directors to be appointed in place of the current Board namely himself, Mr Lim Gin Gee, Mr Chen Cheong Fat, Mr Chee Seong Heng and Mr Lee Bang Huar.

Ms Woon Ling Li, a proxyholder, intercepted Mr William and asked if his briefing is part of the agenda of this Meeting because the EGM needs to start first before going into any other business, and the Chairman still had no opportunity to call the Meeting to proper order. Hence, she suggested that the Chairman be allowed to commence the EGM to proper order first before proceeding to any other matters.

Mr Leong Ying Hoe, a proxyholder, insisted that Mr William being the Convenor of the Shareholders' Convened Meeting should be allowed to continue speaking since he had already started the briefing and to let him finish it. Ms Woon disagreed and said that the Chairman of the Meeting should call the Meeting to order first before any other matters are brought up. Datuk Seri Krishna Kumar said that this Meeting was called by the Convenors and Mr William should be allowed to speak. Ms Woon Ling Li however pointed out that if the proceeding of the EGM is not conducted properly, we should make it right and not jump queue.

After some argument, Mr Koh Tong Ngee, a proxyholder. suggested that as a compromise, the Chairman be allowed to start the Meeting first and thereafter, he invites Mr William to restart and finish the matters that he wanted to say earlier instead of endless arguing.

Mr Leong Ying Hoe asked the Chairman to confirm that he will allow Mr William to finish what he wanted to say earlier after the Meeting is called to order. If not, he will propose that a new chairman who is more independent be appointed from among the members present at this Meeting, or else, this Meeting may be frustrated. Mr Ee Soon Ong, a proxyholder asked Mr Leong Ying Hoe not to interrupt further on this matter, as the Meeting needs to resolve the earlier issue raised. Mr Leong Ying Hoe however insisted that a more independent Chairman be appointed since the Meeting has not been called to order plus this Meeting is being called by the Convenors and not by the Company.

Mr Chairman then spoke and said that he will be fair and that all shareholders and proxies will be allowed to speak. He will follow the protocols and procedures either by Bursa Malaysia, Companies Act 2016 or the Constitution. He also asked everyone to be calm when they speak or give their views and not resort to anything that would escalate the situation, to ensure the Meeting is carried out with integrity and civility. The Chairman then proceeded to commence the Meeting to proper order. He then enquired on the presence of a quorum, to which Mr Soo Kah Pik confirmed there was quorum and also highlighted that he being the official Company Secretary of TTB was not even given a seat at the table but only managed to sit at the seat allocated for Mr Ling Chee Min who is overseas. The Chairman then enquired of the Company Secretary if the Notice of the Meeting was duly circulated to all the members of the Company. The Company Secretary informed the Chairman that the Notice of the Meeting was circulated by 4 shareholders of the Company ("4 Shareholders") or Convenors namely, Mr Ang Lam Poah, M&A Nominee (Tempatan) Sdn Bhd (being the registered holder of shares beneficially owned by Mr Ang Lam Poah), Mr Loo Leong Fatt and Ms Loo Foong Luan, claiming to have a combined shareholding of not less than 10% of the Company's issued and paid-up share capital carrying voting rights at general meetings, and that we should refer to the 4 Shareholders to confirm this matter. Datuk Seri Krishna Kumar informed that the Convenors have already appointed their own Company Secretary for this EGM (Wepro Corporate Secretarial Sdn Bhd) due to the nature of the EGM which is a Meeting convened by the shareholders pursuant to Section 310(b) of the Companies Act 2016 and the role of the appointed Company Secretary of this EGM is to help send out the notice of this Meeting and record what transpired at the Meeting. This appointed Company Secretary is seated at the far end of the table on the right-hand side of the stage. The Chairman asked if the Notice of the Meeting was duly circulated to all the members of the Company for proper record, to which Datuk Seri Krishna Kumar confirmed that the Notice was circulated to all the members of the Company.

The Chairman proceeded to inform the Meeting that Bursa Malaysia Securities Berhad had mandated under Paragraph 8.29(A)(1) of the Main Market Listing Requirements that all proposed resolutions as set out in the Notice of the EGM would be voted by way of poll. He also informed that all shareholders registered on the record of depositors ("ROD") of the Company as at 3 July 2026 shall have the right to vote on all ordinary resolutions tabled at this EGM today. He informed that E Reg Corporate Services Sdn Bhd ("EReg") will act as the Poll Administrator of the EGM to conduct the registration and polling process by way of electronic voting ("e-voting") and Sharepoll Sdn Bhd ("SSB") will act as the Scrutineer of the EGM to verify the poll results. He further informed that pursuant to the order of the Court, the Board had appointed representatives from Securities Services (Holdings) Sdn Bhd and Aldpro Corporate Services Sdn Bhd as its representatives to be present at the Meeting for the polling and to scrutinise the votes or ballots, and are allowed to have access to the votes or ballots.

Before the Chairman could proceed with the proceedings of the Meeting, Datuk Seri Krishna Kumar intercepted and said that since the Meeting has been called to order, he requested the Chairman to allow Mr William to finish what he intended to say earlier. Upon the Chairman's agreement, Mr William proceeded with the same briefing as mentioned above. He further informed that during his tenure as Deputy CEO, he discovered certain corporate dealings which are not transparent and perhaps highly opaque.

Mr William claimed that to protect the integrity of the Company, the Convenors have earlier submitted a requisition for an EGM to mandate a forensic investigation into these matters. However, PSDTNC and Prestigious Performance Sdn Bhd who is the second largest shareholder and TTB, have filed a court injunction to block the requisited EGM leading to a legal dispute which eventually resulted in a consent order. The Company's Board of Directors had entered into the consent order and unilaterally held their own EGM, cutting out the Convenors' input. This act clearly demonstrated a blatant disregard for proper corporate governance and legal consensus. Therefore, the Convenors have no choice but to hold this EGM today for one purpose, which is to remove the current Board of Directors.

He informed the Meeting that the opaque transactions mentioned above involve the same group of people. Hence, to have a better understanding of why this drastic action was necessary, we must look at how the Company's valuable assets were being handled through the following joint venture companies, which consistently involved the exact same circle of individuals.

(1) Trident Treasure Sdn Bhd ("Trident Treasure")

Trident Treasure is a joint venture company and is a 40%-owned company of Winax Development Sdn Bhd, a subsidiary of TTB and 60%-owned by Istilah Makmur Sdn Bhd, of which 40% of its shareholding is owned by Mr Choo Choon Seng. In 2011, TTB transferred a prime piece of land located in Puncak Jalil ("Land") to Trident Treasure for development. This Land was kept undeveloped for more than 10 years but in November last year, Trident Treasure sold this Land to Chin Hin Property (KL) Sdn Bhd, a wholly-owned subsidiary of Chin Hin Group Property Berhad, for RM91 million, of which TTB is only entitled to RM40 million. He enquired what happened to the remaining 60% sale proceeds and where did they go.

(2) Oaxis Sdn Bhd ("Oaxis")

Oaxis owns approximately 51 acres of land in Dengkil, Sepang. TTB Group holds 25% equity interest in Oaxis Sdn Bhd while the remaining of 75% is held by an entity called Prominent Xtreme Sdn Bhd, which is 51%-owned by the same shareholder, Mr Choo Choon Seng while the remaining 49% shareholding is owned by Mr Poon Shi Chun. Once again, the same individuals have entered into this joint venture.

(3) Million Tiara (M) Sdn Bhd ("Million Tiara")

Million Tiara holds a lucrative redevelopment right at Pandan Jaya. It is 60%-owned by TTB and 40%-owned by Prestigious Performance Sdn Bhd which is 50%-owned by Mr Loy Boon Chen and 50%-owned by Liau Yoke Leang. Prestigious Performance Sdn Bhd is also the second largest shareholder of TTB besides PSDTNC and is also the shareholder which together with PSDTNC have filed a court injunction to block the Requisitionists to call for the EGM for forensic investigation. The conflict of interest is glaring and they are using their positions as corporate leaders to protect their own private ecosystem at the expense of TTB's other shareholders.

(4) Xtra Touch Sdn Bhd ("Xtra Touch")

Xtra Touch owed TTB's subsidiary a joint venture entitlement of RM25.5 million which had been outstanding since 2016 or around 10 years ago. TTB had allowed this massive sum to sit idle with zero-interest charge to a third party which had deprived TTB of investment income or interest. Xtra Touch is owned by an entity called Projek Alam 2012 Sdn Bhd which is 25%-owned by Mr Loy Boon Chen, the 50% shareholder of the second largest shareholder of TTB ie. Prestigious Performance Sdn Bhd. Another 50% of Projek Alam Sdn Bhd is owned by Dingfeng Resources Sdn Bhd, which again is 90%-owned by Mr Loy Boon Chen while the remaining 25% is owned by another company, Golden Sprint Sdn Bhd, which is 80%-owned by Mr Choo Choon Seng who appeared before in the Oaxis and Trident Treasure's corporate structure.

(5) IJM Corporation Berhad/IJM Properties Sdn Bhd ("IJM Group")

TTB have debts owing to IJM Group of approximately RM270 million which keeps accumulating due to the compound interest and still growing.

Mr William informed that as shareholders of TTB, they are completely fed up of these opaque transactions, unequal joint ventures and catastrophic financial mismanagement and they want to get to the bottom of these issues, to find out exactly what happened to their money by removing these directors and appointing their own, and to help salvage this Company. Furthermore, the Board of Directors have been protecting themselves from not revealing these opaque transactions which have led the Company to continuously making losses year after year. At the same time, the Board of Directors even issued Employees' Share Option Scheme ("ESOS") to themselves. As it stands now, the Board of Directors have shareholdings as projected on the screen, with PSDTNC having 204,302,167 shares together with companies owned by her and/or her son, CTE namely Jejak Progresif Sdn Bhd having 46,000,000 shares, Pengurusan Projek Bersistem Sdn Bhd having 4,200,080 shares and Sze Choon Holdings Sdn Bhd having 780,054 shares. In addition, we have Dato' Abdul Hamid Bin Mustapha having 2,880,000 shares, Mr Ling who is not here today with 2,880,000 shares, Mr Tai having 2,880,000 shares, Ms Candice Chan Siu Ching who is the daughter of PSDTNC having 1,300,000 shares, CTE having 3,360,000 shares and Ms Chan Siu Wei, the daughter of PSDTNC having 1,951,990 shares and finally Madam Chua Kim Lan having 3,618,007 shares.

Mr William highlighted that the current chairman, Mr Ngiam Kee Tong, may not be suitable to chair this EGM because as mentioned earlier, he is sitting on the board of TA's subsidiary, being the second largest creditor of TTB. As for the other Board members seated on the stage and based on the issues raised by him just now, Mr William pointed out that the entire Board is conflicted due to their proposed removal in the resolutions to be tabled at this EGM.

Mr Leong Ying Hoe brought up again the proposal to appoint a Chairman from among the shareholders since he regarded the Board of Directors as conflicted and none of them should chair this Meeting.

Ms Chua then insisted that it is only fair for the Board of Directors to explain each and every transaction mentioned earlier and to give a chance to the Company to explain its side of the background/status of each transaction and so that the shareholders do not only hear the one-sided version from the Convenors. This will enable us to give more information to the shareholders in order to make a more informed voting decision even though we have no obligation to explain the transactions at this Meeting as there was already an EGM conducted on 14 May 2026 where the shareholders have already voted against the appointment of the forensic auditor.

Since the Company's reputation has been tarnished by Mr William, Ms Chua said that she has the duty and responsibility to give an explanation of the Company's side of the story to all the other shareholders present at this Meeting. She said that whether or not the shareholders believe her side of the story, she still wants to explain all these transactions brought up by them.

Mr Leong Ying Hoe agreed to hear Ms Chua's explanation. He requested that, upon the conclusion of her explanation, the question of whether the existing Chairman should continue or a new Chairman should be appointed, be proposed to the floor. Ms Chua asked Mr Leong Ying Hoe to refer his proposal to the Chairman but insisted that she must be given the chance to finish her explanation as there has been quite a lot of misinformation being presented by Mr William.

Mr Leong Ying Hoe intercepted again and enquired as to why Mr William being the Deputy CEO of TTB does not have access to all the information that she is having. She then showed the proof of documents that she brought along and mentioned that if she were to print out all the documents given, it can fill up a small lorry load. She said that the information has been given to William Ang and also Datuk Seri Krishna Kumar. She added that the Company had been very cooperative with the Convenors during the tenure of dealing with them and had given them all the detailed information whenever they asked for them. Sometimes when they ask for additional information, she provided them on the same day itself by email. She said that the Company/Board had always been very transparent with their transactions/dealings. Since this shareholder has brought up these matters, she reiterated again that she bears the responsibility as a director to explain one by one those transactions so that the shareholders are not just listening to a one-sided story.

Datuk Seri Krishna Kumar then highlighted at the Meeting that the Convenors had filed an originating summon to nullify the EGM held on 14 May 2026. Hence, the last EGM is now in question. Secondly, he asked Madam Chua why the joint ventures took so long to complete, why weren't they cancelled/terminated after such a long time and still not completed and why they only involved 2 individuals ie. Mr Loy Boon Chen and Mr Choo Choon Seng. He then asked in particular the joint venture with Trident Treasure, why it took so long to be developed, to which Ms Chua replied that the Company needed to get investors to joint venture way back when the Company was having financial difficulties in order to have funds to repay the company liabilities but unfortunately this joint venture did not successfully generate revenue due to certain issues encountered during the development plan application especially due to the land being on a hill slope plus it is normal for joint ventures to take some time to materialise. Datuk Seri Krishna Kumar then asked why this joint venture failed to generate revenue plus they have been around for quite a long time sometime in year 2012 and now we are already in year 2026. He also asked why the Company did not consider terminating the joint ventures since they were not successful. He added that all the joint ventures were awarded to the same 2 persons and why is that so, and which he needs to check. Ms Chua said that she will address his concern by explaining the transactions one by one.

Mr Alvin Dev Singh A/L Jag Dev Singh, a proxyholder, proposed that since Mr William Ang had prepared a fairly elaborate presentation, it would be good if all the shareholders or proxies can hear them at this moment so that the concerns or issues highlighted would be fairly ventilated. It would be better if every one of the attendees have a copy of it or have them shown on the screen again, as they were displayed too quickly for anyone to pick up. Hence, he suggested that the most prudent thing to do is to give a copy of the presentation by Mr William to each and every one present in the Meeting for reference, especially when Ms Chua or the Board gives their side of the explanation. In that way, the shareholders or proxies will be able to deliberate the matter on their own objectively with all the document/information given. He asked the Chairman to give his suggestion a thought and to decide as to how the matter is to be regulated.

Ms Chua thanked the shareholder for his suggestion and said that she will present and explain clearly each of the abovementioned transactions which Mr William had brought up to the shareholders that the Convenors said they looked very suspicious and not made transparent to them. She proceeded to explain as follows:

(1) Trident Treasure

Trident Treasure was a joint venture company between Winax Development Sdn Bhd (the Company's wholly-owned subsidiary) and Istilah Makmur Sdn Bhd on a 40:60 equity basis.

TTB started entering into joint ventures after we fell into PN17 many years before and had debts amounting to approximately RM5 billion. At that point, many banks were involved in TTB's PN17 restructuring exercise and therefore, TTB was unable to do any development on its own and had to enter into joint ventures to tap on the credibility of the joint venture partners for funding.

TTB had a piece of land measuring around 25.88 acres at Puncak Jalil ("Land") valued at around RM39.5 million back then around 2010. She said that she did not bring along the records but she answered based on what she can remember. Most of our joint venture model back then is to inject our land into the joint venture company based on the market value at that point in time. The joint venture ("JV") partners will form a company and the land will be injected into the JV company. The land owner's shareholding equity will be represented by its percentage in the land cost and the JV partner that comes along will fund pay its portion of land cost by cash and also fund the development on the land based on the agreed sum invested. Hence, the Land was injected into the joint venture company, Trident Treasure with our shareholding at 40% while the other 60% shareholding was initially owned by Midvest Properties Sdn Bhd ("Midvest"). The shareholder of Midvest was in the oil and gas engineering business named Wah Seong Engineering Sdn Bhd and when there was an oil and gas crisis, he decided to sell off his 60%-shareholding in Trident Treasure to Istilah Makmur Sdn Bhd. The disposal of the 60%-shareholding was between Midvest and Istilah Makmur Sdn Bhd, which are not related to the Company or its subsidiary.

Ms Chua said that the market valuation for the land was not very high back then because it was on a very high hilly slope. In addition, the development project faced delays due to approval issues, hilly terrain, and high construction costs, leading to multiple revisions of development plans. The developer, Trident Treasure continued to find ways to add value to the Land by making numerous revisions to the development plans. The first approval was for semi-detached houses and high-cost apartments but there was no market for such products. It was then amended to high-rise apartments but rejected with condition to conduct social impact assessment study. Due to the Covid-19 crisis, the development was further delayed. Starting from last year, the developer re-submitted the development plan into terrace houses and finally the developer obtained the Hill Slope Committee approval. This approval has helped to enhance the value of the Land and hence, Trident Treasure managed to sell the Land at a high selling price of RM91 million to Chin Hin Property (KL) Sdn Bhd, a wholly-owned subsidiary of Chin Hin Group Property Berhad ("Chin Hin Group"), The decision to sell the Land was proposed by the 60%-shareholder after working out the feasibility of doing the development on our own especially the cost and time for cutting the big rock on the Land, which will take approximately 1 to 2 years at estimated costs of around RM40-50 million.

After considering the time to be spent and high holding cost, the shareholders of Trident Treasure were of the opinion that it was better to dispose the Land and get instant cash of RM91 million. Chin Hin Group had also made an announcement on the land disposal to Bursa Malaysia Securities Berhad. Since TTB/Winax is not majority shareholder, we do not have 100% say in the land disposal as it is not our sole decision to dispose. Nevertheless, we are of the view that it is in the best interest of the Company. Mr William has been saying that TTB Group will only be getting RM40 million for this land sale and this is detrimental to the Company but don't forget that TTB/ Winax only holds 40% and we have already been paid RM19.5 million in cash earlier for the land cost, which we have utilised to settle one of our bank loans while the remaining RM20 million joint venture entitlement was to be paid via unit sharing. Since the development is not going to commence, Trident Treasure had converted the remaining joint venture entitlement of RM20 million via unit sharing into cash entitlement.

In addition, we have been charging Trident Treasure interest for the RM20 million. After Trident Treasure has settled all its liabilities from the sale proceeds of RM91 million, TTB can expect to get back total additional cashflow of approximately RM45 million. She also informed that all the condition precedents for the disposal have been completed, the loan differential sum was received on 6 July 2026 and we expect the balance sale proceed monies to be received by 14 July 2026, which will then be utilised partly to repay the TA Loan and interest.

Therefore, she enquired where is the element of non-transparency and related party transaction?

Datuk Seri Krishna Kumar asked Ms Chua on the date when the joint venture with Trident Treasure was entered and how long it had already taken. He added that it was sometime in year 2014, hence, this joint venture was entered for almost 12 years now and no development took place.

Ms Chua said that she did not bring along all the records with her to this Meeting as these matters are not in the agenda. However, she said she had already explained earlier that it was due to the difficulties faced at the hilly project site and several amendment developments plans being submitted. At that time when the new shareholder of Trident Treasure came in, the selling price cannot commensurate with the development costs and will not make any profit, as it will require very high upfront development costs especially, the cutting of the big rock on the Land with estimated cost of around RM40-50 million. After considering these factors, Trident Treasure decided to dispose the Land. She explained that Trident Treasure tried to put in many different components to add value to the Land with original submission to build semi-D, but because of the poor market demand for the house type at that point of time and complication of the land condition, they submitted another plan for the high-rise apartments but the authorities rejected our application as they wanted social impact assessment to be conducted and also due to the high density. Thereafter, we contemplated changing to terrace houses, but this was found to be not feasible because they could only sell at RM500,000 to RM600,000 per unit at that time. However, with the enhancement in land value, the terrace houses now can sell for around RM1 million per unit, so it has become more feasible/viable. She said that if we were to do our own development for this land, the extra Trident Treasure can make is maybe RM20 to 30 million. With the immediate cashflow coming in from this sale, we can settle TA Loan and with the high interest savings from loan repayments, this would come even to be more than the profit from the development and hence, it was a better option to dispose this land. She also pointed out that property developers can also sell land as part of their nature of business, and when the developer falls into any financial distress situation, it can consider selling the land if it is in the best interest of the company to do so.

Datuk Seri Krishna Kumar tried to ask another question. Mr Jeffrey Foo Kwan Pheng, a shareholder, proposed that whoever speaks at this Meeting should identify his/her name for record purposes. He also proposed that since the Convenor, Mr William was given the chance to present and finish his presentation, the same should also apply to Madam Chua and that she be allowed to finish her explanation without any interruption and questions can be raised from the floor after that.

Ms Chua said that she also does not want to waste so much of the shareholders time and proceeded with her next explanation:

(2) Oaxis Sdn Bhd ("Oaxis")

Oaxis is a company that owns approximately 51 acres of land in Puchong, an ex-mining pond and TTB Group did not have any shareholding in Oaxis in the beginning. Oaxis was initially owned by some individual shareholders but subsequently TA Properties Sdn Bhd ("TA") went into a joint venture with the shareholders. Around 2014/2015, TA bought a piece of land from TTB in Bukit Beruntung and the sale proceeds were used to pay for the construction works done by IJM Construction Sdn Bhd ("IJMC"). Since there was an excess sum, TA asked us to consider acquiring their 25% shareholding in Oaxis through offsetting the excess sum payable by TA as share consideration. We see potential in this land and decided to contra the 25% stake from TA. Hence, we do not see any related party transaction here as TTB Group bought the shares directly from TA, who is not related to us.

(3) Million Tiara (M) Sdn Bhd ("Million Tiara")

Mr William said that Million Tiara holds a lucrative redevelopment right to the project at Pandan Jaya.

However, this project cannot start yet because the new Urban Redevelopment Act ("URDA") amendment has not been tabled to Parliament for approval. The proposal is to change the current law's requirement of getting 100% approval from the strata unit owners to agree with the redevelopment, down to 75% (for properties of more than 30 years) and to 80% (for properties of less than 30 years). She said that the URDA was not tabled yet as there was some resistance on the proposal by some politicians.

Ms Chua said that Million Tiara is still waiting for the outcome of the URDA amendment and informed that the initial shareholders of Million Tiara were Dato' Hamid and Dr Rohani and the company was dormant then. Thereafter, Prestigious Performance Sdn Bhd bought 40% shareholding in Million Tiara from Dato' Hamid while TTB Group bought 60% from the other individual shareholder of Million Tiara. She however pointed out that whoever buys these shares of Million Tiara will face risks as to whether this project could commence as it is very much subject to whether the URDA amendment will be tabled/approved by the Parliament which is beyond our control and there is also a very high upfront development cost to be incurred.

Ms Chua then asked the Convenors what wrong is there for Prestigious Performance Sdn Bhd to buy Million Tiara shares from the individual shareholder who is not a related party.

(4) <u>Xtra Touch Sdn Bhd ("Xtra Touch")</u>

This was also under TTB's PN17 Regulation Plan as we owed money to UOB Bank. This transaction involved TTB Group selling this Putra Perdana land which is an ex-mining pond to Xtra Touch and the land was charged back then to UOB Bank. The UOB Bank loan was due sometime in January 2016 and we utilised the cash sale proceeds received from this land sale to settle the loan. She then briefed on the background of Mr Loy Boon Chen who was initially with IJM holding the position of Finance Director. As IJM hold shares in TTB through Kumpulan Europlus Bhd, he was seconded to TTB in year 2007 and became its Executive Director. He then retired as Executive Director of TTB and came out to do the property construction and development business on his own via company, Projek Alam 2012 Sdn Bhd with the land he had bought from MBI Selangor in Putra Perdana where he successfully completed the project and made some profit. Since we cannot get any bank financing at that time, we invited Mr Loy to joint venture with us on this project by selling this land to Xtra Touch for RM70 million to be settled partly in cash and partly by units sharing. She said before that, we had received offers from other developers such as Mayland to joint venture with us but their terms were not as good as Xtra Touch's. According to the independent valuation conducted by Kumpulan Europlus Berhad back then which was submitted to the Securities Commission (Asset Valuation Department), the land value was around RM22 million.

Xtra Touch paid us cash of RM42 million with the balance of RM28 million to be paid in the form of units sharing. At our request, Xtra Touch had on goodwill basis, made further cash payments of RM2.5 million towards the RM28 million, leaving an outstanding balance of RM25.5 million to be satisfied in the form of units sharing in phase 2 and phase 3 of the condominium project. However, Xtra Touch faced difficulties in obtaining the approval from the authorities for its planning and building plans for its project due to some unpaid land premium for our other developments in Putra Perdana built in the same vicinity and issuance of outstanding individual titles.

Therefore, his building plans submission were rejected due to TTB not paying the land premium and he was only able to submit his building plans for approval after the individual titles for the completed units previously built by us have been issued. The issuance of strata titles is still in progress and as at the date of this Meeting, Xtra Touch is still stuck at the building plan stage. He has made a further extra payment, and so that the outstanding now is around RM23 million. Hence, because of these reasons, we gave him the extension of time.

Ms Chua said that the Malaysian Anti-Corruption Commission ("MACC") have hauled her, Mr Soo Kah Pik and Mr Loy Boon Chen up to their office for a full 2 days investigation. We gave MACC all the relevant documents to substantiate our land sale to Xtra Touch. After examining our documents, the MACC officer even said the transaction was a good one They also asked us why PSDTNC did not sell her shares to Mr Andy Ang. These are the exact words said by the MACC officer to her.

(5) <u>IJM Properties Sdn Bhd ("IJMP")</u>

Ms Chua said that these debts also happened during the PN17 Regulation Plan. She explained that the first Regulation Plan submitted by us to the Securities Commission was rejected because TTB did not have a white knight and if there was no IJM, the company would probably have been already delisted. After the rejection from Securities Commission, we approached IJM for help in the construction of the abandoned houses not yet completed by us whereby IJM Construction Sdn Bhd ("IJMC") came in as the principal contractor and IJMP as the joint venture partner. IJMC helped us to complete our stalled projects and delivered them to the purchasers and during the construction period, IJMC advance monies to fund the projects. As of now, TTB does not owe IJMC any more monies, only IJMP.

IJMP on the other hand came in as joint venture partner and took over our developments. IJMP helped us by advancing monies to pay-off our defaulted bank borrowings. After helping us to pay off the bulk of our bank borrowings, IJMP charged us interest rate at 6.5% on the outstanding amount that was still owing to IJMP and they also charge us compounded interest. Since we were not able to settle the amount owing and still require their extension of tenure, we agreed with the compounded interest charged as it is fair since we have not paid the outstanding debts and interest after so many years. However, compared to the other lenders, IJMP interest rate is still the lowest even with the compounded interest. The reason why we have not been paying their debts, is because we focused more on settling the high interest debts.

For debts owed to IJMP of approximately RM270 million, we have gotten approval from the shareholders of TTB to dispose 27.72 acres of land and once the Disposal is completed, we will settle IJMP debts totaling RM95 million and bring down the debts owing to IJMP to around RM180 million.

Ms Chua added that TTB was already going to propose a global settlement with IJMP for the remaining debts but when TTB wanted to submit the proposal during the period when the Convenors were in talking terms with us, the Convenors stopped us. This shows how cooperative we have been with the Convenors but this has caused us to miss the timing to get the proposal approved. Subsequently, we had to revise the proposal that TTB eventually submitted to IJMP. However, it was rejected due to bad timing as that was when the Sunway-IJM deal came along and the Board of IJMP became very careful and decided not to enter into any settlement with us until the Sunway-IJM deal is settled. However, we have re-submitted our latest revised proposal but the Board of IJMP/IJM did not want to make a decision on our proposal as they are not sure who might take over the Group and hence, they decided to put everything on hold until the shareholder fight is over.

(6) TA First & Credit Sdn Bhd ("TAFC")

TTB owe TAFC debts of around RM17 million and TAFC is a financial institution. With the land sale proceeds coming in from Chin Hin Group, we can fully repay the TAFC Loan. We will also try to settle the other smaller loans and achieve zero gearing.

As for the conflict of interest involving our Chairman, Mr Ngiam by virtue of him being a director of TA's subsidiary, being a financial institution and our second biggest creditor, Ms Chua said that she cannot see any conflict of interest situation there. She then asked if she was a borrower of CIMB and CIMB has a loan with TTB, does it mean that she is related to CIMB in this situation, and she cannot vote on any resolution proposed by CIMB or TTB.

She highlighted that by bringing down TTB's debts from RM5 billion to RM 380 million and down further to RM250 million by next financial year end, it can only show that the Company must be doing something in getting funds to pay the debts, or else, how can the debts be reduced? We also have many development plans that we wanted to start but all have to be put on hold because of this shareholders' fight.

As for the ESOS, we have already obtained approval from the shareholders at an EGM held in January 2025 for the multiple proposals exercise which included the ESOS. These ESOS were given to all employees of TTB and subsidiaries who have been loyally working for the Company for many years and have not been getting any increment/bonus for the past many years. However, the Convenors only keep mentioning the ESOS was allocated to the Directors and not to all the other employees of the TTB Group. Every employee has been given the same rights as the Directors to acquire the ESOS. The employees paid for the ESOS.

Ms Chua said that she had shared all the abovementioned information with the Convenors many times before.

She said that she had concluded her presentation and then handed over the proceeding of the meeting back to the Chairman.

Mr Ee Soon Ong asked if the MACC investigation recorded any element of corruption. Ms Chua said that MACC only interviewed them and so far, there was no file opened yet by MACC. She informed that MACC came to our office on 31 March 2026 when the Company was having the Staff Hari Raya celebration. To co-operate with the MACC, we have given them all the relevant documents. He enquired if there were any pressed charges on her or the Company, to which Ms Chua replied none. He pointed out that Ms Chua had said that the TTB Group is heading towards nil gearing, and asked her to kindly explain when and how nil gearing will be achieved.

Ms Chua said that with the disposal of land to IJM Group and Chin Hin Group targeted for completion by financial year ending 31 March 2027, we will be able to see black in our books. We already have a few development plans in progress but due to the shareholders' fight, we have to put all our plans on hold. With this ongoing shareholders' fight, many investors and bankers are very concerned about funding our development plans and even Chin Hin Group had also asked us if the sale of our properties will be affected by it.

Datuk Seri Krishna Kumar introduced himself as the lawyer for the Convenors and asked Madam Chua to confirm whether all the 5 joint ventures identified have been completed or not. She said that TTB have entered into many other joint ventures and some of them have been successfully completed. However, the Convenors never mentioned about those successful joint ventures but instead kept asking about the status of the selected 5 joint ventures which have yet to complete due to some specific difficulties as explained by her earlier and making issues out of it.

She said since he asked about Oaxis and why it took so long to start the project, she explained to him again that when Oaxis first submitted the development plan, it was delayed for many years due to the Air Selangor's acquisition plan for the Sungai Rasa water treatment project where originally they wanted to acquire 100% of Oaxis land but due to the cost being too high, they only ended up acquiring a small portion of the land. After completion of the land acquisition, Oaxis submitted its development plan for approval but faced another issue as to which authority is to take over the high maintenance of the buffer land. After the party was identified to take charge of the buffer land, she just got news that there will be another new land acquisition by Air Selangor as the canal to be built will not be big enough for water to flow through. So, we are now waiting for the new land acquisition notice from Air Selangor and only after we know the size of land to be acquired, then only we can resubmit our development plan application. She said that she can show the notice once we get it.

Mr Khoo Boon Han, a shareholder, pointed out that since Madam Chua said all these transactions are so clean, why did the Company spend so much of the shareholders' money to get an injunction to stop the EGM to appoint forensic auditor or will she now consider to spend some money to prove that the Requisitionists were wrong and she was right on the transactions. Ms Chua said that all our audited financial statements have already been audited by qualified auditors and to appoint the forensic auditor, the costs will be very expensive. She however said that since the Convenors are challenging the validity of the EGM held on 14 May 2026, she will leave it to the court to decide but emphasised that these same lengthy questions were raised by the shareholders present and answered on that day. However, none of the Convenors were present at the EGM to participate in these discussions.

Mr Rein Hashim, a shareholder, informed that many shareholders and proxies were not able to register as the registration counter had been closed and hence, they could not enter the meeting hall. He asked the Chairman for his agreement to allow the registration counter to be reopened for them to register and enter the meeting hall to listen to the interesting discussion of this Meeting. Ms Chua advised that he needs to refer to the Convenors for assistance as the Polling Administrator was appointed by them. Mr Rein then requested the Convenors' assistance to reopen the registration counter, stating that there were shareholders who had not been allowed to enter the Meeting.

Datuk Seri Krishna Kumar repeated again his question as to why all the 5 joint ventures took so long to complete and why they always involve the same 2 individuals ie. Mr Choo Choon Seng & Mr Loy Boon Chen, and whether they are here today. Ms Chua said that she had already explained earlier and repeated again as follows:

1. Trident Treasure's land is already sold, completed and waiting for balance sale proceeds
2. Oaxis is waiting for the new land acquisition notice from Air Selangor
3. Million Tiara is waiting for the URDA amendment to be tabled at Parliament for approval, which is not under her control
4. Xtra Touch is waiting for the Building Plan approval

She added further that Trident Treasure is owned by Dato' Tee Chai Sing from listed company, TCS Group but these shares are not acquired by the group but by Dato' Tee himself and some other individual shareholders. For Million Tiara, Mr Loy is a businessman and she has already explained earlier on the background of how Mr Loy came in as a shareholder of Million Tiara via Prestigious Performance Sdn Bhd.

Datuk Seri Krishna Kumar highlighted that Mr Loy Boon Chen's involvement in Prestigious Performance Sdn Bhd and referred to his involvement in the earlier EGM concerning the appointment of a forensic auditor. He further referred to the three suits filed by Mr Loy's company, Puan Sri and Talam within a short period of time, and questioned whether the parties were acting in concert. Ms Chua stated that she has no comment on that point, as far as she was concerned, the parties were not related. As to whether they were legally considered parties acting in concert, Ms Chua stated that she was not legally trained and would prefer the matter to be addressed by a lawyer.

Ms Chua then cited the example of Mr Chen Cheong Fat who has also entered into many joint ventures with JAKS Group. She explained that the Company entered into joint ventures with parties who offered favourable terms and questioned why entering into multiple joint ventures with the same parties should, in itself, suggest that they were related parties. .

Dr Ismet Yusoff, the corporate representative from the Minority Shareholders Watch Group ("MSWG") introduced himself and said that he is representing the minority shareholders of the Company for this interesting EGM on the removal of directors and appointment of new directors. He said that after going through the Notice of EGM to the shareholders, he pointed out that the Convenors did not give their reason(s) for the removal of the directors and enquired if the directors have committed fraud, criminal breach of trust or failed in their fiduciary duties in accordance with Companies Act 2016. The shareholders need to know all information to make an informed decision on their voting. Dr Ismet highlighted that Mr William had mentioned about the existence of conflict of interest in the opaque transactions, so is there existing conflict of interest or perceived conflict of interest. He suggested that, if there was no established allegation of wrongdoing and the issue concerned only a perceived conflict of interest, it is his personal opinion that it may be more appropriate to table motion on forensic audit before concluding that the directors had failed in their fiduciary duties. Dr Ismet suggested to focus on meeting agenda today.

Secondly, he said that the Chairman has the Company Secretaries to advise him on the Companies Act 2016 requirements. He however highlighted that under Section 206 and 207 of the Companies Act 2016, each director has the right to defend him/herself by giving their representation.

Mr Ee Soon Ong said that after looking at the presentation slides played by the Convenors on the screen earlier particularly on the conflict of interest arising in the transactions and having read all the documents he downloaded from Bursa's website, he noticed that the majority of the Requisitionists and their new nominee directors are from JAKS Group, and questioned how their position differed from the conflict of interest concerns they had raised. He also asked the Requisitionists to confirm if this is an attempt for a back door takeover of TTB by JAKS Group. He asked for an explanation as to the direction the Company is heading towards and any prospect of recovering back their losses, and believes that all shareholders share his sentiment and would want their TTB share price to increase in value. He informed that on 8 July 2026, there was an article written by an editor in the Edge about PSDTNC explaining about what had transpired before the 20% private placement took place. He then asked Mr William Ang and Ms Loo Fong Luan on their tenure as Deputy CEOs of TTB and even more so of Ms Loo who was given a chance to understudy in the many subsidiaries of TTB, as to why did she not bring up her grievances to the Board then about the alleged issues and resolve them but instead, chose to convene the EGM to voice her frustration. Due to the shareholders' fight, the share price of TTB which was initially valued at RM0.120 per share, had dropped to RM0.095 and continues to go down further due to the shareholders' fight. These have badly affected TTB's share value and pointed out to the Requisitionists that they are also making losses on their own TTB shares.

Mr William Ang said that he has no evidence of failure in fiduciary duties, criminal breach of trust or fraud against the directors but just opaque transactions, which is why he had asked for forensic auditors to investigate. However, the 3 parties applied for an injunction to block their EGM which resulted in the consent order to be entered followed by the Company unilaterally proceeded to hold the EGM on 14 May 2026 without consulting their convenient date and after their lawyer had written to them that the Requisitionists were not available to attend on the EGM date, the Company still went ahead to convene the meeting.

Dr Ismet pointed out that he is still not clear as to why the Convenors resorted to remove the directors and asked Mr William if the directors have failed in their fiduciary duties or due to something else. Mr William said he has no evidence of the directors' wrong doing but merely of the opaque transactions where the Convenors wanted to find out the truth by appointing the forensic auditors to investigate. Dr Ismet then enquired Mr William why are they bringing these matters into this EGM instead of having another EGM to table them. Mr William explained that the Company have already held an EGM earlier on the appointment of forensic auditors and the motion was defeated. He said that only based on the discovery of the truth, that they can get the shareholders to decide if the directors' have indeed failed in their fiduciary duties. Hence, the Convenors have proposed these motions to remove the current directors and appoint their own nominee directors to find out the truth. Dr Ismet then asked Mr William Ang if it would be better to wait for the court's decision on the validity of the EGM held on 14 May 2026 before deciding on the next move.

Datuk Seri Krishna Kumar then highlighted on compliance with Section 214 of the Companies Act 2016 on the directors' business judgment and duty of care to the shareholders of TTB and enquired why for so many quarters, the Company had been making losses. With the consolidation exercise taking place, it contributed further to the drop in share price. This clearly shows a failure on the fiduciary duty of the directors of TTB and with that, the Convenors can only take the step to remove the directors. Ms Chua then enquired of Datuk Seri Krishna Kumar as to how the Company can bring down the debts from RM5 billion to RM250 million which is a tremendous task, if there was no revenue generated and the Board is not doing anything. If this is still not an achievement, she doesn't know what it is. She also informed that the share price of JAKS Group is also very low at around RM0.07 per share which is equivalent to TTB shares but their liabilities/debts are over RM800 million while TTB is going towards zero gearing.

Mr Ee Soon Ong pointed out to the Convenors that as business people, they should understand that results from business ventures do not come overnight such as state approval for the several joint ventures of TTB and the URDA amendment approval from the Government, is really beyond any one's control. He said that since Mr William had stated that he has no evidence of fraud or breach of trust against the directors plus the MACC had not taken further action against Ms Chua and the Company for any wrongdoing, why did the Convenors file the originating summon and lawsuits? He and Ms Loo Foong Luan being Deputy CEOs of TTB back then, should have directed their disappointment to the Directors but instead, they requisited for the EGM to appoint forensic auditors and then complained that the Company did not collaborate with them on their convenient date. They should have gone directly to the Board and asked them to reschedule the meeting date instead of not attending the EGM. Moving forward, both parties should try to communicate more and for the Requisitionists to collaborate with the Board/Management of TTB to better improve TTB's share price instead of continuing the in-fighting. He understands the frustration of the Convenors but asked if it would not be better to improve the situation of the Company by working together.

Mr Tai asked the Convenors if they are so unhappy with the Company, why in the first place did they subscribed to the placement shares? They must have conducted due diligence before the acquisition. He then highlighted that Mr William as a lawyer should know the process of a share placement exercise and that a due diligence should have been done prior to the placement. He then advised for the Meeting to move on with the agenda of the Meeting.

The Chairman took over the Meeting and said that he needs to ensure that the Meeting goes on since all parties have been given a chance to ventilate their view and the shareholders can vote on the proposed resolutions. Therefore, it is in the best interest of all shareholders that we move along to complete the business of the Meeting.

The Chairman referred to one of the shareholders who had earlier brought up the matter of director's rights following the call to remove them as directors, to be given the chance to explain their position pursuant to the Companies Act 2016. He told the floor that Mr Tai will represent all four (4) Independent Non-Executive Directors including himself, and they have submitted a jointly written presentation on 9 July 2026 to the Company with regard to why they should not be removed as a director of the Company, and he has requested Mr Tai to read out here in this Meeting. Mr Tai then read out the written representation to the floor and after conclusion added an additional point based on Ms Chua's explanation earlier that it was indeed an achievement that we started with a debt of RM5 billion which should extinguished by this financial year end.

The Chairman then informed that the written representation by PSDTNC being the Non-Independent Non-Executive Director will be read out by the Company Secretary, Mr Soo Kah Pik. Mr Soo then read out the written representation to the floor.

The Chairman also informed that Ms Chua being the Executive Director of the Company shall read out the written representation on behalf of herself and the other Executive Director, Mr Chan Tet Eu ("CTE") & his alternate director, Ms Candice Chan Siu Ching ("CSC"). She informed the floor that she had explained a lot on all the transactions.

Ms Chua then read out the written representation to the floor and after conclusion, she said that a person will only be guilty if it is proven so. She added that she had worked in this Company for more than 40 years and because of this shareholders' fight, she had to pack yesterday all her own files back home in fear of this removal. She said that her heart is for the Company and if the Company no longer requires her service, she will definitely resign and make sure every item is handed over properly to the person coming in to take her place. She had given her utmost commitment to the Company and should not be removed as a director in this hostile way.

She then handed over the proceeding of the Meeting back to the Chairman.

(The 3 written representations which were read out by Mr Tai, Mr Soo and Ms Chua, are attached herewith as Appendix 1, 2 & 3).

After completing the reading of the written representations, the Chairman informed the shareholders and proxies that the polling for the 14 ordinary resolutions would be conducted after the last item on the agenda had been dealt with and all the resolutions have been proposed and seconded.

Before the Chairman proceeded further, Mr Leong Ying Hoe, intercepted and asked the Chairman if he will put to vote his proposal to consider whether the Meeting should be chaired by the Board Chairman or to appoint a new Chairman from among the shareholders since all the existing Board members are proposed to be removed plus the Board Chairman himself is conflicted due to TA's position.

Mr Yaw Chun Soon introduced himself as a minority shareholder of the Company and highlighted that all the shareholders have been in this Meeting for almost 2 hours and he cannot even go to toilet plus he had to keep looking at his handphone in case it runs low on battery power to do the e-voting, which until now, he is not sure of the procedure. He is surprised that after all matters have been ventilated at the EGM and when we are almost coming to an end to the business agenda of this Meeting, someone still wanted to propose for a change in the Chairmanship. He commended the Chairman for showing so much patience and for allowing all shareholders to speak without any restraint, which he had never seen in all the general meetings he had attended. He also applauded the Chairman for giving both sides a chance to say what they wanted to say and ventilate their case but we should move on with the proceedings of the Meeting. He then requested the Chairman to give a point of order and take over the floor, as this is one meeting that he had attended where shareholders have no respect for the Chairman. He pointed out that it is not the Chairman or the Board who will be making the decision on the proposed resolutions but it will be himself, a shareholder and other shareholders who are present today to make the decision. Mr Khoo Boon Han interjected, and Mr Yaw then asked him to wait for his turn to speak.

Mr Yaw Chun Soon highlighted that Mr William had already admitted that he does not have any evidence on the directors' failure in their fiduciary duties plus removing independent directors is totally unheard of unless they are executive directors. The Convenors have already been given all relevant information by the Company and already knew the issues in hand before they acquired TTB's placement shares. In addition, the Board even allowed them to buy the shares at below share market price of around RM0.108 per share while he bought his own shares many years ago at a much higher price and after the share consolidation, his share price had further fallen. He pointed out that the proposed new directors are all either current or former directors of JAKS Group or related to Mr Ang Lam Poah, the CEO of JAKS and he also wonder if this is a hostile takeover of TTB by JAKS Group.

He highlighted that TTB had managed to bring down its debts from RM5 billion to RM250 million and because of that he would rather side with TTB than with someone he does not know. He said that at the end of the day, it will still be the shareholders to decide on the resolutions tabled and not the Chairman or the Board plus what have been said by both sides of the shareholders in dispute, have been heard and duly ventilated.

Mr Khoo Boon Han asked the Chairman if he can propose to change the Chairman and if there is any lawyer in this Meeting that can advise if shareholders can propose to the floor for the current Chairman of the Meeting to vacate his seat and appoint another Chairman from among the shareholders.

The Chairman informed that under Article 76 of the Constitution of the Company, it states that the chairman of the Board shall preside as chairman at every meeting of Members while the Companies Act 2016 shall follow the Constitution, and we are thus guided by them. We also have a Consent Order from the court where both the Company and the Requisitionists have entered and agreed that the Chairman of this EGM be the Chairman of the Board, which the Company shall abide with.

Datuk Seri Krishna Kumar informed that he was also present at the court when the Court Order was entered and said that it is not as what the Chairman said and reads out Article 76 of the Constitution "The chairman (if any) of the Board or in his absence the deputy chairman of the Board shall preside as chairman at every meeting of Members. If there is no such chairman or deputy chairman or if at any meeting the chairman or the deputy chairman is not present within fifteen (15) minutes after the time appointed for holding the meeting or is unwilling to act as chairman, the meeting shall choose one Director to be chairman, and if no Director is present or if all the Directors present decline to take the chair, the meeting shall choose one Member present to be chairman. However, a proxy shall not be eligible for election as chairman of the meeting.". Hence, it goes by sequential order. That is what the court order says, to adopt Article 76.

Mr Alvin Dev Singh A/L Jag Dev Singh said that he wanted to supplement to what the Chairman and Datuk Seri Krishna Kumar have both talked about and pointed out that there is a cascading effect on the Chairmanship as mentioned in Article 76 of the Constitution whereby the Board Chairman shall chair the Meeting and only if he is not present then the next person to chair will be the Deputy Chairman. However, in our case, the Board Chairman is already in this Meeting and he does not see any reason to appoint any other person as Chairman. Hence, the identity of the Chairman is very clearly stated and there is no conflict of interest arising on this matter.

Mr Khoo Boon Han asked the Chairman to make a decision as to whether the proposal to change the Chairman can be put to the floor for shareholders to decide since both lawyers' opinion differs. The Chairman then said that pursuant to the Companies Act 2016, Constitution of TTB and the Consent Order, he really cannot see any way to allow for the proposal to be tabled, as it is clearly stated in the law/regulation and thus, the Company needs to abide by it. Mr Khoo Boon Han asked the Chairman for his decision as to whether he will or will not allow the proposal to change the Chairman to be tabled to the floor so that his decision can be minuted.

Mr Jeffrey Foo Kwan Pheng said that since the Board Chairman has been rightly appointed as Chairman of the EGM, to let him continue chairing the Meeting and to move along.

Mr Rein Hashim enquired on the fees to be charged for the appointment of forensic auditors. Second question is whether there is any reverse takeover of TTB or taking TTB private. Third question is on the news that PSDTNC is asked to buy back the shares at RM0.35 per share, he asked if other shareholders can also sell theirs to PSDTNC at a lower share price demanded by the Convenors. Lastly, since the Convenors and the Board have so much energy to discuss on the shareholder dispute matter, he asked if the Board can provide lunch to the shareholders/proxies who have been sitting in this Meeting for a long time and it is almost lunch time plus the packed breakfast was not sufficient for all shareholders. Ms Chua said that she will answer the first question raised by the shareholder while the remaining questions she will leave them to the Convenors to answer. Ms Chua informed that the estimated costs to appoint the forensic auditors as recommended by the Requisitionists is RM3,000 per hour and with IJMP's case going back to the PN17 upliftment sometime in year 2010 which is at least 16 years old, the costs can come up to a few millions and still not counting the actual hours and the number of auditors to be put in. She did ask for a fee quotation from another auditor on the similar job scope and the costs quoted was also very high. As for the need to appoint the forensic auditors or not, it will depend on the court's decision if the EGM held on 14 May 2026 is valid or not. Then they shall follow the court ruling on the next action to be taken.

Mr Rein Hashim enquired if any quotation was given to the Company on the appointment of the forensic auditors, to which Mr William said that it was already given. Ms Chua reiterated that it was based on this quotation that the fee is at RM3,000 per hour. Mr William informed that some of the proposed new directors to be appointed are existing directors from JAKS Group but not all. He however pointed out that this is TTB's EGM and not JAKS Group EGM, hence, whether there is any plan by JAKS Group to takeover TTB, he confirmed it has nothing to do with JAKS Group. TTB shares were subscribed by his father, Mr Ang Lam Poah in his personal name.

Mr Koh Tong Ngee, a proxyholder, introduced himself as the counsel for TTB Board of Directors and said that he would like to share his legal views since one of the shareholders have asked for a lawyer in this Meeting to advise on the legal views of Chairmanship of general meeting. He thanked Datuk Seri Krishna Kumar for his explanation on the Chairmanship of the Meeting. He proceeded to explain that the identity and appointment of the Chairman is described very clearly in Article 76 of the Constitution of TTB and pursuant to the Consent Order entered. Under the Commonwealth Law, there was no decision made in any legal cases for conflict of interest situation involving the Chairman, as long as the person had demonstrated that he had acted fairly and impartial in the conduct of the meeting. In our case, there is no situation where our Board Chairman had demonstrated any conduct of unfairness, as he had been impartial during the proceeding of the meeting thereby making sure all shareholders have the right to ventilate and vote. Secondly, the Board has also appointed 2 representatives to help verify that the voting process at the Meeting is properly done, hence, it will be very transparent.

Datuk Seri Krishna Kumar pointed out that there is a perceived conflict of interest when Mr Ngiam joined TTB after the shareholders' dispute took place and due to Mr Ngiam being a director in one of TA's subsidiaries, there may not have any actual conflict of interest but definitely a perceived conflict of interest. Hence, the Chairman can decide to step down due to the alleged conflict. Mr Koh Tong Ngee however said that there must be a real case of conflict and not a perceived one for the Chairman to recuse himself and unless it is a related party transaction, even Board members do not need to recuse themselves from deliberation or voting. As for banks, financiers or chargee banks, it is normal for the chargee banks to have their representatives on the Board of their customer to protect their interest.

Mr Yaw Chun Soon apologised to Mr Khoo Boon Han for speaking loudly at him. However, the EGM has been too prolonged and since we are coming to an end of this Meeting, we should proceed to voting. He again commended the Chairman for his immense patience and for allowing all opposing parties to speak and ventilate their case without stopping them even once. He also apologised to the Chairman for talking too loud and highlighted that even in doing so, the Chairman did not reprimand him. He pointed out that it really serves no purpose to change the Chairman at this juncture and referred to what the TTB's Counsel had earlier already said about ensuring transparency in the process of voting whereby TTB's Board has already appointed 2 representatives to help in verification of the voting process at the Meeting conducted by the Poll Administrator and Scrutineer of the EGM appointed by the Convenors. Since shareholders have already heard everything, it is really time for them to decide.

The Chairman then invited the Poll Administrator, E Reg Corporate Services Sdn Bhd to brief the shareholders and proxies present on the e-voting procedures or better still, to conduct a demonstration before the commencement of the e-voting for the benefit of those unfamiliar with this system or method.

The representative from E Corporate Registration Sdn Bhd being the Poll Administrator informed the Meeting that the voting for all resolutions tabled at this Meeting will be conducted electronically via the e-voting system whereby shareholders, proxies and corporate representatives who have successfully registered for the Meeting have been provided with a wrist band containing a QR code linked to each shareholder/proxy to participate in the e-voting process. The QR code can be scanned via handphone or the kiosk prepared by the Poll Administrator at the back of the hall to help on the e-voting.

The QR will link the shareholder/proxy to the polling form page with details of their name, shareholding and the proposed resolutions to be voted "For" or "Against". For a proxy who acts for more than 1 shareholder, he/she will have more than 1 page, hence, he/she must scroll down for the next page and to vote and then press submit. Once submitted, the votes cannot be changed.

The Poll Administrator then passed back the proceeding back to the Chairman after concluding the e-voting procedures.

Mr Liau Yoke Leang, a proxyholder, said that all the attendees have seen the video clip on the joint ventures being played earlier on the screen by the Convenors and asked the Convenors if they could get the suppliers to also do the same for the e-voting procedures demonstration.

Ms Chua highlighted that the e-voting has not started as proper procedure of the EGM requires the Chairman to read out each proposed resolution and thereafter, to get shareholders/proxy to propose and second before moving to the next agenda. Since there are 14 proposed resolutions, the process will take some time. Hopefully by then, the Poll Administrator can get the e-voting procedures demonstration to be displayed on the screen.

2.0 ORDINARY RESOLUTION 1
THAT MR NGIAM KEE TONG BE HEREBY REMOVED AS A DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 1 was on the removal of himself, Ngiam Kee Tong as a director of the Company with immediate effect.

The Chairman then invited questions from the floor regarding the Ordinary Resolution 1.

As there was no further question on Ordinary Resolution 1, the Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

3.0 ORDINARY RESOLUTION 2
THAT PUAN SRI DATIN THONG NYOK CHOO BE HEREBY REMOVED AS A DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 2 was on the removal of Puan Sri Datin Thong Nyok Choo as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

4.0 ORDINARY RESOLUTION 3
THAT DATO' ABDUL HAMID BIN MUSTAPHA BE HEREBY REMOVED AS A DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 3 was on the removal of Dato' Abdul Hamid Bin Mustapha as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

5.0 ORDINARY RESOLUTION 4
THAT MS CHUA KIM LAN BE HEREBY REMOVED AS A DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 4 was on the removal of Ms Chua Kim Lan as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

6.0 ORDINARY RESOLUTION 5
THAT MR CHAN TET EU BE HEREBY REMOVED AS A DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 5 was on the removal of Mr Chan Tet Eu as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

7.0 ORDINARY RESOLUTION 6
THAT MR TAI KEAT CHAI BE HEREBY REMOVED AS A DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 6 was on the removal of Mr Tai Keat Chai as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

8.0 ORDINARY RESOLUTION 7
THAT MR LING CHEE MIN BE HEREBY REMOVED AS A DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 7 was on the removal of Mr Ling Chee Min as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

9.0 ORDINARY RESOLUTION 8
THAT MS CHAN SIU CHING CANDICE BE HEREBY REMOVED AS AN ALTERNATE DIRECTOR OFTHE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 8 was on the removal of Ms Chan Siu Ching Candice as an alternate director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

10.0 ORDINARY RESOLUTION 9
THAT ANY SUCH PERSONS AS MIGHT HAVE BEEN APPOINTED BY THE BOARD OF DIRECTORS OF THE COMPANY AS DIRECTOR TO FILL ANY CASUAL VACANCY ON THE BOARD OF DIRECTORS BETWEEN THE PERIOD COMMENCING FROM THE DATE OF THIS NOTICE TO CONVENE UNTIL THE HOLDING OF THIS EXTRAORDINARY GENERAL MEETING OF THE COMPANY INCLUDING ANY ADJOURNED MEETING(S) THEREOF, BE REMOVED AS DIRECTOR(S) OF THE COMPANY WITH IMMEDIATE EFFECT.

The Chairman informed that Ordinary Resolution 9 was on the immediate removal of any directors appointed to the Board since the issuance of the meeting notice.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

11.0 ORDINARY RESOLUTION 10
THAT MR LIM GIN GEE HAVING CONSENTED TO ACT AS A DIRECTOR OF THE COMPANY AND HAVING DECLARED THAT HE IS NOT DISQUALIFIED FROM BEING APPOINTED OR HOLDING OFFICE AS A DIRECTOR OF A COMPANY UNDER THE COMPANIES ACT 2016, BE AND IS HEREBY APPOINTED AS THE DIRECTOR OF THE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 10 was on the immediate appointment of Mr Lim Gin Gee as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

12.0 ORDINARY RESOLUTION 11
THAT MR CHEN CHEONG FAT HAVING CONSENTED TO ACT AS A DIRECTOR OF THE COMPANY AND HAVING DECLARED THAT HE IS NOT DISQUALIFIED FROM BEING APPOINTED OR HOLDING OFFICE AS A DIRECTOR OF A COMPANY UNDER THE COMPANIES ACT 2016, BE AND IS HEREBY APPOINTED AS THE DIRECTOR OF THE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 11 was on the immediate appointment of Mr Chen Cheong Fat as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

13.0 ORDINARY RESOLUTION 12
THAT MR CHEE SEONG HENG HAVING CONSENTED TO ACT AS A DIRECTOR OF THE COMPANY AND HAVING DECLARED THAT HE IS NOT DISQUALIFIED FROM BEING APPOINTED OR HOLDING OFFICE AS A DIRECTOR OF A COMPANY UNDER THE COMPANIES ACT 2016, BE AND IS HEREBY APPOINTED AS THE DIRECTOR OF THE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 12 was on the immediate appointment of Mr Chee Seong Heng as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

14.0 ORDINARY RESOLUTION 13
THAT MR LEE BANG HAUR HAVING CONSENTED TO ACT AS A DIRECTOR OF THE COMPANY AND HAVING DECLARED THAT HE IS NOT DISQUALIFIED FROM BEING APPOINTED OR HOLDING OFFICE AS A DIRECTOR OF A COMPANY UNDER THE COMPANIES ACT 2016, BE AND IS HEREBY APPOINTED AS THE DIRECTOR OF THE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 13 was on the immediate appointment of Mr Lee Bang Haur as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

15.0 ORDINARY RESOLUTION 14
THAT MR WILLIAM ANG WAI LIANG HAVING CONSENTED TO ACT AS A DIRECTOR OF THE COMPANY AND HAVING DECLARED THAT HE IS NOT DISQUALIFIED FROM BEING APPOINTED OR HOLDING OFFICE AS A DIRECTOR OF A COMPANY UNDER THE COMPANIES ACT 2016, BE AND IS HEREBY APPOINTED AS THE DIRECTOR OF THE COMPANY WITH IMMEDIATE EFFECT

The Chairman informed that Ordinary Resolution 14 was on the immediate appointment of Mr Willaim Ang Wei Liang as a director of the Company with immediate effect.

The Chairman requested for a proposer and seconder for the resolution and was subsequently proposed and seconded accordingly.

16.0 POLL PROCESS

The Chairman then declared the e-voting to start and enquired of the Poll Administrator, E Reg Corporate Services Sdn Bhd if they have gotten the demonstration on the e-voting procedures to be displayed on the screen for the benefit of those unfamiliar with this system or method. The Chairman said that the e-voting process will remain open for a sufficient period of time to allow all shareholders, proxies and corporate representatives to cast their votes. He reminded that if any assistance is required, the shareholders and proxies are advised to go over to the kiosk counter set-up at the back of the hall for the Poll Administrator's personnel's assistance.

After the polling process had completed, the Chairman declared the poll closed and directed the Poll Administrator of the EGM to proceed with the tabulation of votes and the Scrutineers of the EGM to verify the poll results in the presence of the representatives of the Board namely, Securities Services (Holdings) Sdn Bhd and Aldpro Corporate Services Sdn Bhd as ordered by the Court. The Chairman informed all the attendees that the tabulation and verification process will take some time, and hence, the Meeting shall be adjourned for approximately 20 minutes. He asked the attendees to return to the meeting hall 20 minutes later or when the results are ready.

17.0 POLL RESULTS

The Chairman welcomed the shareholders and proxies back to the meeting and informed the meeting that he had received from the Scrutineers of the EGM, the poll results in respect of the resolutions which have been tabled and deliberated at the EGM. He then proceeded to announce the results of the poll. Based on the polling results attached hereto as Appendix 4, the Chairman had announced that all the ordinary resolutions as set out in the Notice were not carried/ were rejected.

18.0 TERMINATION

There being no further business, the meeting was terminated at 2.10 p.m. with a vote of thanks to the Chair.

APPENDIX 1

Mr Ngiam Kee Tong
Dato Abdul Hamid Bin Mustapha
Mr Tai Keat Chai
Mr Ling Chee Min

TERIMA
09 JUL 2026
TALAM TRANSFORM BERHAD

Date : 9 July 2026

To : Members / Shareholders
c/o Company Secretary
Talam Transform Bhd
Unit 17.02, Level 17, Menara Maxisegar
Jalan Pandan Indah 4/2, Pandan Indah
55100 Kuala Lumpur

Dear Members/Shareholders,

RE: WRITTEN REPRESENTATION AND DEFENSE AGAINST PROPOSED RESOLUTION FOR REMOVAL AS INDEPENDENT NON-EXECUTIVE DIRECTORS PURSUANT TO SECTION 206(3) AND 207 OF THE COMPANIES ACT 2016 FOR MALAYSIA

We refer to the Special Notice dated 20 May 2026 to Talam Transform Bhd ("Company") that resolutions have been proposed at Extraordinary General Meeting ("EGM") to be held on 10 July 2026 seeking removal of all the Directors of the Company including the Independent Non-Executive Directors.

As Independent Non- Executive Directors, we believe it is appropriate to explain our role and respectfully set out the reasons why shareholders should carefully consider the proposed resolutions.

Our appointments as Independent Non-Executive Directors are required under the Main Market Listing Requirements of Bursa Malaysia Securities Bhd ("Bursa") and our roles are to safeguard the interest of all shareholders by providing independent judgement, objective oversight and effective corporate governance. We do not participate in the day-to-day management of the company but instead oversee management, challenge proposals where appropriate, and ensure that Board decisions are made and implemented in the best interest of the Company.

Throughout our tenure since appointed on 30 May 2023, except for Mr. Ngiam who was appointed on 12 Dec 2025, we have all discharged our duties independently, in good faith and in accordance with our fiduciary and statutory obligations under the Companies Act 2016 for Malaysia ("CA2016"), the Company's Constitution and the Main Market Listing Requirements of Bursa.

Importantly:

* We are not related to the major shareholders as alleged by the 4 Shareholders and our appointment have been carefully assessed and reviewed by the Nomination Committee in accordance to Bursa Guidelines.

* There have been no findings or proof of misconduct, breach of fiduciary duties, lack of independence or regulatory non-compliance against any of us.

*We have exercised independent judgement on matters presented to the Board and have not hesitated to seek additional information, challenge proposals or request further deliberation where we considered it necessary.

* We have consistently promoted transparency, accountability, sound governance and the protection of the interest of all shareholders.

The proposed removal of all Independent Non- Executive Directors would eliminate the Board's independent oversight all at once. Such a course may adversely affect the Company's governance and the protection of the interest of all the shareholders and compliance to Bursa guidelines and corporate governance.

Independent Non- Executive Directors play an essential role in ensuring that the Board operates with appropriate check and balances. Our removal should be based on objective and substantiated grounds rather than difference of opinions regarding corporate matters, or worse without any reason given.

Accordingly, we respectfully request shareholders to carefully consider the importance of maintaining experienced and independent oversight within the Board and to vote against the resolutions seeking the removal of all the Independent Non-Executive Directors of the Company.

We will be represented by Tai Keat Chai to make an oral representation during the EGM on 10 July 2026.

Yours faithfully,

Ngiam Kee Thong   Dato' Abdul Hamid Bin Mustapha   Tai Keat Chai   Ling Chee Min

Independent Non-Executive Directors
Talam Transform Bhd

Puan Sri Datin Thong Nyok Choo
No 8, Jalan 20/11, Paramount Garden
46300 Petaling Jaya, Selangor Darul Ehsan

Date : 9 July 2026

To : Members / Shareholders
c/o Company Secretary
Talam Transform Bhd
Unit 17.02, Level 17, Menara Maxisegar
Jalan Pandan Indah 4/2, Pandan Indah
55100 Kuala Lumpur

Dear Members/Shareholders,

RE: WRITTEN REPRESENTATION AND DEFENSE AGAINST PROPOSED RESOLUTION FOR REMOVAL AS DIRECTOR OF TALAM TRANSFORM BHD PURSUANT TO SECTIONS 206(3) AND 207 OF THE COMPANIES ACT 2016 FOR MALAYSIA

I refer to the Special Notice dated 20 May 2026 received by Talam Transform Bhd ("Company") of the intention to propose an ordinary resolution at the upcoming Extraordinary General Meeting ("EGM") to be held on Friday 10 July 2026 at 10.00a.m. to remove me as a non-independent non-executive director of the Company ("proposed resolution").

Pursuant to Section 207 of the Companies Act 2016, I hereby exercise my entrenched right to be heard and submit this written representation and formally object to the proposed resolution for the following reasons:

1. <u>No Justifiable Cause or Breach of Duty</u>

I have continuously acted in the best interest of the Company. I was appointed to the Board only on 25 July 2024 and during my tenure, I have fully discharged my fiduciary duties and no specific breaches, misconduct or negligence have been brought to my attention.

2. <u>Destructive Impact on the Company</u>

My removal is being sought for collateral, improper motives rather than the benefit of the Company. It will create instability in management, and negatively affect the Company's standing with the Company's investors, financial institutions and key stakeholders.

3. <u>Violation of Legitimate Expectations</u>

As an integral part of the Board of this Company and a major shareholder, my removal constitutes unfair prejudice and oppression. It unjustly excludes me from the affairs of the business which my late husband and I have helped to build over time until to-date.

I request that this representation be read aloud at the upcoming EGM . I will make further oral representation at the meeting to defend my position if required.

Yours faithfully,

Puan Sri Datin Thong Nyok Choo
Non-Independent Non-Executive Director
Talam Transform Bhd

Chua Kim Lan (Executive Director)

Chan Tet Eu (Executive Director)

Chan Siu Ching Candice (Alternate Director)

9 July 2026

To : Members / Shareholders
Talam Transform Bhd
c/o Company Secretary
Unit 17.02, Level 17, Menara Maxisegar
Jalan Pandan Indah 4/2, Pandan Indah
55100 Kuala Lumpur

Dear Members/Shareholders,

RE: WRITTEN REPRESENTATION AND DEFENSE AGAINST PROPOSED RESOLUTION FOR REMOVAL AS EXECUTIVE DIRECTORS AND ALTERNATE DIRECTOR OF TALAM TRANSFORM BHD PURSUANT TO SECTIONS 206(3) AND 207 OF THE COMPANIES ACT 2016

We refer to the Special Notice dated 20 May 2026 received by Talam Transform Bhd ("Company") that the resolutions have been proposed at an Extraordinary General Meeting ("EGM") to be held on 10 July 2026 to remove us as Executive Directors or Alternate Director of the Company ("proposed resolution"). Pursuant to Section 207 of the Companies Act 2016 Malaysia ("CA 2016"), we hereby exercise our statutory rights to be heard and through this written representation, we formally set out the reasons on why we should not be removed:-

Upholding Fiduciary Duties

Throughout our tenure as Executive Directors or Alternate Director, we have remained deeply committed in ensuring the sustainability and continuity of the Company, reducing its liabilities and eventually bringing the Company to a better footing. We have so discharged our executive functions in ensuring compliance with all statutory and regularity requirements as a public listed company. We have remained committed, faithful and loyal to the Company even during the most difficult times, like when the Company fell into PN17, fighting hard to revive the Company and eventually bringing it out from PN17 and continued to work towards reducing the Group's liabilities at the highest of RM 5 billion to only less than RM 250 million by the financial year end 2027, a feat which very few companies can survive to tell the story of.

No Justifiable Cause or Breach of Duties

We have continuously acted in the best interest of the Company. During our tenure of service, we have fully discharged our fiduciary duties and there is no finding or proof of any breach, misconduct, negligence or regulatory non-compliance against any of us.

Destructive Impact on the Company

The proposed removal without legitimate and valid reason is unjust to us and the Company. Our sudden removal will certainly disrupt the continuity of the ongoing Board's strategic direction, the Company's operations, create instability in management and negatively affect the Company's standing with the Company's stakeholders including financial institutions, investors and regulators. Our sudden removal will further disrupt and disturb the ongoing business concern of the Company especially during this critical period where the Executive Directors and the management are concluding audited financial statements and annual report for the financial year ending 31st March 2026 which are due for release to Bursa Malaysia Securities Bhd by end of July 2026. Our sudden removal may be ended up with no one to sign the audited financial statements on time and worse, may result in the auditors qualifying the financial statements on basis of material uncertainty and going concern considerations.

Violation of Legitimate Expectations

As an integral part of the senior management who leads operations strategies and who has the technical know-how and background history of this Company, our removal is being sought for collateral, improper motives which constitute unfair prejudice. The proposed removal should be based on objective and substantiated grounds instead of being victims in a corporate fight between shareholders. The interests of the Company must be taken into consideration.

We respectfully urge the shareholders to carefully consider the facts and the potential disruption to the Company on the sudden removal of the Executive Directors before voting. Thank you for your patience and your time for listening to us and recommend that you vote against all the resolutions proposed.

Yours Faithfully

Chua Kim Lan	Chan Tet Eu	Chan Siu Ching Candice
Executive Director	Executive Director	Alternate Director

Talam Transform Bhd

APPENDIX 4

SHAREPOLLS SDN. BHD. 201601019436 (1190373-A) Validated

TALAM TRANSFORM BERHAD

Vote Result

EXTRAORDINARY GENERAL MEETINGS ON 10 JUL 2026
Printed on: 10 Jul 2026 1:36 PM

No.	Resolution(s)	Vote For			Vote Against			Total Votes		
		No. of Accounts	No. of Shares	%	No. of Accounts	No. of Shares	%	No. of Accounts	No. of Shares	%
1	To remove Mr. Ngiam Kee Tong as a director of the Company with immediate effect.	168	234,525,301	32.4735	130	487,679,206	67.5265	298	722,204,507	100
2	To remove Dato' Abdul Hamid bin Mustapha as a director of the Company with immediate effect.	169	234,585,301	32.4818	129	487,619,206	67.5182	298	722,204,507	100
3	To remove Puan Sri Datin Thong Nyok Choo as a director of the Company with immediate effect.	171	234,527,290	32.4738	128	487,677,217	67.5262	299	722,204,507	100
4	To remove Ms. Chua Kim Lan as a director of the Company with immediate effect.	170	234,526,430	32.4737	129	487,678,077	67.5263	299	722,204,507	100
5	To remove Mr. Chan Tet Eu as a director of the Company with immediate effect.	170	234,586,030	32.4819	128	487,618,477	67.5181	298	722,204,507	100
6	To remove Mr. Tai Keat Chai as a director of the Company with immediate effect.	168	234,525,301	32.4735	130	487,679,206	67.5265	298	722,204,507	100
7	To remove Mr. Ling Chee Min as a director of the Company with immediate effect.	168	234,525,301	32.4735	130	487,679,206	67.5265	298	722,204,507	100
8	To remove Ms. Chan Siu Ching Candice as an alternate director of the Company with immediate effect.	170	234,526,430	32.4737	129	487,678,077	67.5263	299	722,204,507	100
9	To remove with immediate effect any such persons as might have been appointed by the Board of Directors of the Company as director to fill any casual vacancy on the Board of Directors between the period commencing from the date of this requisition until th	173	234,587,090	32.4823	124	487,612,417	67.5177	297	722,199,507	100
10	To appoint Mr. Lim Gin Gee as a director of the Company with immediate effect.	166	234,584,801	32.4811	132	487,634,706	67.5189	298	722,219,507	100
11	To appoint Mr. Chen Cheong Fat as a director of the Company with immediate effect.	166	234,584,801	32.4811	132	487,634,706	67.5189	298	722,219,507	100
12	To appoint Mr. Chee Seong Heng as a director of the Company with immediate effect.	166	234,584,801	32.4811	132	487,634,706	67.5189	298	722,219,507	100
13	To appoint Mr. Lee Bang Haur as a director of the Company with immediate effect.	166	234,584,801	32.4811	131	487,633,846	67.5189	297	722,218,647	100

No.	Resolution(s)	Vote For			Vote Against			Total Votes		
		No. of Accounts	No. of Shares	%	No. of Accounts	No. of Shares	%	No. of Accounts	No. of Shares	%
14	To appoint Mr. William Ang Wei Liang as a director of the Company with immediate effect.	171	234,590,861	32.4817	129	487,633,646	67.5183	300	722,224,507	100

SHAREPOLLS SDN. BHD.
201601019436
(1190373-A)
Validated