

HOMERITZ CORPORATION BERHAD
REGISTRATION NO.: 200801004508 (805792-X)
(Incorporated in Malaysia)

Minutes of the Eighteenth Annual General Meeting (“Meeting”) of the Company (or “Homeritz”) held at BEI Boutique Hotel, Centro Meeting Hall, Level 3, 8-3, Jalan Abdul Rahman, 84000 Muar, Johor on Wednesday, 21 January, 2026 at 11.00 a.m.

Present The attendance below was as per the Attendance List of Directors and Company Secretaries in Annexure 1.

Board of Directors

Mr Chua Fen Fatt (Managing Director)
Ms Tee Hwee Ing (Executive Director)
Ms Phoebe Chua Chi Ler (Executive Director)
Mr Kee Tong Kiak (Senior Independent Non-Executive Director)
Puan Hamsiah Binti Khalid (Independent Non-Executive Director)
Mr Wong Wai Hung (Independent Non-Executive Director)

In Attendance : Ms Ng Mei Wan (Company Secretary)
 Ms Tan Hui Khim (Company Secretary)

The attendance of shareholders/proxies and others was as per summary of Attendance List in Annexure 2.

1. CHAIRMAN OF THE MEETING

It was agreed by all present to appoint Mr Kee Tong Kiak (“Chairman”) to chair the Meeting. Having obtained the quorum, Mr Kee Tong Kiak presided as Chairman and chaired the Meeting.

2. QUORUM

The quorum for the Meeting was confirmed as present.

3. NOTICE OF THE MEETING

The Notice convening this Meeting had been sent to all shareholders within the prescribed time.

4. PRELIMINARY OF THE MEETING

4.1 The Chairman introduced each and every member of the Board of Directors (“Board”), the Company Secretaries as well as the External Auditors, Messrs Crowe Malaysia PLT who were present at the Meeting.

4.2 Before the Meeting dealt with the business at hand, the Chairman briefed the shareholders and proxies that pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, a listed corporation must, among others, ensure that any resolution set out in the notice of any general meeting is voted by poll. For this purpose, the Company had engaged Tricor Investor & Issuing House Services Sdn. Bhd. as the Poll Administrator and MK Advisory Management as the Independent Scrutineer.

4.3 There were 5 shareholders holding a total of 620 ordinary shares or less than 1% of the total issued share capital of the Company appointed the Chairman as their proxy.

4.4 The Chairman continued to highlight briefly to the Meeting on the Annual Report 2025 and the Audited Financial Statements of the Company for the financial year ended 31 August 2025.

5. **AGENDA 1**
RECEIPT OF AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 AUGUST 2025 TOGETHER WITH THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON

- 5.1 The Chairman informed that the motion was put for discussion as the provisions of Section 340(1)(a) of the Companies Act 2016 and Company's Constitution do not require a formal approval of the shareholders and hence, is not put forward for voting.
- 5.2 The Chairman informed that the Audited Financial Statements of the Company for the financial year ended 31 August 2025 together with the Reports of the Directors' and Auditors' thereon be hereby received.
- 5.3 The Chairman opened to the floor for questions pertaining to the Company's accounts and prospects. There were no questions from the shareholders.

6. **AGENDA 2 (ORDINARY RESOLUTION NO. 1)**
DIRECTORS' FEES AND ALLOWANCES UP TO RM190,000.00 FOR THE FINANCIAL YEAR ENDING 31 AUGUST 2026 PAYABLE QUATERLY IN ARREARS AFTER EACH QUARTER OF COMPLETED SERVICE OF THE DIRECTORS DURING THE SUBJECT FINANCIAL YEAR

- 6.1 The Chairman informed that the proposed payment of Directors' fees and allowances of up to RM190,000.00 for the financial year ending 31 August 2026 was to facilitate payment of Directors' fees and allowances on a quarterly basis and/or as and when required. In the event the Directors' fees and allowances proposed are insufficient (e.g. due to more meetings), approval will be sought at the next Annual General Meeting for additional fees and allowances to meet the shortfall.
- 6.2 The motion was proposed by Ms Er Shing Ni, a proxy representing 100% shareholding for the shareholder, Ms Leong Yok Moy and seconded by Ms Wong Seah Wei, a proxy representing 100% shareholding for the shareholder, Ms Tee Hwee Ing.

7. **AGENDA 3 (ORDINARY RESOLUTION NO. 2)**
RE-ELECTION OF MR KEE TONG KIAK AS DIRECTOR, RETIRING IN ACCORDANCE WITH CLAUSE 91 OF THE CONSTITUTION OF THE COMPANY

- 7.1 As the Chairman was the subject Director for this item on the Agenda, he passed the Chair to the Independent Non-Executive Director, Mr Wong Wai Hung, to preside over the Meeting.
- 7.2 Mr Wong Wai Hung informed that the next item on the Agenda was related to the re-election of Mr Kee Tong Kiak as Director who was retiring at the Meeting in accordance with Clause 91 of the Constitution of the Company.
- 7.3 Mr Wong Wai Hung informed that the retiring Director, Mr Kee Tong Kiak being eligible has offered himself for re-election.
- 7.4 The motion was proposed by Ms Ng Sek Eng, a proxy representing 100% shareholding for the shareholders, Mr Quek Wee Seong and Ms Tee Hui Chein and seconded by Ms Lim Leek Ser, a proxy representing 100% shareholding for the shareholder, Mr Quek Wee Seng.
- 7.5 Mr Wong Wai Hung then returned the Chair to Mr Kee Tong Kiak to continue with the remaining business of the Meeting.

8. **AGENDA 4 (ORDINARY RESOLUTION NO. 3)
RE-ELECTION OF PUAN HAMSIAH BINTI KHALID AS DIRECTOR, RETIRING IN
ACCORDANCE WITH CLAUSE 91 OF THE CONSTITUTION OF THE COMPANY**

- 8.1 The Chairman informed that the item on the Agenda was related to the re-election of Puan Hamsiah Binti Khalid as Director who was retiring at the Meeting in accordance with Clause 91 of the Constitution of the Company.
- 8.2 The Chairman informed that the retiring Director, Puan Hamsiah Binti Khalid being eligible has offered herself for re-election.
- 8.3 The motion was proposed by Mr So Kai Yang, a proxy representing 100% shareholding for the shareholders, Mr Chua Fen Fatt and Mr Tay Ming Siong and seconded by Ms Loy Huei Ting, a proxy representing 100% shareholding for the shareholder, Ms Chua Fen Lee.

9. **AGENDA 5 (ORDINARY RESOLUTION NO. 4)
RE-ELECTION OF MS PHOEBE CHUA CHI LER AS DIRECTOR, RETIRING IN
ACCORDANCE WITH CLAUSE 99 OF THE CONSTITUTION OF THE COMPANY**

- 9.1 The Chairman informed that the item on the Agenda was related to the re-election of Ms Phoebe Chua Chi Ler as Director who was retiring at the Meeting in accordance with Clause 99 of the Constitution of the Company.
- 9.2 The Chairman informed that the retiring Director, Ms Phoebe Chua Chi Ler being eligible has offered herself for re-election.
- 9.3 The motion was proposed by Ms Ng Sek Eng, a proxy representing 100% shareholding for the shareholders, Mr Quek Wee Seong and Ms Tee Hui Chein and seconded by Ms Wong Seah Wei, a proxy representing 100% shareholding for the shareholder, Ms Tee Hwee Ing.

10. **AGENDA 6 (ORDINARY RESOLUTION NO. 5)
RE-APPOINTMENT OF MESSRS CROWE MALAYSIA PLT AS AUDITORS AND
AUTHORITY TO THE DIRECTORS TO FIX THEIR REMUNERATION**

- 10.1 The Chairman informed that the retiring Auditors, Messrs Crowe Malaysia PLT had earlier indicated their willingness to continue in office.
- 10.2 Based on the Audit and Risk Management Committee's review of the performance of Messrs Crowe Malaysia PLT and having assessed their independence in the performance of their obligations as External Auditors for the financial year ended 31 August 2025, the Board unanimously recommended their re-appointment for the financial year ending 31 August 2026.
- 10.3 The motion was proposed by Mr So Kai Yang, a proxy representing 100% shareholding for the shareholders, Mr Chua Fen Fatt and Mr Tay Ming Siong and seconded by Ms Er Shing Ni, a proxy representing 100% shareholding for the shareholder, Ms Leong Yok Moy.

11. **AGENDA 7 (ORDINARY RESOLUTION NO. 6 - SPECIAL BUSINESS)
PROPOSED RENEWAL OF AUTHORITY FOR DIRECTORS TO ISSUE AND ALLOT
SHARES PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016**

- 11.1 The Chairman informed that pursuant to Sections 75 and 76 of the Companies Act 2016, the Directors of the Company are empowered to issue and allot shares in the capital of the Company provided that the aggregate number of shares to be issued does not exceed ten percent (10%) of the total issued share capital of the Company as they may think fit.
- 11.2 In accordance with Clause 9 of the Company's Constitution, by passing the Ordinary Resolution 6, the shareholders of the Company shall be taken as agree for the new shares to be issued to such person(s) as the Directors may deem fit and expedient in the interest of the Company without first offer the new shares to holders of existing issued shares of the Company prior to issuance of the new shares.
- 11.3 The mandate now sought was a renewal of the previous mandate obtained at the last Annual General Meeting held on 21 January 2025 which would expire at the conclusion of this Meeting. The Company did not issue any new shares based on the previous mandate.
- 11.4 The motion was proposed by Mr So Kai Yang, a proxy representing 100% shareholding for the shareholders, Mr Chua Fen Fatt and Mr Tay Ming Siong and seconded by Ms Lim Leek Ser, a proxy representing 100% shareholding for the shareholder, Mr Quek Wee Seng.

12. **AGENDA 8 (ORDINARY RESOLUTION NO. 7 - SPECIAL BUSINESS)
PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED
PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("RRPT")**

- 12.1 The Chairman informed that the Company had on 05 December 2025 announced to Bursa Malaysia Securities Berhad on its intention to seek the shareholders' mandate for renewal of shareholders' mandate for recurrent related party transactions of a revenue or trading nature.
- 12.2 By voting in favour of the proposed Ordinary Resolution 7, it would enable the Company and its subsidiaries ("Homeritz Group") to enter into and to give effect to the specified RRPT with the respective related parties as stated in Section 2.3 of the Circular to Shareholders dated 23 December 2025, which were necessary for its day-to-day operations, to be entered into by the Homeritz Group on the basis that these transactions were or to be entered into on terms which were not more favourable to the related parties involved than those generally available to the public and were not detrimental to the minority shareholders of the Company.
- The mandate now sought was a renewal of the previous mandate obtained at the last Annual General Meeting held on 21 January 2025 which would expire at the conclusion of the Meeting.
- 12.3 The motion was proposed by Ms Loy Huei Ting, a proxy representing 100% shareholding for the shareholder, Ms Chua Fen Lee and seconded by Ms Ng Sek Eng, a proxy representing 100% shareholding for the shareholders, Mr Quek Wee Seong and Ms Tee Hui Chein.

13. **OTHER BUSINESS**

- 13.1 The Chairman sought confirmation from the Company Secretary that the Company had not received any notice to transact any other business which had been given in accordance with the Companies Act 2016 and Constitution of the Company.
- 13.2 The Chairman informed that the poll voting would commence soon. The Poll Administrator was invited to brief the Meeting on the procedures for the conduct of poll and time required for counting and validation of votes cast.

14. **ANNOUNCEMENT OF POLL RESULTS**

After the votes have been counted and verified by the Independent Scrutineer, the Chairman called the Meeting to order and announced the poll results as follows:

14.1 Ordinary resolution 1

	No. and Percentage of Shares
For	314,487,733 (100%)
Against	0 (0%)
Total	314,487,733 (100%)
	No. of Shares
Abstained / Spoilt	0

In view thereof, the Chairman declared that Ordinary Resolution 1 was carried as follows:

“RESOLVED THAT the payment of Directors’ fees and allowances up to RM190,000.00 for the financial year ending 31 August 2026 payable quarterly in arrears after each quarter of completed service of the Directors during the subject financial year be hereby approved.”

14.2 Ordinary resolution 2

	No. and Percentage of Shares
For	314,487,733 (100%)
Against	0 (0%)
Total	314,487,733 (100%)
	No. of Shares
Abstained / Spoilt	0

In view thereof, the Chairman declared that Ordinary Resolution 2 was carried as follows:

“RESOLVED THAT Mr Kee Tong Kiak retiring in accordance with Clause 91 of the Constitution of the Company, be hereby re-elected as a Director of the Company.”

14.3 Ordinary resolution 3

	No. and Percentage of Shares
For	314,487,733 (100%)
Against	0 (0%)
Total	314,487,733 (100%)
	No. of Shares
Abstained / Spoilt	0

In view thereof, the Chairman declared that Ordinary Resolution 3 was carried as follows:

“RESOLVED THAT Puan Hamsiah Binti Khalid retiring in accordance with Clause 91 of the Constitution of the Company, be hereby re-elected as a Director of the Company.”

14.4 Ordinary resolution 4

	No. and Percentage of Shares
For	314,487,733 (100%)
Against	0 (0%)
Total	314,487,733 (100%)
	No. of Shares
Abstained / Spoilt	0

In view thereof, the Chairman declared that Ordinary Resolution 4 was carried as follows:

“RESOLVED THAT Ms Phoebe Chua Chi Ler retiring in accordance with Clause 99 of the Constitution of the Company, be hereby re-elected as a Director of the Company.”

14.5 Ordinary resolution 5

	No. and Percentage of Shares
For	314,487,733 (100%)
Against	0 (0%)
Total	314,487,733 (100%)
	No. of Shares
Abstained / Spoilt	0

In view thereof, the Chairman declared that Ordinary Resolution 5 was carried as follows:

“RESOLVED THAT Messrs Crowe Malaysia PLT be hereby re-appointed as the Company’s Auditors for the ensuing year and the Directors be hereby authorised to fix the Auditors’ remuneration.”

14.6 Ordinary resolution 6

	No. and Percentage of Shares
For	314,487,733 (100%)
Against	0 (0%)
Total	314,487,733 (100%)
	No. of Shares
Abstained / Spoilt	0

In view thereof, the Chairman declared that Ordinary Resolution 6 was carried as follows:

“RESOLVED THAT pursuant to Sections 75 and 76 of the Companies Act 2016, Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Constitution of the Company and the approvals of the relevant regulatory authorities (where applicable), the Directors of the Company be hereby authorised to issue and allot shares in the capital of the Company, grant rights to subscribe for shares in the Company, convert any securities into shares in the Company, or allot shares under an agreement(s) or option(s) or offer(s) (“New Shares”) from time to time, at such price, to such persons and for such purposes and upon such terms and conditions as the Directors may in their absolute discretion deem fit and expedient in the interest of the Company without first offer to holders of existing issued shares of the Company, provided that the aggregate number of such New Shares to be issued, to be subscribed under any rights granted, to be issued from conversion of any security, or to be issued and allotted under an agreement or option or offer, pursuant to this resolution, when aggregated with the total number of any such shares issued during the preceding twelve (12) months does not exceed ten percent (10%) of the total number of issued shares of the Company (excluding treasury shares, if any) for the time being (“Proposed General Mandate”).

RESOLVED THAT such approval on the Proposed General Mandate shall continue to be in force until:

- (a) the conclusion of the next Annual General Meeting of the Company held after the approval was given;
- (b) the expiration of the period within which the next Annual General Meeting of the Company is required to be held after the approval was given; or
- (c) revoked or varied by resolution passed by the shareholders of the Company in a general meeting, whichever is the earlier.

RESOLVED THAT the Directors of the Company be hereby also empowered to obtain the approval from Bursa Malaysia Securities Berhad for the listing of and quotation for such New Shares on the Main Market of Bursa Malaysia Securities Berhad.

AND RESOLVED THAT authority be hereby given to the Directors of the Company, to implement, finalise, complete and take all necessary steps and to do all acts (including execute such documents as may be required), deeds and things in relation thereto as to give effect to the Proposed General Mandate with full powers to assent to any conditions, modifications, variations and/or amendments as they may deem fit in the best interest of the Company and/or as may be imposed by the relevant authorities.”

14.7 Ordinary resolution 7

	No. and Percentage of Shares
For	23,406,270 (100%)
Against	0 (0.%)
Total	23,406,270 (100%)
	No. of Shares
Abstained / Spoilt	291,081,463

In view thereof, the Chairman declared that Ordinary Resolution 7 was carried as follows:

“RESOLVED THAT pursuant to paragraph 10.09 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, approval be hereby given for the renewal of shareholders’ mandate for the Company and its subsidiaries (“Group”) to enter into and to give effect to specified RRPT and with the related parties as stated in Section 2.3 of the Circular to Shareholders dated 23 December 2025, which are necessary for its day-to-day operations, to be entered into by the Group on the basis that these transactions are to be entered into on terms which are not more favourable to the related parties involved than generally available to the public and are not detrimental to the minority shareholders of the Company (“Proposed Shareholders’ Mandate”);

RESOLVED THAT the Proposed Shareholders’ Mandate is subject to annual renewal. In this respect, any authority conferred by the Proposed Shareholders’ Mandate shall only continue to be in force until:

- (a) the conclusion of the next Annual General Meeting of the Company following the general meeting at which time the Proposed Shareholders’ Mandate has been passed, at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed; or
- (b) the expiration of the period within which the next Annual General Meeting after the date it is required to be held pursuant to Section 340(2) of the Companies Act 2016 (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Companies Act 2016); or
- (c) revoked or varied by a resolution passed by the shareholders in general meeting,

whichever is the earlier;

AND FURTHER RESOLVED THAT the Directors of the Company and/or any of them be hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the Proposed Shareholders’ Mandate.”

15. **CONCLUSION OF MEETING**

There being no further business, the Meeting ended at 11.45 a.m. with a vote of thanks to the Chairman.

The Chairman thanked the shareholders and proxies for their presence and continuous support.

Confirmed as correct records:

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KEE TONG KIAK
Chairman of the Meeting

Dated this 21 January 2026