ABLEGROUP BERHAD
Registration No. 200401015685 (654188-H)
(Incorporated in Malaysia)

Minutes of the 22nd Annual General Meeting ("AGM" or the "Meeting") of AbleGroup Berhad ("Company") held at Atlanta East, Level 3, Hotel Armada Petaling Jaya, Lot 6, Lorong Utara C, Section 52, 46200 Petaling Jaya, Selangor Darul Ehsan on Thursday, 21 May 2026 at 2.30 p.m.

Directors Present: Mr. Yeoh Chong Keat (*Chairman, Non-Independent Non-Executive Director)*
Dato' Lim Kim Huat *(Managing Director)*
Mr. Loi Heng Sewn *(Independent Non-Executive Director)*
Mr. Cheong Marn Seng (*Non-Independent Non-Executive Director)*
Ms. Chong Wei Koon *(Non-Independent Non-Executive Director)*
Ms. Ho Yi Hui *(Independent Non-Executive Director)*

In Attendance: Ms. Lim Fei Chia *(Company Secretary)*

Representative of Messrs SBY Partners PLT
Dato' Amos Siew Boon Yeong

Members/Proxies: As per the Attendance List

1. **INTRODUCTION**

Mr. Yeoh Chong Keat, the Chairman of the Board of Directors of the Company presided over the AGM and extended a warm welcome to all shareholders in attendance.

The Chairman proceeded to introduce the Board of Directors, the Company Secretary and the representatives of the External Auditors; and upon confirming the presence of a quorum, he called the Meeting to order.

2. **NOTICE**

The Chairman informed that the Notice convening the AGM had been sent to all the shareholders of the Company and was published in The New Straits Times on 30 April 2026.

There being no objections from the floor, the Notice convening the Meeting was taken as read.

3. **VOTING**

The Chairman informed that the voting of the AGM would be conducted by poll in accordance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and the Company has appointed Tricor Investor & Issuing House Services Sdn Bhd as Poll Administrator to conduct the polling process and Archer Consulting Group Sdn Bhd as Scrutineers to verify the poll results.

The polling process for the resolutions tabled at the Meeting would be conducted upon completion of deliberation of each item to be transacted at the Meeting. In order to facilitate the orderly conduct of the Meeting, questions and answers session would be held after the Meeting had procedurally moved each proposed resolution.

4. **AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 AND THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON**

The Audited Financial Statements of the Company for the financial year ended 31 December 2025 ("FY2025") ("AFS") and the Reports of the Directors and Auditors thereon which had been circulated to all the shareholders of the Company within the statutory period were tabled before the Meeting.

With the unanimous consent of the shareholders, the Auditors' Report contained in the AFS was taken as read.

The Chairman then invited questions from the floor.

The following questions were raised by Mr. Chan Kam Peng, a shareholder:-

(a) With reference to Note 5 of the AFS, the amount for *land held under development* remained unchanged for the financial years ended 2024 and 2025 at RM36,403,059.00, and enquired about the Company's plans for the land, including disposal;

(b) On Note 10 on Investment in Subsidiaries, clarification was sought on the amount for *accumulated impairment losses – deposits*.

Dato' Lim Kim Huat, the Managing Director responded, in relation to the development land located in Mont' Kiara, that Management has continuously assessed the relevant factors and considerations and has decided not to launched the property development project in order to obtain higher returns. Such considerations included the current and recent performance of the property projects launched in the vicinity. The MD added that the land has been temporarily developed for the purpose of operating a retail centre with secured income and cash inflow to the Company during the tenancy period.

The other questions raised by the shareholder, including those relating to the amounts of fixed deposits placed and withdrawn during the financial year ended 2025, which were responded to by the Finance Manager.

In response to the shareholders' request for the Company to provide a token of appreciation to shareholders attending the AGM, the Chairman explained that shareholders would be rewarded through dividend distributions in due course.

There being no other questions raised, the AFS of the Company and the Reports of the Directors and Auditors thereon as laid before the Meeting were declared by the Chairman to be duly received.

5. **RESOLUTION 1 - APPROVAL OF PAYMENT OF DIRECTORS' FEES AND ALLOWANCES**

The Chairman moved on to the next item on the agenda. The shareholders' approval was sought for the following Ordinary Resolution 1:
"THAT the payment of Directors' fees and allowances up to RM250,000.00 from 22 May 2026 until the next AGM of the Company be hereby approved."

There being no questions, the Chairman informed that the poll for all resolutions would be conducted upon completion of the remaining business. The Chairman then proceeded to the next item on the agenda.

6. **RESOLUTIONS 2 AND 3 - RE-ELECTION OF DIRECTORS**

The Chairman informed that pursuant to Article 92 of the Company's Constitution, Dato' Lim Kim Huat retires and being eligible, has offered himself for re-election.

The shareholders' approval was sought for the following Ordinary Resolution 2:

"THAT Dato' Lim Kim Huat who is retiring pursuant to Article 92 of the Company's Constitution and being eligible, be hereby re-elected to office."

The Chairman proceeded to the next Resolution and informed that pursuant to Article 92 of the Company's Constitution, Mr. Loi Heng Sewn retires and being eligible, has offered himself for re-election.

The shareholders' approval was sought for the following Ordinary Resolution 3:

"THAT Mr. Loi Heng Sewn who is retiring pursuant to Article 92 of the Company's Constitution and being eligible, be hereby re-elected to office."

There being no questions from the floor, the Chairman proceeded to the next item on the agenda.

7. **RESOLUTION 4 - RE-ELECTION OF DIRECTOR**

The Chairman informed that pursuant to Article 99 of the Company's Constitution, Ms. Ho Yi Hui retires and being eligible, has offered herself for re-election.

The shareholders' approval was sought for the following Ordinary Resolution 4:

"THAT Ms. Ho Yi Hui who is retiring pursuant to Article 99 of the Company's Constitution and being eligible, be hereby re-elected to office."

There being no questions from the floor, the Chairman proceeded to the next item on the agenda.

8. **RESOLUTION 5 - RE-APPOINTMENT OF AUDITORS**

The Chairman informed that Resolution 5 was in relation to the re-appointment of Messrs SBY Partners PLT, who has given their consent for re-appointment as the Company's Auditors for the financial year ending 31 December 2026.

The shareholders' approval was sought for the following Ordinary Resolution 5:

"THAT Messrs SBY Partners PLT be re-appointed the Auditors of the Company AND THAT the Directors be authorised to fix their remuneration."

There being no questions, the Chairman proceeded to the next item on the agenda.

9. **RESOLUTION 6 - RETENTION OF INDEPENDENT NON-EXECUTIVE DIRECTOR**

The Chairman informed that Resolution 6 was to seek the approval of the shareholders for the retention of Mr. Loi Heng Sewn as an Independent Non-Executive Director of the Company.

The shareholders' approval was sought for the following Ordinary Resolution 6:

"THAT in accordance with the Malaysian Code on Corporate Governance, subject to the passing of Resolution 3, Mr. Loi Heng Sewn be and is hereby retained as Independent Non-Executive Director of the Company and be designated as such until the conclusion of the next AGM, subject to the provisions of the relevant regulatory authorities."

With no questions from the shareholders, the Chairman move to the next agenda item.

10. **RESOLUTION 7 - AUTHORITY FOR DIRECTORS TO ISSUE SHARES**

Resolution 7 was to seek the shareholders' approval for the Directors to issue shares pursuant to Sections 75 and 76 of the Companies Act 2016, subject always to the provisions of the Listing Requirements of Bursa Securities and other relevant regulatory authorities, if any.

"THAT pursuant to Sections 75 and 76 of the Companies Act 2016 ("Act"), and subject to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and the approvals of the relevant regulatory authorities, the Directors be and are hereby empowered to issue new shares in the Company at any time, to such person or persons at such price, upon such terms and conditions and for such purposes as the Directors may, in their absolute discretion, deem fit, provided that the aggregate number of shares to be issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company at the time of issue.

AND THAT the Directors be and are also empowered to obtain the approval from Bursa Securities for the listing of and quotation for the additional shares so issued AND THAT such authority shall continue to be in force until the conclusion of the next AGM of the Company."

There being no question raised, the Chairman proceeded to the next item on the agenda.

11. **RESOLUTION 8 - PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED RENEWAL OF RRPT MANDATE")**

The final item on the agenda was to seek the shareholders' approval for the Company and its subsidiaries to enter into recurrent related party transactions ("RRPTs") of a revenue or trading nature which are necessary for the Group's day-to-day operations and are carried out in the ordinary course of business on normal commercial terms which are not more favourable to the related parties than those generally available to the public and are not detrimental to the minority shareholders of the Company.

The relevant information of the Proposed Renewal of RRPT Mandate was set out in the Company's Circular to Shareholders dated 30 April 2026.

The shareholders' approval was sought for the following Ordinary Resolution 8:

"THAT subject always to the provisions of the Main Market Listing Requirements of Bursa Securities, approval be and is hereby given to the Company and its subsidiaries to enter into recurrent related party transactions of a revenue or trading nature as stated in Section 2.4 of the Circular to Shareholders dated 30 April 2026 with the specified classes of related party(ies) mentioned therein which are necessary for the Group's day-to-day operations and are carried out in the ordinary course of business on normal commercial terms which are not more favourable to the related party(ies) than those generally available to the public and are not detrimental to the minority shareholders of the Company.

THAT the approval shall continue to be in force until: -

(i) the conclusion of the next AGM of the Company at which time it will lapse, unless by a resolution passed at the AGM whereby the authority is renewed;

(ii) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but must not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or

(iii) revoked or varied by resolution passed by the shareholders in general meeting,

whichever is the earlier;

AND THAT the Directors of the Company be and are hereby authorised to complete and do all such acts and things (including executing all such documents as may be required) as they may consider expedient or necessary or in the interests of the Company to give effect to the Proposed Renewal of RRPT Mandate."

The Chairman further informed that Dato' Lim Kim Huat and persons connected to him are interested parties in the Proposed Renewal of RRPT Mandate; he and persons connected to them shall abstain from voting on this Resolution.

12. POLLING PROCESS

There being no other business to be transacted for which due notice shall have been given, the Chairman declared that the registration for attendance of the AGM closed and informed that poll voting on all the resolutions would be conducted.

Following the explanation of the polling procedures by the representative of the Poll Administrators, the Chairman adjourned the Meeting at 3.10 p.m. for the conduct of the polling process and results verification.

13. ANNOUNCEMENT OF POLL RESULTS

At 3.30 p.m., the Chairman called the Meeting to order for declaration of poll results.

The Chairman informed that the Scrutineers have completed their report and announced the poll results:

Resolution	**Vote For**		**Vote Against**		**Results**
	No. of Shares	**%**	**No. of Shares**	**%**	
Ordinary Resolution 1 To approve the payment of Directors fees and allowances up to RM250,000.00 from 22 May 2026 until the next AGM of the Company	143,080,200	99.9999	88	0.0001	Carried
Ordinary Resolution 2 To re-elect Dato' Lim Kim Huat who retires in accordance with Article 92 of the Company's Constitution	143,080,288	100.0000	0	0.0000	Carried
Ordinary Resolution 3 To re-elect Loi Heng Sewn who retires in accordance with Article 92 of the Company's Constitution	143,080,200	99.9999	88	0.0001	Carried
Ordinary Resolution 4 To re-elect Ho Yi Hui who retires in accordance with Article 99 of the Company's Constitution	143,080,200	99.9999	88	0.0001	Carried
Ordinary Resolution 5 To re-appoint Messrs SBY Partners PLT as the Company's Auditors and to authorise the Directors to fix their remuneration	143,080,288	100.0000	0	0.0000	Carried
Ordinary Resolution 6 To retain Loi Heng Sewn as Independent Director	143,080,200	99.9999	88	0.0001	Carried
Ordinary Resolution 7 Authority for the Directors to issue shares	143,080,200	99.9999	88	0.0001	Carried
Ordinary Resolution 8 Proposed Renewal of RRPT Mandate	2,263,800	99.9961	88	0.0039	Carried

Based on the poll results, the Chairman declared that all Resolutions tabled at the Meeting were **CARRIED**.

14. **CLOSURE OF MEETING**

There being no other business, the Chairman declared the Meeting closed at 3.30 p.m. and thanked the shareholders for their attendance.

READ AND CONFIRMED BY

- SIGNED -

CHAIRMAN

Date: 19 June 2026