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MAH SING GROUP BERHAD
Registration No. 199101019838 (230149-P)
(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting ("**EGM**") of Mah Sing Group Berhad ("**Mah Sing**" or the "**Company**") will be held at Wisma Mah Sing, Welcome Centre, Ground Floor, Unit 163-0-1 & 2, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur, on Wednesday, 22 July 2026 at 10:00 a.m. or at any adjournment thereof, for the purpose of considering and if thought fit, passing the following ordinary resolution, with or without modifications:

ORDINARY RESOLUTION

PROPOSED ACQUISITION BY M INDUSTRIAL DEVELOPMENT SDN BHD, A 60.0%-OWNED SUBSIDIARY OF MAH SING, OF APPROXIMATELY 419.17 ACRES (1,696,288 SQUARE METRES) OF FREEHOLD LAND IN MUKIM SENAI, DAERAH KULAI, NEGERI JOHOR, WITH AN ESTIMATED GROSS DEVELOPMENT VALUE OF APPROXIMATELY RM2.26 BILLION, FROM AURA MUHIBAH SDN BHD, FOR A TOTAL PURCHASE CONSIDERATION OF RM273,869,298.30 TO BE SATISFIED WHOLLY IN CASH

"THAT subject to the fulfilment of all other conditions precedent under the conditional sale and purchase agreement dated 19 December 2025 between M Industrial Development Sdn Bhd ("**M Industrial**") and Aura Muhibah Sdn Bhd ("**Aura Muhibah**"), as amended by the supplemental sale and purchase agreement dated 12 March 2026 (collectively referred to as the "**SPA**"), approval be and is hereby granted for M Industrial to acquire the Subject Properties (as defined in the circular to shareholders of Mah Sing dated 7 July 2026 ("**Circular**")) from Aura Muhibah for a total purchase consideration of RM273,869,298.30, in accordance with the terms and conditions of the SPA ("**Proposed Land Acquisition**").

THAT subject to the completion of the Proposed Land Acquisition, Nova Legend Development Sdn Bhd and KLK Land Sdn Bhd (both of which are shareholders of M Industrial), propose to jointly develop the Subject Properties via M Industrial into an industrial park ("**Proposed Industrial Development**").

The Proposed Land Acquisition and the Proposed Industrial Development are collectively referred to as the "**Proposals**".

THAT the Board of Directors of the Company ("**Board**") (save for the Interested Directors as defined in the Circular) be and is hereby authorised to take all such actions and to execute, sign, deliver and cause to be delivered, all documents, arrangements and/or guarantees on behalf of the Company and M Industrial, as the Board (save for the Interested Directors as defined in the Circular) deems necessary, expedient and/or appropriate, and in the best interest of the Company and M Industrial, in order to implement, effect, complete and/or give full effect to the Proposals.

THAT the Board (save for the Interested Directors as defined in the Circular) be and is hereby authorised, with full powers, to make all necessary applications and submissions to the relevant authorities and regulatory bodies for approvals and consents, and to agree to, accept or make any terms, conditions, modifications, variations and/or amendments (including the execution of any supplemental agreement(s)) in connection with the Proposals, and to take all such steps and do all acts and things as the Board (save for the Interested Directors as defined in the Circular) considers necessary or expedient in the best interest of the Company.

AND THAT all acts, deeds and actions taken by the Board and/or officers of the Company in relation to the Proposals prior to the date of this resolution shall be ratified and confirmed."

BY ORDER OF THE BOARD OF
MAH SING GROUP BERHAD

YANG BAO LING (SSM PC No. 202008002683) (MAICSA 7041240)
THAM WAI YING (SSM PC No. 202008001181) (MAICSA 7016123)
Company Secretaries

Kuala Lumpur
7 July 2026

Notes:

1. *Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolution set out in the Notice of EGM shall be put to a vote by way of a poll.*

2. *In respect of deposited securities, only members whose names appear in the Record of Depositors as of 15 July 2026 shall be entitled to attend, participate, speak and vote at the EGM, or appoint proxy(ies) to attend, speak, and vote on their behalf.*

3. *A member who is entitled to attend, participate, speak, and vote at the EGM may appoint no more than two (2) proxies or, in the case of a corporation, authorised representatives, to attend and vote in his/her stead. There shall be no restriction as to the qualifications of the proxy.*

4. *Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("**SICDA**"), it may appoint not more than two (2) proxies in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account.*

5. *Where a member of the Company is an exempt authorised nominee as defined under SICDA which holds ordinary shares in the Company for multiple beneficial owners in one (1) securities account (omnibus account), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.*

6. *Where a member or the authorised nominee appoints more than one (1) proxy (subject always to a maximum of two (2) proxies of each meeting), or where an exempt authorised nominee appoints two (2) or more proxies, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.*

7. *The instrument appointing a proxy shall be in writing signed by the appointor or his/her attorney duly authorised in writing or, if the appointor is a corporation, either under its common seal or under the hand of its officer or of its attorney duly authorised.*

8. *The Form of Proxy shall be deposited at the office of the Company's Share Registrar, Tricor Investor & Issuing House Services Sdn. Bhd. located at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia, or, at the designated drop box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia. Alternatively, you may submit the Form of Proxy electronically via Vistra Share Registry and IPO (MY) portal at https://srmy.vistra.com, not less than 48 hours before the time for holding this EGM or at any adjournment thereof. Please refer to the **Procedures for Electronic Lodgement of the Form of Proxy** in the Administrative Guide for the EGM.*

9. *A corporate representative duly appointed by a corporate member must deposit the **original** certificate of appointment of corporate representative, or any authority under which such an appointment is made, if the appointment is made by a power of attorney, a **notarially certified copy** of the power of attorney must be deposited at the office of the Company's Share Registrar stated in item 8 above, not less than 48 hours before the time for holding this EGM or at any adjournment thereof. Please refer to the **Appointment of Proxy, Corporate Representative or Attorney** section in the Administrative Guide for the EGM for further details.*