MIDTOWN GROUP BERHAD ("MIDTOWN" OR THE "COMPANY")
(Formerly known as PASUKHAS GROUP BERHAD)
Registration No. 200501009342 (686389-A)
(Incorporated in Malaysia)

MINUTES OF THE EXTRAORDINARY GENERAL MEETING ("EGM") OF THE COMPANY HELD AT LOT 4.1, 4TH FLOOR, MENARA LIEN HOE, NO. 8, PERSIARAN TROPICANA, TROPICANA GOLF & COUNTRY RESORT, 47410 PETALING JAYA, SELANGOR DARUL EHSAN ON THURSDAY, 25 JUNE 2026 AT 4:00 P.M. OR IMMEDIATELY AFTER THE CONCLUSION OF THE 20TH ANNUAL GENERAL MEETING OF THE COMPANY

Present : **Board of Directors**
Mejar Dato' Ismail Bin Ahmad – *Independent Non-Executive Chairman*
Mr. Tang Boon Koon – *Executive Director*
Mr. Lim Kian Seong – *Executive Director*
Dato' Nik Ismail Bin Dato' Nik Yusoff – *Independent Non-Executive Director*
Ms. Charissa Lim Zhu Ai – *Independent Non-Executive Director*
Mr. Teoh Kim Hooi – *Non-Independent Non-Executive Director*

In Attendance : **Representatives from Prosec Corporate Services Sdn. Bhd.**
Ms. Adeline Tang Koon Ling – *Company Secretary*
Ms. Kang Joa Hooi – *Assistant to Company Secretary*

Management Team
Mr. Jackson Chee Wai Lun – *Finance Manager*

Attendance of Shareholders

The attendance of members/corporate representatives/proxies were as per the summary of Attendance List.

CHAIRMAN

It was noted that the EGM convened immediately after the conclusion of the 20th Annual General Meeting of the Company ("20th AGM") at 3:14 p.m.. On behalf of the Board of Directors ("Board"), Mejar Dato' Ismail Bin Ahmad, the Chairman of the Company, welcomed the members and attendees to the EGM of the Company.

The Chairman then introduced the Board members and company secretary to the shareholders.

NOTICE

There being no objection, the notice convening the meeting dated 10 June 2026, having been circulated earlier to all the members of the Company within the statutory period, was taken as read.

QUORUM

The Chairman informed the meeting that the Company's Constitution required the presence of at least two (2) members or proxies or corporate representatives to form a quorum.

Upon confirming the presence of the requisite quorum pursuant to the Company's Constitution as confirmed by the company secretary, the Chairman then called the meeting to order at 3:14 p.m., immediately after the conclusion of 20th AGM.

POLLING AND ADMINISTRATIVE MATTERS

The Chairman informed that pursuant to Rule 8.31A of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and the Constitution of the Company, all resolutions set out in the notice of a general meeting shall be voted by poll. The poll would be conducted after the item on the agenda was dealt with.

The Chairman then briefed the members on the flow of the meeting as follows:-

(1) The meeting would go through one (1) Ordinary Resolution of the Company as set out in the Notice of the EGM.
(2) Questions and Answers ("Q&A") session after the Ordinary Resolution whereby the Board addressed the questions from the members.
(3) After having dealt with the Q&A, the Ordinary Resolution shall be put to vote.

The members were informed that the Company had appointed Prosec Share Registration Sdn. Bhd. as the Poll Administrator to conduct the polling process and SharePolls Sdn. Bhd. as the Independent Scrutineer ("Scrutineer") to verify the poll results.

The Chairman then proceeded with the agenda of the EGM.

1. ORDINARY RESOLUTION - PROPOSED NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED NEW SHAREHOLDERS' MANDATE")

The Chairman proceeded to Ordinary Resolution on the Proposed New Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature.

Madam Ker Su Chon, a member of the Company raised her questions and the responses from Mr. Tang Boon Koon, the Executive Director of the Company as set out below:-

Q1. Could the Company provide some insight and value for the new project including the expected profit projection and the duration taken for the new project?

A1. The Company would continue to look for new projects that would bring profitability and investment opportunity to the Group. The Group managed to secure some projects whereby announcements have been released via Bursa Securities website. The projects secured for the structuring data centre and renovation works are the on-going projects for the Company. Most projects are considered as mid-term projects as it is for up to 12 months. Mr. Tang Boon Koon added that the official project completion given to the Company was shorter, either 6-8 months or 10-12 months. The short timeframe given was one of the challenges encountered by the Company.

The percentage of the profit margin for the projects submitted for tender was affected by the increase in diesel price. The usage of labour, diesel and power generation are also highly dependent on the current market condition. The Company estimated to gain gross profit margin of around 20% from the new projects, but the Company would need to consider and undertake any unforeseen challenges and risks to ensure the profit margin is aligned within the forecast plan which could reduce the expected profit margin to approximately 15%.

The management could continue to monitor all costs to ensure maintaining certain percentage of margin and looking forward to achieve profit from the participated projects.

Q2. When the Company expected to achieve positive turnaround?

A2. Currently, some projects are to be open for tender for the next two (2) years and the Group is anticipated to submit tender for the said projects. At the same time, the Group would also need to ensure good quality construction services delivered to customer. The Group look forward to secure additional projects.

Q3. Please let us know whether the Company managed to make profit from these new projects and the background of the new data centre project.

A3. The 1st data centre project was completed in the previous year and the Company is currently undergoing 2nd project which targeted to have another upcoming project next year.

The profit generated from the 1st project was not optimistic due to market condition, such as unforeseen challenges from Covid-19, costs inflation including increasing in material and labour costs for the construction works. However, it would consider as a win-win situation, if the Company still manage to breakeven the cost and revenue or expose to lesser loss.

For the background of the new data centre project, the contractor usually does not disclose the details of the owner of the projects as the Company mainly deals with the main contractor or developer only.

There were no further questions from the members. The following Ordinary Resolution was put to the meeting for consideration and voting:-

"THAT subject always to the provisions of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad, approval be and is hereby given to the Company and its subsidiaries to enter into and give effect to the recurrent related party transactions of a revenue or trading nature with the related parties as specified in Section 2.2(b) of the Circular to Shareholders dated 10 June 2026, provided that such transactions and/or arrangements which are necessary for the day-to-day operations are undertaken in the ordinary course of business, at arm's length basis, on normal commercial terms and transaction prices which are not more favourable to the related parties than those generally available to the public and not detrimental to the minority shareholders of the Company;

1. ORDINARY RESOLUTION - PROPOSED NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED NEW SHAREHOLDERS' MANDATE") (CONTINUED…)

THAT the Proposed New Shareholders' Mandate shall only continue to be in full force until:

(i) the conclusion of the next AGM of the Company at which time it will lapse, unless by a resolution passed at said AGM, such authority is renewed; or
(ii) the expiration of the period within which the next AGM after the date it is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act; or
(iii) revoked or varied by a resolution passed by the shareholders of the Company in a 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 such documents as may be required) as they may consider expedient or necessary or in the best interest of the Company to give effect to the Proposed New Shareholders' Mandate."

CONDUCT OF VOTING BY POLL

The meeting then continued to voting session for 5 minutes to allow the shareholders, corporate representatives and proxies to complete their voting on the Ordinary Resolution by poll.

After 5 minutes, the Chairman announced the closing of the voting session. The meeting was adjourned for approximately 10 minutes to facilitate the counting of votes by the Poll Administrator and verification of poll results by the Scrutineer.

ANNOUNCEMENT OF POLL RESULT

Upon the availability of the poll result, the Chairman called the meeting to resume.

The result of the poll, as marked as "Appendix A", is attached thereto, and shall formed part of the minutes, which had been verified by the Scrutineer was projected on the screen for the members' information.

Based on the result of the poll, the Chairman declared that the Ordinary Resolution was carried.

CLOSURE OF MEETING

There being no further business, the meeting was closed at 3:41 p.m. with a vote of thanks to the Chair.

Dated: 25 June 2026

APPENDIX A

Ordinary Resolution	**Vote For**			**Vote Against**			**Results**
	No. of shareholders	**No. of shares**	**Percentage (%)**	**No. of shareholders**	**No. of shares**	**Percentage (%)**	
Ordinary Resolution Proposed New Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature.	12	48,613,203	100.0000	0	0	0.0000	Accepted