

AME ELITE CONSORTIUM BERHAD
Registration No. 201801030789 (1292815-W)
(Incorporated in Malaysia)

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th AGM”) OF AME ELITE CONSORTIUM BERHAD (“AME” or “COMPANY”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

PRESENT

Board of Directors

Tengku Azrina Binti Raja Abdul Aziz	<i>(Independent Non-Executive Chairperson)</i>
Kelvin Lee Chai	<i>(Deputy Chairman/Non-Independent Non-Executive Director)</i>
Dylan Tan Teck Eng	<i>(Executive Director and Group Chief Executive Officer)</i>
Vincen Lim Khai Wen	<i>(Executive Director)</i>
Eric Kang Koh Wei	<i>(Executive Director)</i>
Simon Lee Sai Boon	<i>(Non-Independent Non-Executive Director)</i>
Tan Lay Beng	<i>(Independent Non-Executive Director)</i>
Chang Tian Kwang	<i>(Independent Non-Executive Director)</i>
Wee Soon Chit	<i>(Independent Non-Executive Director)</i>
Kang Ah Chee	<i>(Alternate Director to Eric Kang Koh Wei)</i>
Cheryl Lim Pei Shi	<i>(Alternate Director to Vincen Lim Khai Wen)</i>
Lee Ling Sien	<i>(Alternate Director to Kelvin Lee Chai)</i>
Alfred Lee Chun Kiat	<i>(Alternate Director to Simon Lee Sai Boon)</i>

Company Secretary

Santhi A/P Saminathan (Boardroom Corporate Services Sdn Bhd)
Tan Hui Yin (Assistant Secretary – Boardroom Corporate Services Sdn Bhd)

Shareholders/Corporate Representatives/Proxies

As per the attendance sheet.

IN ATTENDANCE

Chief Financial Officer

Gregory Lui Poh Sek

External Auditors

KPMG PLT represented by Eric Ong Beng Seng

Poll Administrator

Boardroom Share Registrars Sdn Bhd

Independent Scrutineer

SKY Corporate Services Sdn Bhd

Moderator for Questions & Answers session

Aquilas Advisory (Malaysia) Sdn Bhd represented by Tay Tze Yi

AME ELITE CONSORTIUM BERHAD
Registration No. 201801030789 (1292815-W)
(Incorporated in Malaysia)

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th **AGM**”) OF AME ELITE CONSORTIUM BERHAD (“**AME**” or “**COMPANY**”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

1. CHAIRPERSON

Tengku Azrina Binti Raja Abdul Aziz presided as Chairperson of the Seventh Annual General Meeting (“7th **AGM**”) of the Company. The Chairperson welcomed the shareholders and all those present at the meeting.

The Chairperson introduced the Board of Directors (“**Board**”), the Chief Financial Officer, the Company Secretary, and the External Auditors, who were present at the meeting, to the shareholders.

2. QUORUM

The Company Secretary confirmed the presence of a quorum, and the Chairperson called the meeting to order.

3. NOTICE

The Notice convening the 7th AGM (“**Notice**”) dated 30 July 2025 was announced to Bursa Malaysia Securities Berhad (“**Bursa Malaysia**”) on 29 July 2025 and published on the Company’s corporate website and advertised in the newspaper on 30 July 2025. Shareholders have been notified accordingly of the same either electronically or via postal mail. Hence, the Notice has been properly given and it shall be taken as read.

4. CORPORATE REPRESENTATIVE/PROXIES

The Chairperson invited the Company Secretary to present the proxy forms that had been received. The Company Secretary reported that the Company had received in total 61 proxy forms from shareholders for a total of 105,636,904 shares representing 16.53% of the issued ordinary shares of the Company.

Out of those, there were 55 proxy forms from shareholders who had appointed the Chairperson of the meeting as proxy to vote on his/her behalf, and the shares so represented were 101,085,554 shares representing 15.82% of the issued ordinary shares of the Company.

5. POLLING PROCEDURES

The Chairperson briefed the shareholders that there are 10 Ordinary Resolutions to be tabled for approval by the shareholders at this 7th AGM and in accordance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia, all resolutions to be considered at the 7th AGM will be voted by way of poll.

The Chairperson informed everyone present that Boardroom Share Registrars Sdn Bhd had been appointed as the Poll Administrator to conduct the poll and Sky Corporate Services Sdn Bhd had been appointed as the Independent Scrutineer to verify the poll results. The poll process took place after the conclusion of all agenda items and the Question & Answer (“**Q&A**”) session.

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th AGM”) OF AME ELITE CONSORTIUM BERHAD (“AME” or “COMPANY”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

6. PRESENTATION BY MANAGEMENT

The Chairperson invited Mr Gregory Lui Poh Sek, the Chief Financial Officer, to give a management presentation.

The presentation slides are enclosed as **Appendix A** annexed herewith.

AS ORDINARY BUSINESS:

AGENDA ITEM 1

7. AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025 AND THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON

The Chairperson proceeded to the first agenda. The Chairperson informed that the Audited Financial Statements for the year ended 31 March 2025 and the Reports of the Directors and Auditors were meant for discussion only and would not be put forward for voting in accordance with Section 340(1)(a) of the Companies Act 2016 (“CA 2016”).

The Chairperson invited shareholders to raise questions in connection with the Audited Financial Statements during the Q&A session.

AGENDA ITEM 2

8. ORDINARY RESOLUTION 1 – PAYMENT OF DIRECTORS’ FEES OF THE COMPANY FOR THE FINANCIAL YEAR ENDING 31 MARCH 2026 TO BE PAYABLE QUARTERLY IN ARREARS

The Chairperson proceeded to the next item on the agenda, Ordinary Resolution 1, in relation to the approval of Directors’ fees of the Company of up to RM624,000 for the financial year ending 31 March 2026 to be payable quarterly in arrears. Reference was made to explanatory note 9.2 on page 204 of the Annual Report 2025 for more details on the aforesaid matter. Before considering the resolution, the Chairperson informed the shareholders that the interested Directors would abstain from voting on this resolution.

AGENDA ITEM 3

9. ORDINARY RESOLUTION 2 – PAYMENT OF BENEFITS TO THE DIRECTORS OF THE COMPANY FOR THE PERIOD FROM THE 7TH AGM TO THE 8TH AGM OF THE COMPANY

The Chairperson proceeded to the next item on the agenda, Ordinary Resolution 2, in relation to the approval of the benefits to the Directors of the Company of up to RM78,000 for the period from the 7th AGM to the 8th AGM of the Company. Reference was made to explanatory note 9.2 on page 204 of the Annual Report 2025 for more details on the aforesaid matter. Before considering the resolution, the Chairperson informed the shareholders that the interested Directors would abstain from voting on this resolution.

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th AGM”) OF AME ELITE CONSORTIUM BERHAD (“AME” or “COMPANY”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

AGENDA ITEM 4

10. ORDINARY RESOLUTION 3 – PAYMENT OF DIRECTORS’ FEES OF THE COMPANY’S WHOLLY OWNED SUBSIDIARY, I REIT MANAGERS SDN BHD (“IRM”), THE MANAGER OF AME REAL ESTATE INVESTMENT TRUST (“AME REIT”), FOR THE FINANCIAL YEAR ENDING 31 MARCH 2026 TO BE PAYABLE QUARTERLY IN ARREARS

The Chairperson proceeded to the next item on the agenda, Ordinary Resolution 3, in relation to the approval of Directors’ Fees of the Company’s wholly owned subsidiary, IRM, the manager of AME REIT, of up to RM384,000 for the financial year ending 31 March 2026 to be payable quarterly in arrears. Reference was made to explanatory note 9.2 on page 204 of the Annual Report 2025 for more details on the aforesaid matter. Before considering the resolution, the Chairperson informed the shareholders that the interested Directors would abstain from voting on this resolution.

AGENDA ITEM 5

11. ORDINARY RESOLUTION 4 – PAYMENT OF BENEFITS TO THE DIRECTORS OF IRM FOR THE PERIOD FROM THE 7TH AGM TO THE 8TH AGM OF THE COMPANY

The Chairperson proceeded to the next item on the agenda, Ordinary Resolution 4, in relation to the approval of benefits to the Directors of IRM of up to RM50,000 for the period from the 7th AGM to the 8th AGM of the Company. Reference was made to explanatory note 9.2 on page 204 of the Annual Report 2025 for more details on the aforesaid matter. Before considering the resolution, the Chairperson informed the shareholders that the interested Directors would abstain from voting on this resolution.

AGENDA ITEM 6(i)

12. ORDINARY RESOLUTION 5 – RE-ELECTION OF RETIRING DIRECTOR, MR LEE CHAI

The Chairperson proceeded to the next item on the agenda, Ordinary Resolution 5, in relation to the re-election of Mr Lee Chai, the Deputy Chairman/Non-Independent Non-Executive Director of the Company, who was retiring pursuant to the Company’s Constitution and being eligible, had offered himself for re-election. Before considering the resolution, the Chairperson informed the shareholders that Mr Lee Chai, being the interested Director, would abstain from voting on this resolution.

AGENDA ITEM 6(ii)

13. ORDINARY RESOLUTION 6 – RE-ELECTION OF RETIRING DIRECTOR, MR LEE SAI BOON

The Chairperson informed the shareholders that the next item on the agenda, Ordinary Resolution 6, was in relation to the re-election of Mr Lee Sai Boon as the Non-Independent Non-Executive Director of the Company, who was retiring pursuant to the Company’s Constitution and being eligible, had offered himself for re-election. Before considering the resolution, the Chairperson informed the shareholders that Mr Lee Sai Boon, being the interested Director, would abstain from voting on this resolution.

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th AGM”) OF AME ELITE CONSORTIUM BERHAD (“AME” or “COMPANY”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

AGENDA ITEM 6(iii)

14. ORDINARY RESOLUTION 7 – RE-ELECTION OF RETIRING DIRECTOR, TENGKU AZRINA BINTI RAJA ABDUL AZIZ

The Chairperson informed the shareholders that the next item on the agenda, Ordinary Resolution 7, was in relation to the re-election of herself as the Director of the Company. She then invited Mr Tan Teck Eng, the Executive Director and Group Chief Executive Officer, to chair the agenda on Ordinary Resolution 7.

Mr Tan Teck Eng proceeded to Ordinary Resolution 7 in relation to the re-election of Tengku Azrina Binti Raja Abdul Aziz, the Chairperson of the Board/Independent Non-Executive Director, who was retiring pursuant to the Company’s Constitution and being eligible, had offered herself for re-election. Before considering the resolution, Mr Tan Teck Eng informed the shareholders that Tengku Azrina Binti Raja Abdul Aziz, being the interested Director, would abstain from voting on this resolution.

Mr Tan Teck Eng then passed the chair back to the Chairperson to conduct the remaining items on the agenda.

AGENDA ITEM 7

15. ORDINARY RESOLUTION 8 – RE-APPOINTMENT OF MESSRS KPMG PLT AS AUDITORS OF THE COMPANY FOR THE FINANCIAL YEAR ENDING 31 MARCH 2026 AND TO AUTHORISE THE DIRECTORS TO FIX THEIR REMUNERATION

The Chairperson subsequently proceeded to the next item on the agenda, Ordinary Resolution 8, in relation to the re-appointment of Messrs KPMG PLT as Auditors of the Company for the financial year ending 31 March 2026 and to authorise the Directors to fix their remuneration.

AS SPECIAL BUSINESS:

AGENDA ITEM 8

16. ORDINARY RESOLUTION 9 – AUTHORITY TO ISSUE AND ALLOT SHARES PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016 (“CA 2016”) AND WAIVER OF PRE-EMPTIVE RIGHTS PURSUANT TO THE CA 2016

The Chairperson proceeded to the next item on the agenda, Ordinary Resolution 9, pertaining to the authority to issue and allot shares pursuant to Sections 75 and 76 of the CA 2016 and waiver of pre-emptive rights pursuant to the CA 2016. Reference was made to explanatory note 10.1 on page 205 of the Annual Report 2025 for more details on the aforesaid matter.

AGENDA ITEM 9

17. ORDINARY RESOLUTION 10 – RENEWAL OF SHAREHOLDERS’ APPROVAL FOR SHARE BUY-BACK

The Chairperson proceeded to the next item on the agenda, Ordinary Resolution 10, pertaining to the renewal of shareholders’ approval for the Company’s Share Buy-Back. Reference was

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th AGM”) OF AME ELITE CONSORTIUM BERHAD (“AME” or “COMPANY”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

made to explanatory note 10.2 on page 205 of the Annual Report 2025 and the Share Buy-Back Statement for more details on the aforesaid matter.

AGENDA ITEM 10

18. ANY OTHER BUSINESS

The Company Secretary confirmed that the Company had not received any notice for the transaction of any other business which had been given at this meeting.

19. QUESTIONS AND ANSWERS (“Q&A”) SESSION

The Chairperson informed the shareholders that all the resolutions to be considered at this meeting had been tabled and invited Mr Tay Tze Yi to assist in moderating the Q&A session.

The Chairperson requested that shareholders or proxy holders who wished to speak during the Q&A session to state their names and declare whether they are shareholders or a proxy holders before raising their questions.

Questions raised by the Shareholders answered during the AGM are as follows:-

1. What is the policy for revising rents with tenants when leases expire? Given that market rates in Johor have caught up recently, can we expect significant positive rental reversions (increases upon renewal) for our properties in the near future?

Answered by
Mr Dylan Tan Teck
Eng

As part of the Company’s business strategy, we have established long-term initial leases with our tenants, typically for periods of up to 10 to 15 years (with built-in step-up rental rates). However, the Johor property market has experienced significant strengthening in recent years. This presents a substantial opportunity for us. Many of those original long-term leases are now beginning to mature and expire and will be due for renewal. When the leases are due for renewal, the new rental rates will be negotiated with our tenants at current market rates, which are considerably higher. The Company anticipates strong positive rental reversions across this segment of our portfolio, which we expect will be a key driver for enhancing our overall financial performance in the coming years.

2. The company has received a loan of RM16.5 million from minority shareholders. The company confirmed the loan is unsecured and carries an interest rate pegged at 1.0% above the six-month Kuala Lumpur Interbank Offered Rate (KLIBOR), making it a commercial but favorable arrangement.

Who is the lender (i.e. minority shareholder) of this loan? What was the objective or reason for the company to receive this specific loan?

Answered by
Mr Gregory Lui Poh
Sek

The amount due to minority shareholders of RM16.5 million comprises a loan from a minority shareholder of RM9.2 million and dividend payable of RM7.0 million. The lender, i.e. the minority shareholder of the RM9.2 million loan is KLK Land Sdn Bhd, our joint venture partner for the property development project in Ijok, Selangor. The purpose of the loan was to fund the acquisition of the

AME ELITE CONSORTIUM BERHAD
Registration No. 201801030789 (1292815-W)
(Incorporated in Malaysia)

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th AGM”) OF AME ELITE CONSORTIUM BERHAD (“AME” or “COMPANY”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

development land. Separately, the interest-free amount due to other minority shareholders is non-trade and repayable-on-demand.

As there was no further question, Mr Tay Tze Yi subsequently passed back the chairing of the meeting to the Chairperson to continue with the meeting.

20. CONDUCT OF POLL

The Chairperson proceeded to the polling process. She invited the Poll Administrator to play a video tutorial on the electronic voting procedures.

After the briefing on voting procedures, the Chairperson declared that the registration of shareholders for the 7th AGM was closed to facilitate the poll. The Chairperson informed the shareholders that the poll will remain open for the next 10 minutes for casting of votes and thereafter, the Independent Scrutineer would take approximately 15 minutes for the validation of poll results. The meeting would resume upon receiving the poll results verified by the Independent Scrutineer.

21. DECLARATION OF POLL RESULTS

The meeting resumed at 11.05 a.m. with the requisite quorum being present. The Chairperson called the meeting to order for the declaration of poll results.

All Ordinary Resolutions 1 to 10 tabled at the meeting were voted on by poll, and the poll results were validated by the appointed Independent Scrutineer, SKY Corporate Services Sdn Bhd.

The poll results validated by the scrutineer were as follows:-

	FOR		AGAINST	
	No. of Shares	%	No. of Shares	%
Ordinary Resolution 1	214,418,454	99.9995	1,000	0.0005
Ordinary Resolution 2	214,418,454	99.9995	1,000	0.0005
Ordinary Resolution 3	215,153,454	99.9995	1,000	0.0005
Ordinary Resolution 4	215,153,454	99.9995	1,000	0.0005
Ordinary Resolution 5	359,867,754	98.1854	6,651,000	1.8146
Ordinary Resolution 6	436,537,204	98.4993	6,651,000	1.5007
Ordinary Resolution 7	482,162,554	100.0000	0	0.0000
Ordinary Resolution 8	482,303,854	99.9982	8,700	0.0018
Ordinary Resolution 9	451,017,804	93.5115	31,294,750	6.4885
Ordinary Resolution 10	451,017,804	93.5115	31,294,750	6.4885

The Chairperson declared that all the resolutions were carried.

AME ELITE CONSORTIUM BERHAD
Registration No. 201801030789 (1292815-W)
(Incorporated in Malaysia)

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING (“7th **AGM**”) OF AME ELITE CONSORTIUM BERHAD (“**AME**” or “**COMPANY**”) HELD PHYSICALLY AT I-PARK@SENAI AIRPORT CITY SALES GALLERY, NO. 2, JALAN I-PARK SAC 1/1, TAMAN PERINDUSTRIAN I-PARK SAC, 81400 SENAI, JOHOR DARUL TAKZIM ON FRIDAY, 29 AUGUST 2025 AT 10:00 A.M.

22. CLOSE OF MEETING

The Chairperson thanked the shareholders for their attendance and declared the meeting closed at 11:06 a.m.

SIGNED AS A CORRECT RECORD

TENGGU AZRINA BINTI RAJA ABDUL AZIZ
Chairperson