



## NOTICE OF EXTRAORDINARY GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that an Extraordinary General Meeting (“**EGM**”) of Paragon Globe Berhad (“**PGB**” or the “**Company**”) will be held at Level 2, Grand Paragon Hotel, No. 18, Jalan Harimau, Taman Century, 80250 Johor Bahru, Johor Darul Takzim, Malaysia on Monday, 11 March 2024 at 10.00 a.m. or at any adjournment thereof, for the purpose of considering and if thought fit, to pass, with or without modifications, the following resolution:

### ORDINARY RESOLUTION

**PROPOSED ACQUISITIONS BY PGB LANDMARK SDN BHD (“PLSB”), A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY, OF SEVEN (7) PLOTS OF FREEHOLD LANDS LOCATED IN THE MUKIM OF TANJUNG KUPANG AND ONE (1) PLOT OF FREEHOLD LAND LOCATED IN THE MUKIM OF PULAI, ALL IN THE DISTRICT OF JOHOR BAHRU, STATE OF JOHOR (“LANDS”) MEASURING IN AGGREGATE AN APPROXIMATE AREA OF 46.904 HECTARES FOR A TOTAL PURCHASE CONSIDERATION OF RM146,071,898.47 TO BE FULLY SATISFIED IN CASH (“PROPOSED ACQUISITIONS”)**

“**THAT** subject to the approvals of all relevant authorities and/or parties (where required) being obtained, approval be and is hereby given to PLSB to acquire the following Lands:

- 1) All that piece of freehold land held under HSD 602898 PTD 5868 for a purchase consideration of RM54.356 million and all that piece of freehold land held under HSD 602455 PTD 5401 for a purchase consideration of RM9.989 million, located in the Mukim of Tanjung Kupang, District of Johor Bahru, State of Johor from Nusajaya Rise Sdn Bhd (“**Nusajaya Rise**”), being the vendor of the lands, upon such terms and conditions set out in the conditional sale and purchase agreements dated 17 November 2023 between PLSB and Nusajaya Rise;
- 2) All that piece of freehold land held under HSD 306832 PTD 2994 for a purchase consideration of RM10.686 million, all that piece of freehold land held under HSD 306833 PTD 2995 for a purchase consideration of RM12.298 million, all that piece of freehold land held under HSD 306837 PTD 3003 for a purchase consideration of RM24.124 million, all that piece of freehold land held under HSD 306838 PTD 3004 for a purchase consideration of RM10.304 million and all that piece of freehold land held under HSD 306839 PTD 3006 for a purchase consideration of RM21.528 million, located in the Mukim of Tanjung Kupang, District of Johor Bahru, State of Johor from Nusajaya Rise, being the vendor of the lands and Symphony Hills Sdn Bhd (“**Symphony Hills**”), being the proprietor of the lands, upon such terms and conditions set out in the conditional sale and purchase agreements dated 17 November 2023 between PLSB, Nusajaya Rise and Symphony Hills; and
- 3) All that piece of freehold land held under Geran 361960 Lot 132561 for a purchase consideration of RM2.787 million, located in the Mukim of Pulai, District of Johor Bahru, State of Johor from Nusajaya Heights Sdn Bhd (“**Nusajaya Heights**”), being the vendor of the land, upon such terms and conditions set out in the conditional sale and purchase agreement dated 17 November 2023 between PLSB and Nusajaya Heights.

Collectively, all the conditional sale and purchase agreements above are referred to as “**SPAs**”.

**AND THAT** the Board of Directors of PGB (“**Board**”) be and is hereby authorised and empowered to take all such steps and to enter into all deeds, agreements, arrangements, undertakings, transfers and indemnities as the Board deems fit, necessary, expedient and/or appropriate in order to implement, finalise and give full effect to this ordinary resolution and the terms and conditions of the SPAs with full powers to assent to any conditions, modifications, variations and/or amendments as may be required by any relevant authorities and/or as the Board deems fit, appropriate and in the best interest of PLSB and the Company.”

## **BY ORDER OF THE BOARD**

### **LEONG SIEW FOONG (MAICSA 7007572)**

Company Secretary

Johor Bahru  
26 February 2024

#### **Notes:**

- (1) *A member entitled to attend, speak and vote at the EGM is entitled to appoint a proxy or proxies to attend, speak and vote at the EGM. Each member entitled to vote may vote in person or by proxy or by attorney or in case of a corporation, to appoint a duly authorised representative to attend and vote in his/her place.*
- (2) *Where a member entitled to vote on a resolution has appointed more than one (1) proxy, the appointments shall be invalid unless the member specifies the proportion of his/her shareholdings to be represented by each proxy.*
- (3) *The instrument appointing a proxy shall be in writing under the hand of the member or of his attorney duly authorised in writing or if the member is a corporation, shall either be executed under its common seal or under the hand of two (2) authorised officers, one of whom shall be a director, or of its attorney duly authorised in writing.*
- (4) *Where a member of the Company is an exempt authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 (“**SICDA**”) which holds ordinary shares in the Company for omnibus account, there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus accounts it holds. Where a member is an authorised nominee as defined under SICDA, it may appoint one (1) proxy in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account.*
- (5) *Every member is entitled to appoint another person as his proxy to exercise all or any of his rights to attend, speak and vote instead of him/her at the meeting of members and that such proxy need not be a member.*
- (6) *The Form of Proxy shall be deposited with the Company's Share Registrar, Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No.8 Jalan Kerinchi, 59200 Kuala Lumpur or its Customer Service Centre at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, or alternatively, to submit proxy appointment electronically via TIIH Online at <https://tjih.online> not less than 48 hours before the time appointed for holding the EGM or any adjournment thereof. Please follow the procedures as set out in the Administrative Guide for the EGM for the electronic lodgement of Form of Proxy.*
- (7) *For the purpose of determining who shall be entitled to attend and vote at the EGM, the Company shall be requesting the Record of Depositors as at 4 March 2024 and only a depositor whose name appears on such Record of Depositors shall be entitled to attend and vote at this meeting and appoint proxy(ies).*