

**PARAGON GLOBE BERHAD**  
(Registration No. 194801000095 (1713-A))  
(Incorporated In Malaysia)

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING (“EGM”) OF PARAGON GLOBE BERHAD (“COMPANY” OR “PGB”) HELD AT LEVEL 2, GRAND PARAGON HOTEL, NO. 18, JALAN HARIMAU, TAMAN CENTURY, 80250 JOHOR BAHRU JOHOR, MALAYSIA ON FRIDAY, 27 DECEMBER 2024 AT 10.00 A.M.**

**PRESENT** : Dato’ Sri Edwin Tan Pei Seng (Chairman)  
and as per attendance list

**IN ATTENDANCE** : Ms. Solehah Binti Adam (Representing  
Company Secretary)

**BY INVITATION** : As per attendance list

**EGM24/01 CHAIRMAN**

Dato’ Sri Edwin Tan Pei Seng took the Chair and extended warm welcome to all members present at the EGM. He proceeded to introduce the Board of Directors and the representative of the Company Secretary to the members.

**EGM24/02 QUORUM**

The Chairman informed that the Company Secretary had confirmed presence of the requisite quorum. Having noted the presence of a quorum in accordance with Article 76 of the Company’s Constitution, the Chairman proceeded to call the meeting to order.

**EGM24/03 PROXIES/CORPORATE REPRESENTATIVES**

The Company Secretary reported that the Company has received 16 copies of forms of proxy from shareholders for a total of 479,568,902 ordinary shares, representing 64.23% of the Company’s total number of issued shares which were received during the prescribed period. Out of the aforesaid forms of proxy received, 10 shareholders have appointed the Chairman of the Meeting as their proxy to vote on their behalf.

#### **EGM24/04 NOTICE OF EGM**

The Chairman informed that the notice of the EGM had been issued on 12 December 2024 and published within the stipulated time. Hence, the notice is taken as read and proceeded to the meeting agenda.

#### **EGM24/05 POLL VOTE**

The Chairman informed that there were 5 Ordinary Resolutions to be tabled for shareholders' approval at this EGM and that the voting of all resolutions at this Meeting would be conducted by way of poll pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Securities Listing Securities Berhad. Each motion will require a proposer and seconder from the floor to move and second it accordingly; and subsequently, be opened to members for discussion before being put to vote.

The Chairman informed that Tricor Investor & Issuing House Services Sdn. Bhd. has been appointed as the poll administrator to conduct the polling process, while Sky Corporate Services Sdn. Bhd. has been appointed as scrutineer to verify the poll results.

#### **EGM24/06 ORDINARY RESOLUTION**

**PROPOSED DISPOSAL BY PARAGON BUSINESS HUB SDN. BHD. ("PBHSB"), A WHOLLY-OWNED SUBSIDIARY OF PGB, OF PART OF A PARCEL OF FREEHOLD LAND HELD UNDER GERAN 80943 LOT 2699, IN THE MUKIM OF PLENTONG, DISTRICT OF JOHOR BAHRU, STATE OF JOHOR ("MASTER LAND A") MEASURING APPROXIMATELY 47.860 ACRES ("LAND A") TO BRIDGE DATA CENTRES MALAYSIA IV SDN. BHD. ("BDCIV" OR "PURCHASER A") FOR A CASH CONSIDERATION OF RM238,317,195.60 ("PROPOSED LAND A DISPOSAL")**

The Chairman invited shareholders to raise their questions on the Proposed Land A Disposal.

There being no question raised by the shareholders present, the Chairman proceeded to invite a proposer and seconder for this agenda. Ms. Hoe Cai Hong proposed and her proposal was seconded by Mr. Lee Kian Leong for the said agenda.

**PROPOSED ACQUISITION BY PBHSB, A WHOLLY-OWNED SUBSIDIARY OF PGB, OF ALL THAT PARCEL OF FREEHOLD LAND HELD UNDER HS(D) 631308 PTD 250799 (FORMERLY KNOWN AS GERAN 37983 LOT 2687), IN THE MUKIM OF PLENTONG, DISTRICT OF JOHOR BAHRU, STATE OF JOHOR MEASURING 60,111 SQUARE METRES (APPROXIMATELY 14.85 ACRES) (“LAND B”) FROM SEMENANG REALTY SDN. BHD. (“SEMENANG” OR “VENDOR B”) FOR A CASH CONSIDERATION OF RM28,563,133.20 (“PROPOSED LAND B ACQUISITION”)**

The Chairman proceeded to invite a proposer and seconder for the Proposed Land B Acquisition. Mr. Ong Aik Chang proposed for this agenda and his proposal was seconded by Ms. Lim Mui Lian.

There being no question raised by the shareholders present, the Chairman moved to the next agenda.

**PROPOSED ACQUISITIONS BY PBHSB, A WHOLLY-OWNED SUBSIDIARY OF PGB, OF 2 PARCELS OF FREEHOLD LANDS HELD UNDER GM 757 LOT 90 AND GM 1083 LOT 923, BOTH IN THE MUKIM OF PLENTONG, DISTRICT OF JOHOR BAHRU, STATE OF JOHOR MEASURING 4.4895 HECTARES (APPROXIMATELY 11.09 ACRES) AND 3.3361 HECTARES (APPROXIMATELY 8.24 ACRES) RESPECTIVELY (“LANDS D”) FROM EKL HOLDINGS SDN. BHD. (“EKL HOLDINGS” OR “VENDOR D”) FOR A TOTAL CASH CONSIDERATION OF RM34,957,133.78 (“PROPOSED LANDS D ACQUISITION”)**

The Chairman subsequently proceeded to invite a proposer and seconder for the Proposed Lands D Acquisition. Mr. Lee Kian Leong proposed and his proposal was seconded by Ms. Tan Way San for the said agenda.

There being no question raised by the shareholders present, the Chairman moved to the next agenda.

**PROPOSED DISPOSAL BY PBHSB, A WHOLLY-OWNED SUBSIDIARY OF PGB, OF PART OF A PARCEL OF FREEHOLD LAND HELD UNDER MASTER LAND A MEASURING APPROXIMATELY 19.759 ACRES (“LAND E”) TO BRIDGE DATA CENTRES MALAYSIA VI SDN. BHD. (“BDCVI” OR “PURCHASER E”) FOR A CASH CONSIDERATION OF RM98,980,734.60 (“PROPOSED LAND E DISPOSAL”)**

The Chairman proceeded to invite a proposer and seconder for the Proposed Land E Disposal. Ms. Hoe Cai Hong proposed this agenda and her proposal was seconded by Mr. Lee Kian Leong.

There being no question raised by the shareholders present, the Chairman moved to the next agenda.

**PROPOSED DEVELOPMENT RIGHTS BETWEEN PGB DESA HEIGHTS SDN. BHD. (“PDHSB”), A WHOLLY-OWNED SUBSIDIARY OF PGB, AND TROPICANA DANGA BAY SDN. BHD. (“TDBSB” OR “PROPRIETOR F”) OF 2 PARCELS OF FREEHOLD LANDS HELD UNDER HS(D) 577114 PTB 24234 AND HS(D) 577113 PTB 24233, BOTH IN THE TOWNSHIP OF JOHOR BAHRU, DISTRICT OF JOHOR BAHRU, STATE OF JOHOR OWNED BY PROPRIETOR F, MEASURING 14,213.58 SQUARE METRES (APPROXIMATELY 3.51 ACRES) AND 14,630.85 SQUARE METRES (APPROXIMATELY 3.62 ACRES) RESPECTIVELY (“LAND F”) (“PROPOSED LAND F DEVELOPMENT RIGHTS”)**

The Chairman subsequently proceeded to invite a proposer and seconder for the Proposed Land F Development Rights. Ms. Lim Mui Lian proposed and her proposal was seconded by Ms. Hoe Cai Hong for the said agenda.

There being no question raised by the shareholders present, the Chairman proceeded to the voting by poll polling procedure.

#### **EGM24/07 VOTING BY POLL**

A video of polling procedures via Tricor e-Vote App was projected on the screen as a reference to the members before they cast their votes for the resolution tabled at this meeting.

The EGM was adjourned for 20 minutes for light refreshment while waiting for the scrutineer to compile and verify the results of the poll.

After the break, the meeting resumed for the announcement of poll results.

The Chairman announced that the Resolutions tabled at the EGM were duly carried based on the following results:

<b>Resolutions</b>	<b>FOR</b>		<b>AGAINST</b>	
	<b>No. of Shares</b>	<b>%</b>	<b>No. of Shares</b>	<b>%</b>
Proposed Land A Disposal	475,135,500	99.9999996	2	0.0000004
Proposed Land B Acquisition	475,135,500	99.9999996	2	0.0000004
Proposed Lands D Acquisition	475,135,500	99.9999996	2	0.0000004
Proposed Land E Disposal	475,135,500	99.9999996	2	0.0000004
Proposed Land F Development Rights	475,135,500	99.9999996	2	0.0000004

The Chairman declared all the Ordinary Resolutions set out in today's meeting has been carried.

#### **EGM24/08 TERMINATION**

The Chairman thanked the shareholders for their attendance and declared the meeting closed at 10.20 a.m.

Confirmed as correct records,

*-SIGNED-*

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Chairman