SIGNATURE INTERNATIONAL BERHAD
(200601034359) (754118-K)
(Incorporated in Malaysia)

MINUTES OF THE EXTRAORDINARY GENERAL MEETING (“EGM”) OF SIGNATURE INTERNATIONAL BERHAD (“THE COMPANY”) HELD AT MENARA CHIN HIN, LEVEL 19, STELLARIUM, NO. 1, JALAN NAGA EMAS, SRI PETALING, 57000 KUALA LUMPUR, MALAYSIA, ON MONDAY, 29 JUNE 2026 AT 11.30 A.M.

Present	:	<u>Board of Directors</u> Encik Rozahan Bin Osman – Independent Non-Executive Director (Chairman of the meeting) Datuk Seri Chiau Beng Teik, JP – Non-Independent Non-Executive Director Datuk Wira Chiau Haw Choon – Managing Director Ms Shelly Chiau Yee Wern – Executive Director Dato’ Che Halin Bin Mohd Hashim – Independent Non-Executive Director Mr Chee Jee Kong – Independent Non-Executive Director
By invitation	:	<u>Key Senior Management</u> Mr Lau Kock Sang – Group Chief Executive Officer (“**Group CEO**”) Ms Jessica Lim Mee Ding – Group Chief Financial Officer Representatives of Malacca Securities Sdn Bhd, the Principal Adviser Representative of Eco Asia Capital Advisory Sdn Bhd, the Independent Adviser
In attendance	:	Ms Te Hock Wee Ms Ng Siew Mee Ms Tan Li Yun } Company Secretaries

The names of the shareholders/ corporate representatives/ proxies who attended the EGM are as stated in the Attendance List.

1. **<u>INTRODUCTION</u>**

Encik Rozahan Bin Osman presided as Chairman of the meeting and welcomed all shareholders, proxies and invitees present at the EGM of the Company.

He thereafter introduced the members of the Board, the Key Senior Management, the Company Secretary, the Principal Adviser and the Independent Adviser.

2. **<u>QUORUM</u>**

With the requisite quorum being present, the Chairman called the meeting to order.

3. **<u>NOTICE</u>**

The Notice of the EGM dated 12 June 2026 (“**Notice**”), having been circulated to all the shareholders of the Company within the prescribed period, was taken as read.

4. **<u>POLLING PROCEDURE AND ADMINISTRATIVE MATTERS</u>**

The Chairman informed the meeting that the ordinary resolution set out in the Notice must be voted by poll pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

He further informed that the Company had appointed Tricor Investor & Issuing House Services Sdn. Bhd. as the Poll Administrator to facilitate the poll voting process and Scrutineer Solutions Sdn. Bhd. as the independent scrutineer to verify the poll results. The polling process was conducted after the deliberation on the agenda item.

5. ORDINARY RESOLUTION

PROPOSED DISPOSAL OF A PARCEL OF LEASEHOLD INDUSTRIAL LAND TOGETHER WITH A SINGLE-STOREY DETACHED FACTORY, 3-STOREY OFFICE AND DOUBLE-STOREY DETACHED FACTORY BUILDING ERECTED THEREON HELD UNDER INDIVIDUAL TITLE H.S.(D) 241037, PT NO. 9926, PEKAN BARU SUNGAI BULOH, DAERAH PETALING, NEGERI SELANGOR, BEARING A POSTAL ADDRESS OF NO. 24, JALAN TEKNOLOGI, TAMAN SAINS SELANGOR 1, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR DARUL EHSAN, BY SIGNATURE CABINET SDN. BHD., A WHOLLY-OWNED SUBSIDIARY OF SIGNATURE INTERNATIONAL BERHAD TO BOON KOON CAPITAL SDN. BHD., AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF CHIN HIN GROUP PROPERTY BERHAD FOR A TOTAL CASH CONSIDERATION OF RM66.0 MILLION ("PROPOSED DISPOSAL")

The Chairman informed the meeting that the purpose of the meeting was to seek the shareholders' approval for the Proposed Disposal.

Thereafter, the Group CEO addressed the questions raised by the shareholders and proxies, the details of which are annexed herein as Appendix A.

6. POLL VOTING SESSION

After going through the motion set out in the Notice, a guide on the voting procedure was presented to the shareholders and proxies. Thereafter, the shareholders and proxies were invited to cast their votes.

At the end of the voting session, the meeting adjourned at 11.45 a.m. for the tabulation of the poll results by the independent scrutineer.

7. ANNOUNCEMENT OF POLL RESULTS

The meeting resumed at 12.05 p.m. after obtaining the validated poll results from the independent scrutineer. The poll results were presented to the meeting and the Chairman declared that the ordinary resolution set out in the Notice was duly passed by the shareholders of the Company, as follows:-

ORDINARY RESOLUTION

PROPOSED DISPOSAL OF A PARCEL OF LEASEHOLD INDUSTRIAL LAND TOGETHER WITH A SINGLE-STOREY DETACHED FACTORY, 3-STOREY OFFICE AND DOUBLE-STOREY DETACHED FACTORY BUILDING ERECTED THEREON HELD UNDER INDIVIDUAL TITLE H.S.(D) 241037, PT NO. 9926, PEKAN BARU SUNGAI BULOH, DAERAH PETALING, NEGERI SELANGOR, BEARING A POSTAL ADDRESS OF NO. 24, JALAN TEKNOLOGI, TAMAN SAINS SELANGOR 1, KOTA DAMANSARA, 47810 PETALING JAYA, SELANGOR DARUL EHSAN, BY SIGNATURE CABINET SDN. BHD., A WHOLLY-OWNED SUBSIDIARY OF SIGNATURE INTERNATIONAL BERHAD TO BOON KOON CAPITAL SDN. BHD., AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF CHIN HIN GROUP PROPERTY BERHAD FOR A TOTAL CASH CONSIDERATION OF RM66.0 MILLION ("PROPOSED DISPOSAL")

By a vote of 77,359,079 shares (representing 99.9987%) voted for and 1,010 shares (representing 0.0013%) voted against the resolution, it was **RESOLVED:-**

THAT subject to the approvals of all relevant parties and/or authorities being obtained (where required) and the fulfilment of the conditions precedent as set out in the sale and purchase agreement dated 13 March 2026 entered into between Signature Cabinet Sdn.

Bhd. ("Signature Cabinet") and Boon Koon Capital Sdn. Bhd. ("BKC") ("SPA"), approval be and is hereby given to Signature Cabinet to undertake the Proposed Disposal for a total cash consideration of RM66.0 million, subject to the terms and conditions as stipulated in the SPA;

THAT the Board of Directors of the Company ("**Board**") be and is hereby authorised to utilise the proceeds arising from the Proposed Disposal for the purposes as set out in Section 3 of Part A of the circular to shareholders in relation to the Proposed Disposal dated 12 June 2026, and be further authorised with full powers to vary the manner and/or purposes of utilisation of such proceeds in such manner as the Board may deem fit, necessary and/or expedient in the best interest of the Company;

AND THAT the Board be and is hereby authorised to sign and execute all relevant documents, do all acts, deeds and things as may be required to give effect to the Proposed Disposal with full powers to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or permitted by any relevant authorities and to deal with all matters relating thereto and to take all such steps and do all acts and things in any manner as the Board may deem necessary or expedient to implement, finalise and give full effect to the Proposed Disposal, in the best interest of the Company.

8. CLOSURE OF MEETING

The meeting concluded at 12.06 p.m. with a vote of thanks to the Chair.

SIGNED AS A CORRECT RECORD

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CHAIRMAN

Dated: 3 August 2026

Appendix A

SIGNATURE INTERNATIONAL BERHAD
Registration No. 200601034359 (754118-K)
(Incorporated in Malaysia)

Summary of Questions and Answers raised by shareholders and proxies during the Extraordinary General Meeting of Signature International Berhad ("the Company") held at Menara Chin Hin, Level 19, Stellarium, No. 1, Jalan Naga Emas, Sri Petaling, 57000 Kuala Lumpur, Malaysia, on Monday, 29 June 2026 at 11.30 a.m.

Q1) What is the rationale for the proposed disposal of a parcel of leasehold industrial land together with a single-storey detached factory, 3-storey office and double-storey detached factory building erected thereon held under individual Title H.S.(D) 241037, PT No. 9926, Pekan Baru Sungai Buloh, Daerah Petaling, Negeri Selangor, bearing a postal address of No. 24, Jalan Teknologi, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan ("Property"), by Signature Cabinet Sdn. Bhd., a wholly-owned subsidiary of the Company to Boon Koon Capital Sdn. Bhd., an indirect wholly-owned subsidiary of Chin Hin Group Property Berhad for a total cash consideration of RM66.0 million ("Proposed Disposal")?

Response from the Company:
The Company's factory and office have been relocated to Bandar Enstek and Menara Chin Hin, respectively. The existing showroom at the Property will also be closed, and the Company has identified a more strategic and convenient premise in Kampung Sungai Kayu Ara as its new showroom. Accordingly, the Property will become vacant, presenting the Group with an opportunity to dispose of the asset and unlock its value.

The Proposed Disposal is expected to result in a gain on disposal. It also aligns with the Company's asset-light strategy by reducing borrowings and lowering depreciation and maintenance costs over the long term.

Q2) What is the estimated timeframe for completion, the Real Property Gains Tax ("RPGT") payable, and the expected net gain?

Response from the Company:
Barring any unforeseen circumstances and subject to obtaining all requisite approvals, the Proposed Disposal is expected to be completed in the fourth quarter of 2026.

The estimated RPGT payable is approximately RM3.1 million, and the Group is expected to realise a net gain of approximately RM5 million upon completion of the Proposed Disposal.