

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting (“EGM”) of SkyWorld Development Berhad (“SkyWorld Development” or the “Company”) will be held at **Level 1, Block D, Excella Business Park, Jalan Ampang Putra, Ampang, 55100 Kuala Lumpur, Malaysia** on **Tuesday, 29 April 2025 at 10.00 a.m.** or at any adjournment thereof, for the purpose of considering and, if thought fit, passing with or without modifications, the following resolutions:-

ORDINARY RESOLUTION 1

PROPOSED JOINT DEVELOPMENT BETWEEN SKYWORLD DEVELOPMENT, THE PENANG DEVELOPMENT CORPORATION (“PDC”) AND PDC PROPERTIES SDN BHD (“PDCP”), A WHOLLY-OWNED SUBSIDIARY OF PDC TO JOINTLY DEVELOP LAND MEASURING APPROXIMATELY 195.5 ACRES IN BATU KAWAN, PENANG AND SEBERANG JAYA, PENANG (“PROPOSED JOINT DEVELOPMENT”)

“**THAT** subject to the relevant approvals being obtained, approval be and is hereby given to SkyWorld Development to undertake the Proposed Joint Development, in accordance with the terms and conditions as stipulated in the Joint Development Agreement dated 10 December 2024 (“JDA”);

THAT the JDA entered into between the Company, PDC and PDCP on 10 December 2024 in connection with the Proposed Joint Development be and is hereby ratified, approved and confirmed;

THAT any and all actions taken by the Board in connection with the JDA or as may be incidental to, ancillary to or expedient in connection with the Proposed Joint Development to-date be and are hereby ratified, approved and confirmed;

AND THAT the Board be and is hereby authorised to act, for and on behalf of SkyWorld Development, and to take all such steps and do all such acts, matters and things as the Board deems fit or may consider necessary, desirable, appropriate or expedient to implement, finalise and give full effect to the Proposed Joint Development, with full powers to give all or any notices, directions, consents and authorisations in respect of any matter arising from or in connection with the Proposed Joint Development, and to assent to any term, condition, modification, variation and/or amendment relating to the Proposed Joint Development as may be approved/required by the relevant regulatory authorities and/or as the Board deems fit.”

ORDINARY RESOLUTION 2

PROPOSED DIVERSIFICATION OF THE EXISTING BUSINESS OPERATIONS OF SKYWORLD DEVELOPMENT AND ITS SUBSIDIARIES (THE “GROUP”) TO INCLUDE THE BUSINESS OF THE MANUFACTURING OF PREFABRICATED AND PREFINISHED MODULAR SYSTEMS (“PROPOSED DIVERSIFICATION”)

“**THAT** subject always to the relevant approvals being obtained, approval be and is hereby given to SkyWorld Development to diversify the Group’s existing business operations to include the business of the manufacturing of prefabricated and prefinished modular systems;

THAT the Shareholders’ Agreement entered into between the Company, Teambuild and Prefab Master on 20 January 2025 (“Shareholders’ Agreement”) in connection with the Proposed Diversification be and is hereby ratified, approved and confirmed;

THAT any and all actions taken by the Board in connection with the Shareholders’ Agreement or as may be incidental to, ancillary to or expedient in connection with the Proposed Diversification to-date be and are hereby ratified, approved and confirmed;

AND THAT the Board be and is hereby authorised to act, for and on behalf of SkyWorld Development, and to take all such steps and do all such acts, matters and things as the Board deems fit or may consider necessary, desirable, appropriate or expedient to implement, finalise and give full effect to the Proposed Diversification, with full powers to give all or any notices, directions, consents and authorisations in respect of any matter arising from or in connection with the Proposed Diversification, and to assent to any term, condition, modification, variation and/or amendment relating to the Proposed Diversification as may be approved/required by the relevant regulatory authorities and/or as the Board deems fit.”

BY ORDER OF THE BOARD

FOO PEI KOON (MAICSA 7067238) (SSM PC NO. 202108000380)

LEE YIN BIN (MAICSA 7074794) (SSM PC NO. 202508000014)

TE HOCK WEE (MAICSA 7054787) (SSM PC NO. 202008002124)

Company Secretaries

Kuala Lumpur

14 April 2025

Explanatory Notes:

The details of the Proposals are set out in the Circular to shareholders, which is available on the Company’s website at <https://skyworldgroup.com.my/investor-relations>.

Notes:

- For the purpose of determining who shall be entitled to attend this meeting, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to make available to the Company, a Record of Depositors as at **22 April 2025**. Only a member whose name appears on this Record of Depositors shall be entitled to attend this meeting or appoint a proxy to attend, participate, speak and vote on his behalf.*
- A member of the Company who is entitled to attend and vote at a general meeting may appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to attend, participate, speak and vote in his place. A proxy may but need not be a member of the Company.*
- A member of the Company who is entitled to attend and vote at a general meeting of the Company may appoint not more than 2 proxies to attend, participate, speak and vote instead of the member at the general meeting.*
- Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 (“Central Depositories Act”), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.*
- Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account (“omnibus account”), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of section 25A(1) of the Central Depositories Act.*
- Where a member, an authorised nominee or an exempt authorised nominee appoints more than 1 proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies. The appointment shall not be valid unless he specifies the proportion of his shareholdings to be represented by each proxy.*
- The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than forty-eight (48) hours before the time appointed for holding the EGM or at any adjournment thereof, at which the person named in the appointment proposes to vote:*
 - In hard copy form*

To 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, Malaysia.
 - By electronic means via Tricor TIH Online website at <https://tjih.online>*

Please refer to the Administrative Guide of the EGM for further information on electronic submission of proxy form via TIH Online.
- Any authority pursuant to which such an appointment is made by a power of attorney must be deposited with the Company’s Share Registrar at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not less than forty-eight (48) hours before the time appointed for holding the EGM or adjourned general meeting at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.*
- Please ensure ALL the particulars as required in the proxy form are completed, signed and dated accordingly.*
- Last day, date and time for lodging the proxy form is **Sunday, 27 April 2025 at 10.00 a.m.***
- Please bring an ORIGINAL of the following identification papers (where applicable) and present it to the registration staff for verification:*
 - Identity card (NRIC) (Malaysian), or*
 - Police report (for loss of NRIC) / Temporary NRIC (Malaysian), or*
 - Passport (Foreigner).*
- For a corporate member who has appointed a representative instead of a proxy to attend this meeting, please deposit the ORIGINAL certificate of appointment executed in the manner as stated in the proxy form with the Share Registrar of the Company at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia if this has not been lodged with the Company’s Share Registrar earlier.*
- Pursuant to paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions set out in the Notice of the EGM will be put to vote by way of poll.*



SKYWORLD DEVELOPMENT BERHAD

Registration No. 200601034211 (753970-X)
(Incorporated in Malaysia)

ADMINISTRATIVE GUIDE FOR THE EXTRAORDINARY GENERAL MEETING (“EGM”)

Day and Date : **Tuesday, 29 April 2025**
Time : **10.00 a.m.**
Venue : **Level 1, Block D, Excella Business Park, Jalan Ampang Putra, Ampang, 55100 Kuala Lumpur, Malaysia**

1. Eligibility to attend based on the Record of Depositors

Only members whose names appear in the Record of Depositors as at **22 April 2025** shall be eligible to attend, speak and vote (collectively, “participate”) at the EGM or appoint a proxy(ies) to attend and/or vote on their behalf.

2. Registration on the day of the EGM

- a. Registration will commence at 9.00 a.m.
- b. Please present your original National Registration Identity Card (NRIC) or Passport to the registration staff for verification.
- c. A voting slip and an identification wristband will be given to you thereafter. No one will be allowed to enter the meeting room without an identification wristband.
- d. Registration must be done in person. No person is allowed to register on behalf of another.
- e. The registration counter will handle verification of identity, registration and revocation of proxy(ies).

3. Door Gift/ Voucher

There will be no distribution of door gifts or vouchers for shareholders/ proxies/ authorised representatives/ attorneys who participate in the EGM.

4. Appointment of Proxy(ies) or Attorney or Authorised Representative

If a shareholder is unable to participate in the EGM, he/she may appoint proxy(ies) and indicate the voting instructions in the proxy form.

The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner not later than **Sunday, 27 April 2025 at 10.00 a.m.**:-

(i) In hard copy form

By hand or post to the office of 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, Malaysia.

Please ensure ALL the particulars as required in the proxy form are completed, signed and dated accordingly.

(ii) By electronic means

You may submit the proxy forms electronically via TIIH Online at <https://tiih.online>. Kindly refer to the procedures as set out below for further information:

| Procedure | Action |
|--|--|
| i. Steps for Individual Shareholders | |
| a. Register as a User with TIIH Online | <ul style="list-style-type: none">• Using your computer or smartphone, please access the website at https://tiih.online.• Register as a user under the “e-Services” by selecting “Create Account by Individual Holder”. Please refer to the tutorial guide posted on the homepage for assistance.• If you are already a user with TIIH Online, you are not required to register again. |
| b. Proceed with submission of proxy form | <ul style="list-style-type: none">• After the release of the Notice of EGM by the Company, login with your username (i.e. email address) and password.• Select the corporate event: “SKYWORLD DEVELOPMENT BERHAD EGM-4 – SUBMISSION OF PROXY FORM”.• Read and agree to the terms and conditions and confirm the Declaration.• Insert your CDS account number and indicate the number of shares for your proxy(ies) to vote on your behalf.• Appoint your proxy(ies) and insert the required details of your proxy(ies) or appoint the Chairman as your proxy.• Indicate your voting instructions – FOR or AGAINST, otherwise your proxy will decide on your votes.• Review and confirm your proxy(ies) appointment.• Print the proxy form for your record. |
| ii. Steps for corporation or institutional shareholders | |
| a. Register as a User with TIIH Online | <ul style="list-style-type: none">• Access TIIH Online at https://tiih.online.• Under e-Services, the authorised or nominated representative of the corporation or institutional shareholder selects the “Sign Up” button and followed by “Create Account by Representative of Corporate Holder”.• Complete the registration form and upload the required documents.• Registration will be verified, and you will be notified by email within 1 to 2 working days.• Proceed to activate your account with the temporary password given in the email and re-set your own password. <p><i>(Note: The representative of a corporation or institutional shareholder must register as a user in accordance with the above steps before he/she can subscribe to this corporate holder electronic proxy submission. Please contact our Share Registrar if you need clarifications on the user registration.)</i></p> |
| b. Proceed with submission of proxy form | <ul style="list-style-type: none">• Login to TIIH Online at https://tiih.online.• Select the corporate event name: “SKYWORLD DEVELOPMENT BERHAD EGM-4 - SUBMISSION OF PROXY FORM”.• Read and agree to the terms & conditions and confirm the Declaration.• Proceed to download the file format for “Submission of Proxy Form” in accordance with the Guidance Note set therein.• Prepare the file for the appointment of proxy(ies) by inserting the required data.• Submit the proxy appointment file.• Proceed to upload the duly completed proxy appointment file.• Select “Submit” to complete your submission.• Print the confirmation report of your submission for your record. |

If you wish to participate in the EGM, please do not submit any proxy form for the EGM. You will not be allowed to participate in the EGM together with the proxy(ies) appointed by you.

Any authority pursuant to which such an appointment is made by a power of attorney must be deposited with the Share Registrar of the Company at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not later than **Sunday, 27 April 2025 at 10.00 a.m.** to participate in the EGM. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

For a corporate member who has appointed a representative, please deposit the **ORIGINAL** certificate of appointment with the Share Registrar of the Company at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia to participate in the EGM. The certificate of appointment should be executed in the following manner:

- (i) If the corporate member has a common seal, the certificate of appointment should be executed under seal in accordance with the constitution of the corporate member.
- (ii) If the corporate member does not have a common seal, the certificate of appointment should be affixed with the rubber stamp of the corporate member (if any) and executed by:
 - (a) at least two authorised officers, one of whom shall be a director: or
 - (b) any director and/or authorised officers in accordance with the laws of the country under which the corporate member is incorporated.

5. Enquiry

If you have any enquiries prior to the meeting, you may contact the Share Registrar through the following channels during office hours from Mondays to Fridays from 9.00 a.m. to 5.30 p.m. (except on public holidays):

Tricor Investor & Issuing House Services Sdn Bhd

Telephone: +603 2783 9299

Fax : +603 2783 9222

Email : is.enquiry@vistra.com