LEADER STEEL HOLDINGS BERHAD
Registration No.: 199301012471 (267209-K)
(Incorporated in Malaysia)

Minutes of the Extraordinary General Meeting ("**EGM**") of the shareholders of Leader Steel Holdings Berhad ("**LSH**" or the "**Company**") held at 2nd Floor, Wisma Leader Steel, Plot 85, Lorong Perusahaan Utama, Kawasan Perusahaan Bukit Tengah, 14000 Bukit Tengah, Seberang Perai Tengah, Pulau Pinang, Malaysia on Monday, 20 July 2026 at 9:30 am.

Directors (Physical Attendance)	1. Mr. Lim Leng Han, Chairman/Non-Independent Non-Executive Director 2. Datin Tan Pak Say, Managing Director 3. Encik Abdull Sukor Bin Ismail, Independent Non-Executive Director 4. Mr. Soon Gim Wooi, Independent Non-Executive Director 5. Datuk Dr. Roslan Bin A. Ghaffar, Independent Non-Executive Director
Director (Via Microsoft Teams)	6. Dato' Goh Cheng Huat, Deputy Chairman/Executive Director 7. Ms. Goh Wan Jing, Jane, Executive Director
In Attendance (Via Microsoft Teams)	1. Mr. Ooi Teik Huat, Chief Financial Officer cum Business Controller
In Attendance (Physical Attendance)	2. Ms. Ong Tze-En, Company Secretary ("CS")
Polling Agent	Securities Services (Holdings) Sdn. Bhd.
Scrutineer	Commercial Quest Sdn. Bhd.
Advisers	1. Berjaya Securities Sdn. Bhd., Principal Advisors 2. Savills (Malaysia) Sdn. Bhd., Independent Valuer 3. DWA Advisory Sdn. Bhd., Independent Advisor
Present	As per attendance list
By invitation	As per attendance list

The shareholders, corporate representative, proxies and invitees who attended the EGM are set out in the Attendance List attached which formed an integral part of these Minutes.

INTRODUCTION

A The Chairman of the Board of Directors ("**Board**") of LSH, Mr. Lim Leng Han ("**Mr. Lim**") extended a very warm welcome to all shareholders, proxy holders, corporate representatives and invitees (collectively "**participants**") to attend the EGM of the Company.

B Mr. Lim then introduced his fellow Board members, Chief Financial Officer cum Business Controller, Company Secretary and the Panel of Advisers in connection with the Proposed Disposal to the meeting.

C Mr. Lim informed the Meeting that Dato' Goh Cheng Huat (Deputy Chairman and Executive Director), Ms. Goh Wan Jing (Executive Director), Mr. Ooi Teik Huat (Chief Financial Officer cum Business Controller) attended the Meeting remotely via Microsoft Teams.

ADMINISTRATIVE ANNOUNCEMENT

D He reminded everyone present to ensure that all mobile devices are switched off or set to silent mode to maintain smooth and uninterrupted proceedings.

E Mr. Lim added that discussion on matters that transpires in EGM is deemed confidential and only for the knowledge of such relevant parties, any visual or audio recording of the meeting proceedings while the EGM is conducted is strictly prohibited.

F Mr. Lim then proceeded to apprise all present of the flow of the EGM. He explained that the EGM would kick-off with the one (1) Ordinary Resolution being tabled for approval by the shareholders by poll.

G He highlighted that every member present at this EGM today either in person, or by proxy or by corporate representative, has the right to participate, speak, ask question and vote on the resolutions as stated in the agenda of this meeting.

H Mr. Lim requested for each member to introduce him or herself by stating their name and whether he/she is a shareholder or a proxy or a corporate representative before raising questions.

I Mr. Lim informed that Securities Services (Holdings) Sdn. Bhd. was appointed as the Polling Agent for the conduct of the poll, and Commercial Quest Sdn. Bhd. was appointed as the Independent Scrutineer to verify the poll results.

J Upon the Chairman's invitation, the representative of Securities Services (Holdings) Sdn. Bhd., the appointed Polling Agent, briefed the Meeting on the polling procedures. The Meeting was informed that shareholders were required to indicate their votes by marking a cross ("X") in the appropriate box for the resolution and to sign the polling slips. It was further clarified that polling slips marked with a tick ("✓") would also be accepted as valid.

K The representative of the Polling Agent further informed the Meeting that proxy holders whose appointors had already indicated their voting instructions in the proxy forms were only required to sign the polling slips. Shareholders, proxy holders and corporate representatives were advised to seek assistance from the Polling Agent's representatives should they require any clarification on the polling process.

L Upon the tabling of the resolutions, shareholders, proxy holders and corporate representatives were requested to deposit their completed polling slips into the ballot boxes circulated by the representatives of the Polling Agent. The casting of votes and the collection of polling slips were duly observed by the Independent Scrutineer.

NOTICE OF MEETING

M Mr. Lim informed the Meeting that the Notice of the EGM had been issued and circulated to the shareholders, Directors and the external auditors, BDO PLT, on 3 July 2026. The Notice of the EGM was also published in a nationally circulated newspaper, announced to Bursa Malaysia Securities Berhad ("**Bursa Securities**"), and made available on the Company's website. As there were no objections from the shareholders, the Meeting agreed that the Notice convening the EGM be taken as read. It was further noted that the Notice of the EGM together with the Circular to Shareholders had been published on the Company's corporate website and were duly tabled at the Meeting.

N He highlighted that in accordance with Clause 82 of the Constitution of the Company, two (2) members present in person or by proxy or by corporate representatives shall be a quorum.

CALL TO ORDER AND QUORUM OF THE MEETING

O Thereafter, Mr. Lim called the meeting to order and proceeded with the meeting proper upon receipt of confirmation from the Company Secretary that a quorum was present.

VOTING BY POLL & PROCEDURES

P Mr. Lim informed that there was one (1) Ordinary Resolution to be tabled for shareholders' consideration and approval, as set out in the Notice of the EGM dated 3 July 2026. He further informed that, pursuant to Paragraph 8.29A of the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities"), the Ordinary Resolution set out in the Notice of the EGM would be put to vote by way of a poll.

Q Mr. Lim informed the Meeting that, in his capacity as Chairman of the Meeting, he had exercised his right under Clause 89 of the Company's Constitution to demand a poll on the sole Ordinary Resolution to be tabled at the Meeting.

R He also highlighted that some of the shareholders had appointed him, as Chairman of the meeting, as their proxy to vote on their behalf. Therefore, he would vote for each resolution in accordance with the instructions given by the said shareholders.

S He informed the meeting that the polling process would be conducted upon the conclusion of the deliberations of agenda items.

1. PROPOSED DISPOSAL OF A PARCEL OF FREEHOLD LAND HELD UNDER H.S.(D) 166443, PT 85118 LOCATED IN MUKIM OF KAPAR, DISTRICT OF KLANG, STATE OF SELANGOR BY FERRONET ASIA SDN BHD TO WG MALAYSIA VIII SDN BHD FOR A CASH CONSIDERATION OF RM136,560,315 ("PROPOSED DISPOSAL")

[Ordinary Resolution]

1.1 Mr. Lim informed the Meeting that the sole item on the agenda of the EGM was the consideration of the Ordinary Resolution in respect of the Proposed Disposal of a parcel of freehold land held by Ferronet Asia Sdn. Bhd. to WG Malaysia VIII Sdn. Bhd. for a cash consideration of RM136,560,315 ("**Proposed Disposal**").

1.2 He further informed that details of the Proposed Disposal, together with the Independent Advice Letter from DWA Advisory Sdn. Bhd. to the non-interested shareholders of the Company in relation thereto, were set out in the Circular to Shareholders dated 3 July 2026, which had been made available to shareholders.

1.3 Mr. Lim highlighted that the interested Directors, interested major shareholders, and persons connected to them (collectively "**Interested Persons**"), namely Dato' Goh Cheng Huat, Datin Tan Pak Say and Ms. Goh Wan Jing, as well as Bischart Sdn. Bhd. and persons connected with them, as set out in Section 8 of Part A of the Circular were deemed interested in the Proposed Disposal by virtue of their direct and indirect shareholdings in the Company and accordingly had abstained from voting in respect of their direct and/or indirect interest on the Ordinary Resolution pertaining to the Proposed Disposal.

1.4 Mr. Lim further informed that the Interested Persons had undertaken to ensure that all persons connected with them would abstain from voting on this Ordinary Resolution.

1.5 At the Chairman's invitation, Mr. Ooi Teik Huat ("**Mr. Ooi**"), Chief Financial Officer cum Business Controller of the Company, presented an overview of the Proposed Disposal.

1.6 Mr. Ooi briefed the Meeting on the background of the Land, including its acquisition by Ferronet Asia Sdn. Bhd. ("**FNA**"), a wholly-owned subsidiary of Leader Steel Holdings Berhad ("**LSH**"), pursuant to the Sale and Purchase Agreement dated 22 January 2020 and the Supplemental Sale and Purchase Agreement dated 7 October 2022, with the acquisition having been completed in December 2023. A copy of the presentation is attached as Appendix I and forms part of these minutes.

1.7 Mr. Lim thanked Mr. Ooi for his presentation and briefing on the salient aspects of the Proposed Disposal, including the rationale, financial effects, proposed utilisation of proceeds, conditions precedent and payment milestones under the Sale and Purchase Agreement.

1.8 He proceeded to invite questions from the floor in respect of the Proposed Disposal.

1.9 As there were no questions raised by the shareholders, proxies or corporate representatives, Mr. Lim declared that the Ordinary Resolution in respect of the Proposed Disposal be put to the Meeting for consideration and voting by way of a poll.

2. POLLING AND VOTING PROCESS

2.1 The Chairman announced the commencement of the polling process for the sole Ordinary Resolution. Shareholders, proxies and corporate representatives were invited to cast their votes by depositing their completed polling slips into the ballot boxes circulated by the representatives of the Polling Agent. The counting and tabulation of votes were subsequently conducted by the Polling Agent and independently verified by the Independent Scrutineer.

2.2 With the consent of the Meeting, Mr. Lim declared the meeting adjourned at 9:51am after shareholders, proxy holders and corporate representatives had duly casted their votes, for the polling process to be undertaken.

3. ANNOUNCEMENT OF POLLING RESULTS

3.1 At 10:05 a.m., the Chairman reconvened the Meeting for the declaration of the poll results in respect of the sole Ordinary Resolution tabled at the Meeting. The Chairman thanked the shareholders, proxy holders, corporate representatives and invitees for their patience and cooperation while awaiting the completion of the vote counting and verification process.

3.2 The poll results (attached herein as Appendix A) were verified and scrutinised by the Scrutineer, Commercial Quest Sdn. Bhd..

3.3 Mr. Lim then announced the poll results in respect of the sole Ordinary Resolution, which were also projected on the screen for the information and ease of reference:-

Ordinary Resolution	For		Against		Total voted	
	No. of shares	%	No. of shares	%	No. of shares	%
1	18,659,300	100	0	0	18,659,300	100

3.4 The Meeting noted that a total of 73,354,468 ordinary shares abstained from voting on Ordinary Resolution 1.

3.5 Based on the poll results, Mr. Lim then declared that the sole Ordinary Resolution as tabled at this EGM was approved and carried by unanimously votes.

3.6 Upon deliberation, it was **RESOLVED** unanimously:**:**

Ordinary Resolution 1
"THAT subject to the approvals, waivers and/or consents of all relevant authorities and/or parties being obtained (if required) and the conditions precedent in the conditional sale and purchase agreement dated 19 March 2026 entered into between FerroNet Asia Sdn Bhd (a wholly-owned subsidiary of LSH) and WG Malaysia VIII Sdn Bhd ("**SPA**") being fulfilled, approval be and is hereby given to FerroNet Asia Sdn Bhd to undertake the disposal of a parcel of freehold land measuring approximately 13.3546 hectares held under H.S.(D) 166443, PT 85118 located in Mukim of Kapar, District of Klang, State of Selangor to WG Malaysia VIII Sdn Bhd for a cash consideration of RM136,560,315 based upon the terms and conditions as set out in the SPA.

AND THAT the Board of Directors of the Company ("**Board**") be and is hereby authorised to do all acts, deeds, things and execute all necessary documents as the Board may consider necessary or expedient, and to take all such necessary steps to give effect to the Proposed Disposal with full powers to consent to and to adopt such conditions, variations, modifications and/or amendments in any manner as may be required or imposed by the relevant authorities in respect of the Proposed Disposal or as the Board may deem necessary or expedient; and deal with all such matters and to take 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."

4. CONCLUSION

4.1 Mr. Lim declared that the EGM closed and thanked everyone present for their participation. There being no further business, the Meeting concluded at 10:07 am with a vote of thanks to Mr. Lim.

Confirmed as a correct record

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Chairman

LEADER STEEL HOLDINGS BERHAD
199301012471 (267209-K)

EXTRAORDINARY GENERAL MEETING

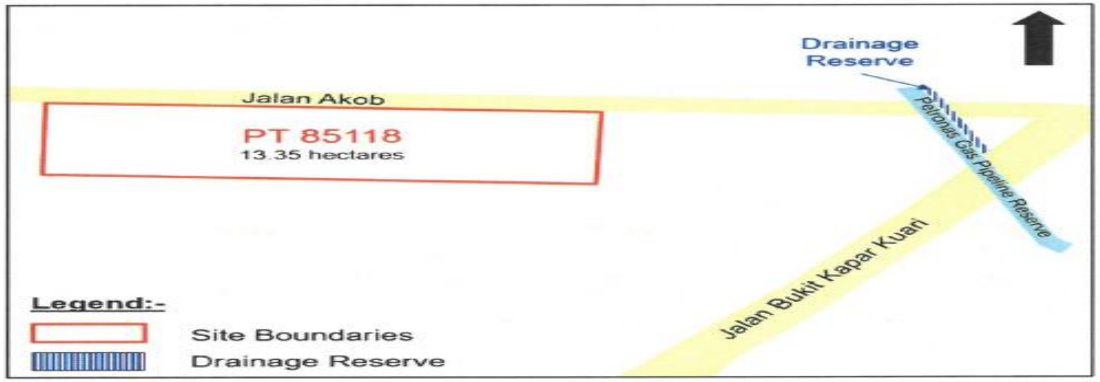
20 JULY 2026

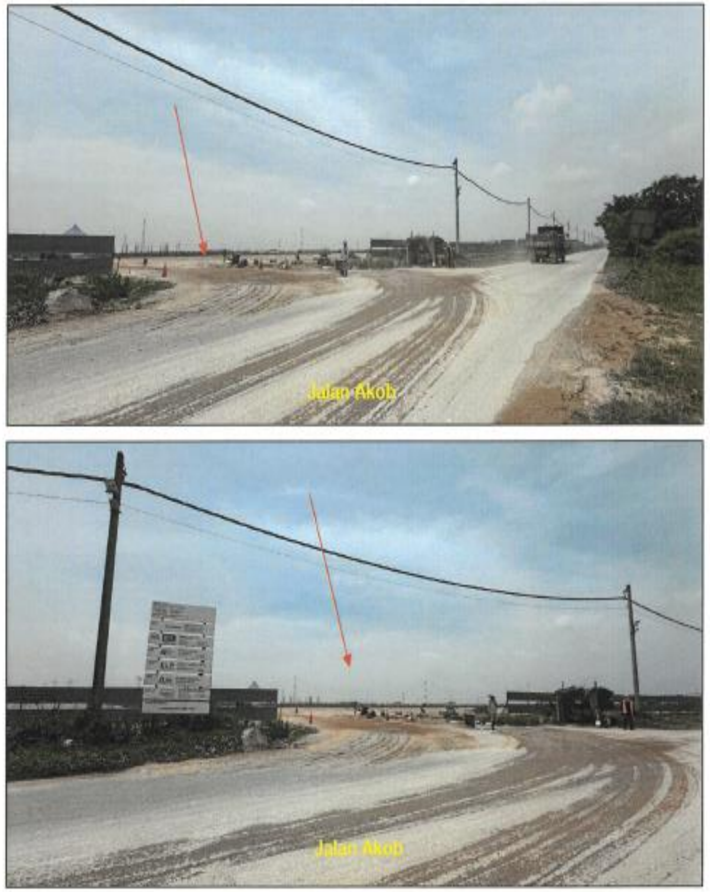
ORDINARY RESOLUTION

Proposed Disposal

PROPOSED DISPOSAL OF A PARCEL OF FREEHOLD LAND HELD UNDER H.S.(D) 166443, PT 85118 LOCATED IN MUKIM OF KAPAR, DISTRICT OF KLANG, STATE OF SELANGOR BY OUR WHOLLY-OWNED SUBSIDIARY, FERRONET ASIA SDN BHD TO WG MALAYSIA VIII SDN BHD FOR A CASH CONSIDERATION OF

RM136,560,315 *("Proposed Disposal")*





General Views of the Subject Property

LOCATION
Kapar, Klang, Selangor

VENDOR
Ferronet Asia Sdn Bhd

PURCHASER
WG Malaysia VIII Sdn Bhd

Background Information

The acquisition of the Land was undertaken by **Ferronet Asia Sdn. Bhd. (“FNA”)**, a wholly-owned subsidiary of Leader Steel Holdings Berhad (“LSH”).

The acquisition price of the Land was **RM13.28 million**, or approximately **RM8.80 per sq ft**. The acquisition was funded partially by internally generated funds and a term loan.

FNA originally intended to construct a **commercial warehouse** on the Land.

RM13.28M
Acquisition cost of the Land

RM8.80
Acquisition cost per sq ft

22 Jan 2020
Sale and Purchase Agreement signed

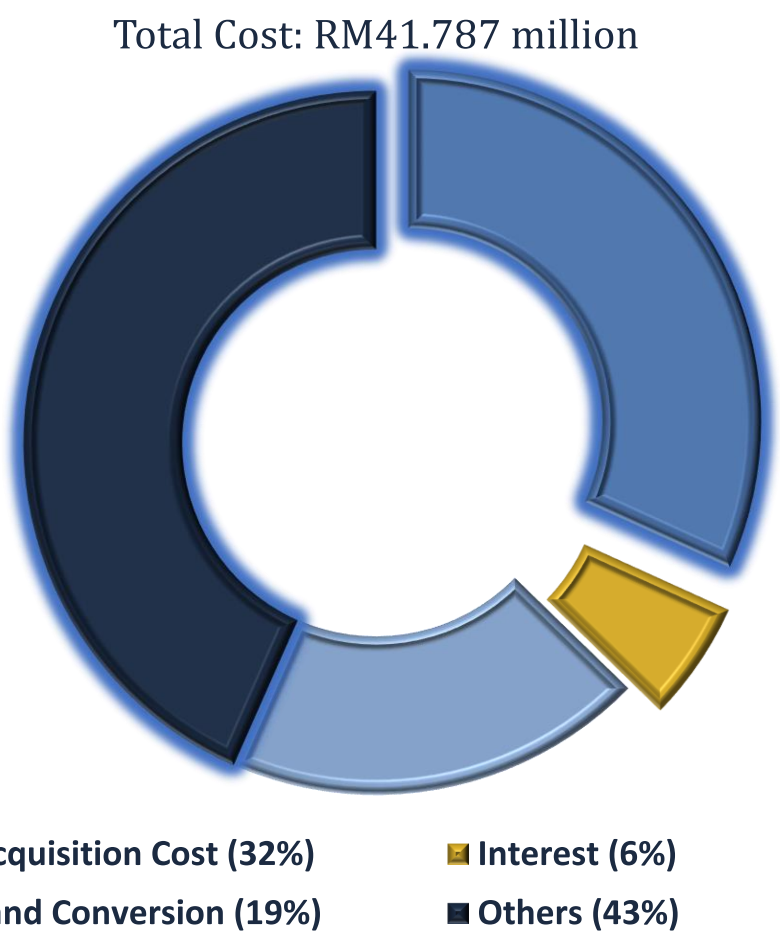
7 Oct 2022
Supplemental Sale and Purchase Agreement signed

Dec 2023
Acquisition of the Land completed

The Land was intended for a commercial warehouse; the acquisition price of RM13.28 million (~RM8.80 per sq ft) was funded partially by internally generated funds and a term loan.

Background Information – Cont'd

Total cost incurred on the Land up to the date of the circular to shareholders



Cost Component	Amount (RM'000)
Cost of Land	13,277
Stamp duty	529
Interest capitalized	2,305
Various professional fees	2,931
Land conversion cost	8,078
Others*	14,667
Total	**41,787**

** Others comprise costs incurred for earthworks, land clearing and other preliminary development expenses, statutory contributions and authorities' charges.*

Amounts shown in RM'000

Projected Gain On Disposal

SALES CONSIDERATION	−	TOTAL COST UP TO THE DATE OF CIRCULAR	=	GROSS GAIN ON DISPOSAL	−	*RPGT & OTHER EXPENSES	=	NET ATTRIBUTABLE GAIN
RM136,560k		RM41,787k		RM94,773k		RM12,752k		RM82,021k

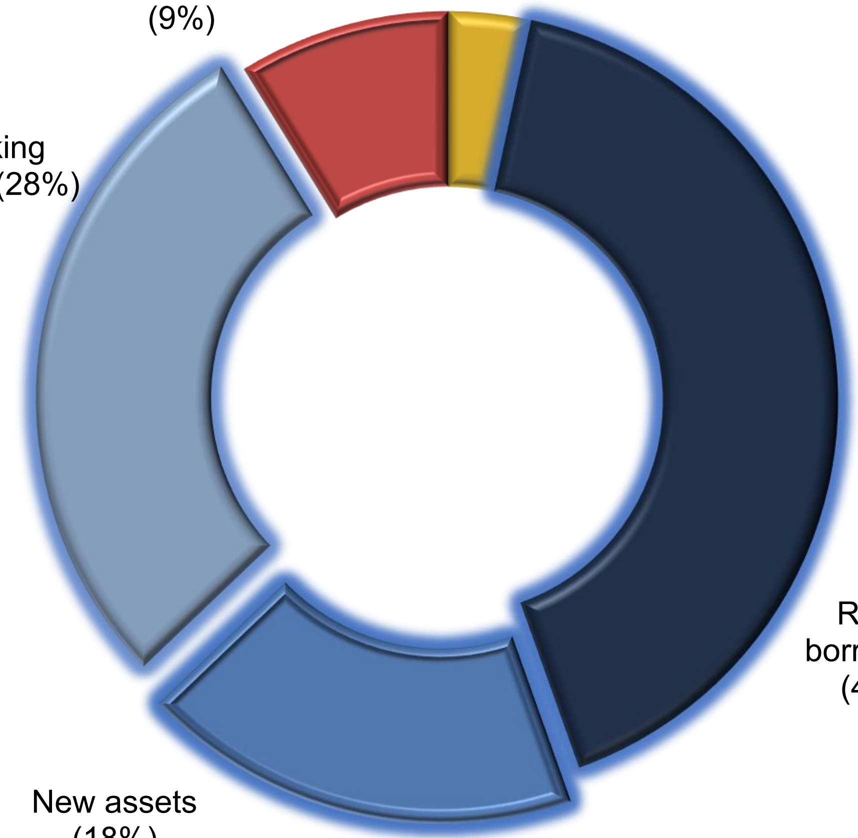
*Taxes & expenses comprise: Real property gains tax RM11,429k | Early payment penalty on loan settlement RM600k | Other incidental costs RM723k

NET GAIN WILL BE ACCOUNTED FOR	Revaluation surplus (FY2023)	Gains recognised on completion	Total
	RM72,827k	RM9,194k	RM82,021k

Proposed Utilisation of Proceeds

Proceeds allocation from the Proposed Disposal

Total: RM136.56 million



Use of Proceeds	RM'000	%
(i) Distribution of Special Dividend	#4,642	3%
(ii) Repayment of borrowings & early payment penalty	56,210	41%
(iii) Acquisition of new business/assets	25,000	18%
(iv) Working capital	38,706	28%
(v) Est. expenses for Proposed Disposal incl. RPGT	12,002	9%
Total	**136,560**	**100%**

 # Based on issued shares as at 24 June 2026, net of treasury shares, the dividend per share is RM0.03

Note: Pending utilisation, proceeds will be placed in interest-bearing deposits and/or short-term money market instruments.

Amounts shown in RM'000

Conditions Precedent of the sale

BY LSH

1. Approval by shareholders of FNA and the Company — Approval sought

BY PURCHASER

1. No objection confirmation from Ministry of Economy — Pending
2. Letter of support from Invest Selangor — Satisfied
3. Approval from State Authority of Selangor — Pending

● Satisfied ● Approval sought ● Pending

Payment Milestone

Payment Milestone under the Sale and Purchase Agreement ("SPA")

10%	10%	20%	60%
RM13,656,032	RM13,656,032	RM27,312,063	RM81,936,189

Payment Allocation • Total Consideration: RM136,560,315

No.	Amount (RM'000)	%	Payment Period / Trigger	Status
1	13,656	10%	10 bus. days from SPA or invoice, whichever later.	Received
2	13,656	10%	14 bus. days from LPA or invoice, whichever later.	Received
3	27,312	20%	14 bus. days from invoice (before early possession) OR 10 bus. days from Unconditional Date (if no early possession).	Received
4	81,936	60%	RPGT (3%) & balance: 10 bus. days from Unconditional Date/invoice. Redemption: 10 bus. days from redemption statement.	Pending completion
	136,560	**100%**		

Questions & Answers

End of Presentation — Extraordinary General Meeting