



LIM SEONG HAI CAPITAL BERHAD

(Registration No.: 202001036664 (1392985-A))

(Incorporated in Malaysia under the Companies Act 2016)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting (“EGM”) of Lim Seong Hai Capital Berhad (“LSH Capital” or “Company”) will be held at HEMISFERA Luxury Sky Hall, Kuala Lumpur Tower, No. 2, Jalan Punchak, Off Jalan P. Ramlee, 50250 Kuala Lumpur, Federal Territory of Kuala Lumpur, Malaysia on Thursday, 26 February 2026 at 11:00 a.m. or immediately following the conclusion of the Fifth Annual General Meeting which will be held at 9:00 a.m. on the same day at the same venue, whichever is later, 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 SUBSCRIPTION BY BESTEEL ENGTECH SDN BHD OF NEW ORDINARY SHARES IN LSH MORIB GOLF & COUNTRY CLUB SDN BHD AND LSH MORIB DEVELOPMENT SDN BHD, BOTH OF WHICH ARE INDIRECT WHOLLY-OWNED SUBSIDIARIES OF LSH CAPITAL (“PROPOSED SHARES SUBSCRIPTION”)

“THAT subject to the passing of Ordinary Resolution 2 below and/or the approvals of the relevant authorities being obtained (if required), approval be and is hereby given to the Company to undertake the Proposed Shares Subscription in accordance with the terms and conditions of the conditional share subscription agreement dated 22 January 2026 entered into among LSH BEST Builders Sdn Bhd, LSH Morib Golf & Country Club Sdn Bhd, LSH Morib Development Sdn Bhd and Besteel Engtech Sdn Bhd.

AND THAT the Directors of the Company be and are hereby empowered and authorised to do the following:

- (i) to take all steps and to do all acts, deeds and things as they may consider necessary, expedient and/or appropriate and to execute, sign, deliver and cause to be delivered on behalf of the Company all such documents, applications and/or arrangements (including without limitation, the affixing of the Company’s common seal) to implement, finalise, complete and give full effect to the Proposed Shares Subscription; and
- (ii) to assent to any condition, modification, variation and/or amendment to the terms of the Proposed Shares Subscription as may be required by the relevant authorities or in such manner as the Directors may in their absolute discretion deem necessary or expedient in the best interest of the Company.”

ORDINARY RESOLUTION 2

PROPOSED PROVISION OF FINANCIAL ASSISTANCE OF UP TO RM207.8 MILLION BY LSH CAPITAL AND/OR ITS SUBSIDIARIES TO LSH MORIB GOLF & COUNTRY CLUB SDN BHD AND LSH MORIB DEVELOPMENT SDN BHD (“PROPOSED PROVISION OF FINANCIAL ASSISTANCE”)

“THAT subject to the passing of the Ordinary Resolution 1 above and/or the approvals of the relevant authorities being obtained (if required), approval be and is hereby given to the Company to undertake the Proposed Provision of Financial Assistance in the manner described in Section 3 of Part A of the circular to the shareholders of the Company dated 11 February 2026;

AND THAT the Directors of the Company be and are hereby empowered and authorised to do the following:

- (i) to take all steps and to do all acts, deeds and things as they may consider necessary, expedient and/or appropriate and to execute, sign, deliver and cause to be delivered on behalf of the Company all such documents, applications and/or arrangements (including without limitation, the affixing of the Company’s common seal) to implement, finalise, complete and give full effect to the Proposed Provision of Financial Assistance; and
- (ii) to assent to any condition, modification, variation and/or amendment to the terms of the Proposed Provision of Financial Assistance as may be required by the relevant authorities or in such manner as the Directors may in their absolute discretion deem necessary or expedient in the best interest of the Company.”

By Order of the Board

LIM SEONG HAI CAPITAL BERHAD

TAI YIT CHAN (MAICSA 7009143)

(SSM PC No. 202008001023)

Company Secretary

Selangor Darul Ehsan

Date: 11 February 2026

Notes:

1. A member (other than an exempt authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991) who is entitled to attend and vote at the meeting is entitled to appoint up to two (2) proxies to attend, participate, speak and vote on his/her behalf. A proxy may but need not be a member of the Company. There shall be no restriction as to the qualification of the proxy. A proxy appointed to attend, participate, speak and vote at the meeting of the Company shall have the same right as a member to speak at the meeting.
2. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.
3. Where a member of the Company is an exempt authorised nominee which holds shares in the Company for multiple beneficial owners in one securities account (“omnibus account”) as defined under the Securities Industry (Central Depositories) Act 1991, 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 Securities Industry (Central Depositories) Act 1991 (“SICDA”) which is exempted from the compliance with the provisions of subsection 25A(1) of SICDA.
4. The Form of Proxy shall be signed by the appointer or his/her attorney duly authorised in writing or, if the member is a corporation, must be executed under its common seal or by its duly authorised attorney or officer.
5. The original instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority, shall be deposited at the Share Registrar’s office at Boardroom Share Registrars Sdn Bhd at 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia, not less than 48 hours before the time set for holding the meeting or adjourned meeting, otherwise the instrument of proxy should not be treated as valid. Alternatively, the instrument appointing a proxy may also be electronically submitted via Boardroom Smart Investor Portal at <https://investor.boardroomlimited.com> (“e-Proxy Lodgement”) or email to bsr.proxy@boardroomlimited.com. Please refer to the Administrative Guide for the procedures on e-Proxy Lodgement.
6. For the purpose of determining who shall be entitled to attend the EGM, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to make available a Record of Depositors as at 19 February 2026 and only members whose names appear on such Record of Depositors shall be entitled to attend, speak and vote at the EGM and entitled to appoint proxy or proxies.
7. Pursuant to Rule 8.31A of the Listing Requirements of Bursa Securities and Clause 89 of the Constitution of the Company, all the resolutions set out in the Notice of EGM will be put to vote by way of poll. Poll administrators and independent scrutineers will be appointed to conduct the polling process and verify the results of the poll respectively.



LIM SEONG HAI Capital Berhad

202001036664 (1392985-A)

Wisma LIM SEONG HAI, 33 Jalan Gombak, 53000 Kuala Lumpur

T: +603 4021 8899

E: info.LSHCapital@limseonghai.com

F: +603 4021 3819

W: www.limseonghai.com

EXTRAORDINARY GENERAL MEETING (“EGM”) **ADMINISTRATIVE GUIDE FOR SHAREHOLDERS**

Day and Date : Thursday, 26 February 2026

Time : 11:00 a.m. or immediately following the conclusion of the Fifth Annual General Meeting which will be held at 9:00 a.m. on the same day at the same venue, whichever is later

Venue : HEMISFERA Luxury Sky Hall, Kuala Lumpur Tower, No. 2, Jalan Punchak, Off Jalan P. Ramlee, 50250 Kuala Lumpur, Federal Territory of Kuala Lumpur, Malaysia

ELIGIBILITY TO ATTEND BASED ON THE RECORD OF DEPOSITORS

Only shareholder whose name appears on the Record of Depositors as at 19 February 2026 (General Meeting Record of Depositors) is entitled to attend, participate, speak and vote at the EGM or appoint proxies to attend, participate, speak and vote on his/her behalf in respect of the number of shares registered in his/her name at that time.

APPOINTMENT OF PROXY(IES)

A shareholder who is unable to attend the EGM on 26 February 2026 may appoint not more than two proxies and/or the Chairman of the Meeting as his/her proxy to attend and vote on his/her behalf at the meeting by indicating the voting instructions in the Form of Proxy. A proxy need not be a member of the Company.

Accordingly, the instrument appointing a proxy for the EGM, whether in hardcopy or by electronic means, shall be deposited or submitted to the Company's Share Registrar, Boardroom Share Registrars Sdn. Bhd. (“**Boardroom**”) in the following manners **AND** the Form of Proxy must be received by Boardroom not less than 48 hours before the time set for the EGM or no later than **Tuesday, 24 February 2026 at 11:00 a.m.**:-

1. In hardcopy form

The Form of Proxy can be deposited at the office of the Company's Share Registrar, Boardroom at 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

2. By electronic means

- (i) The Form of Proxy may be submitted to the Company's Share Registrar, Boardroom via e-mail to bsr.proxy@boardroomlimited.com; or
- (ii) Via electronic means (“**e-Proxy**”) through the Boardroom Smart Investor Portal (“**BSIP**”) at <https://investor.boardroomlimited.com>. The procedures to submit your proxy form electronically via BSIP are as follows:-

LIM SEONG HAI CAPITAL BERHAD

Registration No. 202001036664 (1392985-A)

- Extraordinary General Meeting - Administrative Guide for Shareholders

Step 1 – Register Online with BSIP (for first time registration only)

(Note: If you have already signed up with BSIP, you are not required to register again)

1. Access website: <https://investor.boardroomlimited.com>

Individual Account (For Shareholders & Proxies)	Corporate Account (For representatives of Corporate Holders or Authorised Nominees)
<ul style="list-style-type: none">- Click “Register” to sign up as a user and select “Sign up as Individual”.- Complete the registration and enter a valid e-mail address.- Upload and attach your MyKad (front and back) or Passport, in JPEG, PNG or PDF format.- Click “Sign Up”. <p>Note: Please ensure you sign up for an Individual Account if you are an appointed proxy to attend the meeting.</p>	<ul style="list-style-type: none">- Click “Register” to sign up as a user and select “Sign up as Corporate Holder”.- Complete the registration and enter a valid e-address.- Upload and attach your MyKad (front and back) or Passport, in JPEG, PNG or PDF format, along with the completed authorisation letter.- Click “Sign Up” <p>Note: If you are appointed as the authorised representative for more than one corporate holder/authorised nominee, please click the Home button and select “Edit Profile” to add your representation after your BSIP account has been approved.</p>

2. You will receive an e-mail from BSIP for e-mail address verification. Click “**Verify Email Address**” from the email received to proceed with the registration.
3. Once your e-mail address is verified, you will be directed to BSIP for verification of mobile number. Click “**Request OTP Code**” and an OTP Code will be sent to your registered mobile number. You will need to enter the OTP Code and click “**Enter**” to complete the process.
4. Your registration will be verified and approved within one business day, and you will receive an e-mail notification upon approval of your BSIP account. Once account registration is complete, you may login to BSIP at <https://investor.boardroomlimited.com> using the e-mail address and password you provided during registration.

Step 2 – Lodgment of eProxy Form

1. Go to BSIP at <https://investor.boardroomlimited.com>.
2. Login to your BSIP account with your registered e-mail address and password.
3. Click “**Meeting Event(s)**” and select “**LIM SEONG HAI CAPITAL BERHAD EGM**” and click “**Enter**”.

By Individual Shareholder and Corporate Holder
<ul style="list-style-type: none">- For Corporate Account User only, select the company that you are representing.- Go to “PROXY” and click “Submit eProxy Form”.- Enter your 9-digit CDS account number and the number of securities held.- Select your proxy(ies) – either the Chairman of the Meeting or individual proxy(ies).- Read and accept the General Terms and Conditions by clicking “Next”.- Enter the required particulars of your proxy(ies).- Indicate your voting instructions – “FOR” or “AGAINST”, otherwise your proxy will decide your vote.

LIM SEONG HAI CAPITAL BERHAD

Registration No. 202001036664 (1392985-A)

- Extraordinary General Meeting - Administrative Guide for Shareholders

Step 2 – Lodgment of eProxy Form (Cont'd)

By Authorised Nominee and Exempt Authorised Nominee
<ul style="list-style-type: none">- Select the Nominee(s) Company that you are representing.- Go to “PROXY” and click “Submit eProxy Form”.- Click “Download Excel Template” to download.- Insert the appointment of proxy(ies) for each CDS account with the necessary data and voting instructions into the Excel Template. Ensure data is inserted correctly in accordance with the template.- Upload the completed Excel Template.

4. Review and confirm your proxy(ies) appointment and click “**Submit**”.
5. Download or print the eProxy Form as an acknowledgment.
6. You will receive a notification from Boardroom that your request(s) has been received.

Step 3 – Revocation of Proxy

If you have submitted your Form(s) of Proxy and subsequently decide to appoint another person or wish to participate in the EGM yourself, please revoke the appointment of the earlier appointed proxy(ies) forty-eight (48) hours before the EGM through the following options:

1. Hardcopy Form
Write in to bsr.proxy@boardroomlimited.com to revoke the earlier appointed proxy(ies).
2. eProxy Form
Go to “**Submitted eProxy Form list**” and click “**View**”.
Click “**Cancel/Revoke**” at the bottom of the eProxy form.
Click “**Proceed**” to confirm.

REGISTRATION ON THE DAY OF EGM

The registration counter will be opened at 8:00 a.m. on Thursday, 26 February 2026 at main entrance of Kuala Lumpur Tower, No. 2, Jalan Punchak, Off Jalan P. Ramlee, 50250 Kuala Lumpur, Federal Territory of Kuala Lumpur, Malaysia.

Attendees are requested to produce/show their original MyKAD or Passport (for non-Malaysian) to the registration personnel for verification purposes. Kindly ensure the original MyKAD or Passport is returned to you thereafter. Please take note that no person will be allowed to register on behalf of another person, even with the original MyKAD or Passport of that person.

Upon verification and successful registration, please ensure you sign the attendance list. You will be provided with the following:

1. A wristband. No person will be allowed to enter the meeting hall without wearing the identification wristband. There will be no replacement in the event you lose or misplace the identification wristband.
2. QR code to access the e-polling system using your own smartphone/tablet.

LIM SEONG HAI CAPITAL BERHAD

Registration No. 202001036664 (1392985-A)

- Extraordinary General Meeting - Administrative Guide for Shareholders

VOTING PROCEDURE

1. The voting will be conducted by poll in accordance with Rule 8.31A of ACE Market Listing Requirements of Bursa Malaysia Securities Berhad. The Company has appointed Boardroom as Poll Administrator to conduct the poll by way of electronic voting (“**e-Polling**”) and Malaysian Issuing House Sdn. Bhd. as the Scrutineers to verify the poll results.
2. The e-Polling will be carried out via either one of the following methods:-
 - via your own smartphone/tablet with the QR code provided upon registration on the day of the meeting; or
 - via polling kiosk at the Venue.
3. During the EGM, the Chairman will invite the Poll Administrator to provide a briefing on the e-Polling housekeeping rules. The voting session will commence as soon as the Chairman calls for the poll to be opened and until such time when the Chairman announces the closure of the poll.
4. Steps to vote:
 - Please vote using your smartphone or tablet with the QR code which will be provided upon registration on the meeting day.
 - Shareholders, proxies, corporate representatives and attorneys are advised to bring their own personal devices to vote.
 - Alternatively, you may submit your vote at the polling kiosk.
5. The Scrutineers will verify the poll result reports upon closing of the poll session by the Chairman. Thereafter, the Chairman will announce the results and declare whether the resolutions put to vote were successfully carried or not.

SUBMISSION OF QUESTIONS FOR THE EGM

1. Prior to the meeting

Shareholders may submit questions in relation to the agenda items of the EGM via BSIP at <https://investor.boardroomlimited.com>. Login to your BSIP account and click “**Meeting Event(s)**” and go to “**LIM SEONG HAI CAPITAL BERHAD EGM**” and click “**Enter**”. Thereafter, select “**SUBMIT QUESTION**” to pose your questions. Please submit your questions no later than 11:00 a.m. on Tuesday, 24 February 2026. The responses to these questions will be presented at the EGM.

2. During the meeting

You may speak or raise questions during the question and answer session of the meeting.

DOOR GIFT

As the EGM will be held at Kuala Lumpur Tower, shareholders will have the opportunity to enjoy the Kuala Lumpur skyline. Accordingly, no door gifts or food vouchers will be provided.

LIM SEONG HAI CAPITAL BERHAD

Registration No. 202001036664 (1392985-A)

- Extraordinary General Meeting - Administrative Guide for Shareholders

REFRESHMENT

1. In view that the EGM is held during the Ramadan period, the Company will provide a meal box to shareholders/proxies upon registration.
2. The provision of meal box(es) shall be subject to the following:-
 - (i) One (1) meal box will be provided to a shareholder present in person.
 - (ii) For a shareholder who appoints more than one proxy, meal boxes will only be provided to the first two proxies stated in the Form of Proxy.
 - (iii) If you are a proxy representing more than one shareholder, you are entitled to one (1) meal box only.
 - (iv) If you are a shareholder and also appointed as proxy by another shareholder, you are only entitled to one meal box.
 - (v) If the proxy/proxies has/have collected the meal box(es) earlier, shareholder(s) who decided to attend and request to revoke the proxy appointment will not be given any meal box.
3. For clarity, each shareholder or proxy is entitled to only one (1) meal box, irrespective of whether they register for the 5th Annual General Meeting to be held earlier on the same day and/or the EGM of the Company.

MOBILE DEVICES

1. Please ensure that all mobile devices (i.e. phones/other sound emitting devices) are switched off or put on silent mode during the Meeting to ensure smooth and uninterrupted proceedings.
2. Photography and recording of the meeting proceedings, vocal and audio-visual, are strictly prohibited at the EGM.

PERSONAL BELONGINGS

Please take care of your personal belongings. The Company will not be held responsible for any missing personal belongings.

ENQUIRY

If you have any enquiries prior to the EGM, please contact our Share Registrar during office hours on Mondays to Fridays, from 8:30 a.m. to 5:30 p.m. (except on public holidays), details of our Share Registrar as stated below:-

Boardroom Share Registrars Sdn Bhd

Address : 11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13
46200 Petaling Jaya
Selangor Darul Ehsan
Malaysia

Tel No. : +603-7890 4700

Fax No. : +603-7890 4670

Email : bsr.proxy@boardroomlimited.com

LIM SEONG HAI CAPITAL BERHAD

Registration No. 202001036664 (1392985-A)

- Extraordinary General Meeting - Administrative Guide for Shareholders

PERSONAL DATA PRIVACY

*By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.*