



PERAK CORPORATION BERHAD

Registration No. 199101000605 (210915-U)
(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting ("**EGM**") of Perak Corporation Berhad ("**Perak Corp**" or the "**Company**") to be held at Casuarina Convention Centre 1, Hotel Casuarina @ Meru, No. 1-C, Jalan Meru Casuarina, Bandar Meru Raya, 30020 Ipoh, Perak Darul Ridzuan on Friday, 27 February 2026 at 10.00 a.m. or any adjournment thereof, for the purpose of considering and, if thought fit, passing with or without modifications, the following resolutions:

SPECIAL RESOLUTION 1

PROPOSED REDUCTION OF THE ISSUED SHARE CAPITAL OF PERAK CORPORATION BERHAD ("PERAK CORP" OR THE "COMPANY") PURSUANT TO SECTION 116 OF THE COMPANIES ACT, 2016 ("PROPOSED SHARE CAPITAL REDUCTION")

"THAT, subject to the passing of Special Resolutions 2 and 3, Ordinary Resolutions 1 to 7 as well as all approvals being obtained from the relevant authorities and/or parties, if applicable, including but not limited to the confirmation by the High Court of Malaya pursuant to Section 116 of the Companies Act 2016 ("**Act**"), approval be and is hereby given to the Company to implement the Proposed Share Capital Reduction and reduce the issued share capital of the Company by the cancellation of RM185,000,000.00 of the issued share capital of the Company and that the credit arising from such share capital reduction shall be utilised to eliminate the accumulated losses of the Company.

THAT, the surplus credit after the elimination of the Company's accumulated losses pursuant to the Proposed Share Capital Reduction, if any, shall be credited to the retained earnings account of the Company which may be utilised in such manner as the Board of Directors of the Company ("**Board**") deems fit and in the best interest of the Company, as permitted by the relevant and applicable laws, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("**Bursa Securities**") ("**Listing Requirements**") as well as the Company's Constitution.

AND THAT the Board be and is hereby authorised to assent to any modifications, variations and/or amendments as they may deem fit and/or as may be required by the relevant authorities and/or as may be required to comply with any applicable laws and to do all acts and things and take all such steps as may be considered necessary to give full effect to the Proposed Share Capital Reduction."

SPECIAL RESOLUTION 2

PROPOSED AMENDMENTS TO THE CONSTITUTION OF PERAK CORP TO FACILITATE THE PROPOSED ISSUANCE OF REDEEMABLE PREFERENCE SHARES SERIES B ("RPS-B") ("PROPOSED AMENDMENTS I")

"THAT, subject to the passing of the Special Resolutions 1 and 3, Ordinary Resolutions 1 to 7 and the relevant approvals being obtained from the relevant authorities/parties, approval be and is hereby given to the Board to amend the Constitution of the Company in the form and manner as set out in Appendix XIX of the Circular to Shareholders dated 5 February 2026;

AND THAT the Board and the Secretary of the Company be and are hereby empowered and authorised to do all such acts, deeds, and things and to execute, enter into, sign and deliver on behalf of the Company, all such documents and steps as they may deem necessary, expedient and/or appropriate to implement and to give full effect to the Proposed Amendments I, with full powers to assent and/or accept any conditions, modifications, variations, arrangements and/or amendments in any manner as may deem fit in the best interests of the Company and/or as may be required by the relevant authorities in connection with the Proposed Amendments I.”

SPECIAL RESOLUTION 3

PROPOSED AMENDMENTS TO THE CONSTITUTION OF PERAK CORP TO FACILITATE THE REVISIONS OF THE REDEMPTION DATE OF REDEEMABLE PREFERENCE SHARES SERIES A1 (“RPS-A1”) AND REDEEMABLE PREFERENCE SHARES SERIES A2 (“RPS-A2”), REVISIONS OF THE CUMULATIVE COMPOUNDED GROSS PREFERENTIAL DIVIDEND RATE OF RPS-A1 AND RPS-A2 AS WELL AS THE SUBSTITUTION OF THE SECURITY DOCUMENTS PROVIDED UNDER THE SUPPLEMENTAL AGREEMENT DATED 11 SEPTEMBER 2023 TO THE DEBT SETTLEMENT AGREEMENT ENTERED INTO BETWEEN PERAK CORP AND CIMB BANK BERHAD (“CIMB”) DATED 8 NOVEMBER 2021 TO SECURE THE ISSUANCE OF 20,900,309 RPS-A1 TO CIMB (“PROPOSED AMENDMENTS II”)

“**THAT**, subject to the passing of the Special Resolutions 1 and 2, Ordinary Resolutions 1 to 7 as well as relevant approvals being obtained from the relevant authorities/parties, approval be and is hereby given to the Board to amend the Constitution of the Company in the form and manner as set out in Appendix XX of the Circular to Shareholders dated 5 February 2026;

AND THAT the Board and the Secretary of the Company be and are hereby empowered and authorised to do all such acts, deeds, and things and to execute, enter into, sign and deliver on behalf of the Company, all such documents and steps as they may deem necessary, expedient and/or appropriate to implement and to give full effect to the Proposed Amendments II, with full powers to assent and/or accept any conditions, modifications, variations, arrangements and/or amendments in any manner as may deem fit in the best interests of the Company and/or as may be required by the relevant authorities in connection with the Proposed Amendments II.”

ORDINARY RESOLUTION 1

PROPOSED JOINT VENTURE BETWEEN PERAK CORP AND PERBADANAN KEMAJUAN NEGERI PERAK (“PKNP”), A MAJOR SHAREHOLDER OF THE COMPANY, TO JOINTLY CARRY OUT THE DEVELOPMENT OF THE SILVER VALLEY TECHNOLOGY PARK INDUSTRIAL HUB, SALE OF INDUSTRIAL PLOTS AND OTHER PRODUCT OFFERINGS TO END PURCHASERS AND END USERS ON THIRTY-NINE PIECES OF PKNP’S LEASEHOLD LANDS MEASURING 746.73 ACRES (“PROPOSED JOINT DEVELOPMENT”)

“**THAT**, subject to the passing of the Special Resolutions 1 to 3, Ordinary Resolutions 2 to 7 as well as the approvals from the relevant authorities being obtained where necessary, approval be and is hereby given to the Company and PKNP to undertake and jointly carry out the Proposed Joint Development upon the terms and conditions as stipulated in the Joint Venture Agreement dated 8 January 2024 entered into between the Company and PKNP.

AND THAT the Board (save for Datuk Redza Rafiq bin Abdul Razak) be and is hereby empowered and authorised to do all acts, deeds and things as they may deem fit, necessary or expedient in the best interest of the Company and to execute, sign and deliver for and on behalf of the Company all such documents and/or agreements as may be necessary to implement and give full effect to the Proposed Joint Development with full power to assent to any conditions, modifications, variations and/or amendments to the terms of the Proposed Joint Development as they may deem fit in the best interest of the Company and/or as may be required or imposed by the relevant authorities.”

ORDINARY RESOLUTION 2

PROPOSED DISPOSAL OF TWO PARCELS OF LEASEHOLD LANDS, HELD UNDER PN394964, LOT 20570 AND PN394965, LOT 20571, BOTH LOCATED AT MUKIM HULU BERNAM TIMOR, DAERAH MUALLIM, NEGERI PERAK ("PARCEL 1 LANDS"), TO MAKMUR IMPIAN PROPERTY SDN BHD ("MIP") FOR A TOTAL CASH CONSIDERATION OF RM21.13 MILLION ("PROPOSED DISPOSAL OF PARCEL 1 LANDS")

"THAT, subject to the passing of the Special Resolutions 1 to 3, Ordinary Resolution 1 and Ordinary Resolutions 3 to 7 as well as the approvals from the relevant authorities being obtained where necessary, approval be and is hereby given for the Company to dispose of Parcel 1 Lands to MIP for a total cash consideration of RM21.13 million upon the terms and conditions as stipulated in the sale and purchase agreement dated 10 September 2019 ("**SPA I**"), supplemental agreement to the SPA I dated 17 August 2023 and second supplemental agreement to the SPA I dated 13 November 2024 entered into between the Company and MIP.

AND THAT the Board be and is hereby empowered and authorised to do all acts, deeds and things as they may deem fit, necessary or expedient in the best interest of the Company and to execute, sign and deliver for and on behalf of the Company all such documents and/or agreements as may be necessary to finalise and give full effect to the Proposed Disposal of Parcel 1 Lands with full power to assent to any conditions, modifications, variations and/or amendments to the terms of the Proposed Disposal of Parcel 1 Lands as they may deem fit in the best interest of the Company and/or as may be required or imposed by the relevant authorities."

ORDINARY RESOLUTION 3

PROPOSED DISPOSAL OF A PARCEL OF LEASEHOLD LAND, HELD UNDER PN394961, LOT 20402, LOCATED AT MUKIM HULU BERNAM TIMOR, DAERAH MUALLIM, NEGERI PERAK ("PARCEL 2 LAND"), TO TG MALIM HI-TECH PARK SDN BHD (FORMERLY KNOWN AS ARX-YSC SDN BHD) ("TMHTP") FOR A TOTAL CASH CONSIDERATION OF RM49.50 MILLION ("PROPOSED DISPOSAL OF PARCEL 2 LAND")

"THAT, subject to the passing of the Special Resolutions 1 to 3, Ordinary Resolutions 1 and 2, Ordinary Resolutions 4 to 7 as well as the approvals from the relevant authorities being obtained where necessary, approval be and is hereby given for the Company to dispose of Parcel 2 Land to MIP for a total cash consideration of RM49.50 million upon the terms and conditions as stipulated in the joint venture agreement dated 10 September 2019 ("**JVA I**"), supplement agreement to the JVA I dated 13 November 2024 and sale and purchase agreement dated 13 November 2024 entered into between the Company and TMHTP.

AND THAT the Board be and is hereby empowered and authorised to do all acts, deeds and things as they may deem fit, necessary or expedient in the best interest of the Company and to execute, sign and deliver for and on behalf of the Company all such documents and/or agreements as may be necessary to finalise and give full effect to the Proposed Disposal of Parcel 2 Land with full power to assent to any conditions, modifications, variations and/or amendments to the terms of the Proposed Disposal of Parcel 2 Land as they may deem fit in the best interest of the Company and/or as may be required or imposed by the relevant authorities."

ORDINARY RESOLUTION 4

PROPOSED DISPOSAL OF A PARCEL OF LEASEHOLD LAND, HELD UNDER PN394962, LOT 20403, LOCATED AT MUKIM HULU BERNAM TIMOR, DAERAH MUALLIM, NEGERI PERAK ("PARCEL 3 LAND"), TO TMHTP FOR A TOTAL CASH CONSIDERATION OF RM18.94 MILLION ("PROPOSED DISPOSAL OF PARCEL 3 LAND")

"THAT, subject to the passing of the Special Resolutions 1 to 3, Ordinary Resolutions 1 to 3 and Ordinary Resolutions 5 to 7 as well as the approvals from the relevant authorities being obtained where

necessary, approval be and is hereby given for the Company to dispose of Parcel 3 Land to MIP for a total cash consideration of RM18.94 million upon the terms and conditions as stipulated in the JVA I, supplement agreement to the JVA I dated 13 November 2024 and sale and purchase agreement dated 13 November 2024 entered into between the Company and TMHTP.

AND THAT the Board be and is hereby empowered and authorised to do all acts, deeds and things as they may deem fit, necessary or expedient in the best interest of the Company and to execute, sign and deliver for and on behalf of the Company all such documents and/or agreements as may be necessary to finalise and give full effect to the Proposed Disposal of Parcel 3 Land with full power to assent to any conditions, modifications, variations and/or amendments to the terms of the Proposed Disposal of Parcel 3 Land as they may deem fit in the best interest of the Company and/or as may be required or imposed by the relevant authorities."

ORDINARY RESOLUTION 5

PROPOSED DISPOSAL OF THREE PIECES OF LANDS LOCATED AT WILAYAH BATU UNDA, MUKIM LUMUT, DISTRICT OF MANJUNG ("HINTERLAND") TO LUMUT MARITIME TERMINAL SDN BHD ("LMTSB") FOR A TOTAL CASH CONSIDERATION OF RM8.53 MILLION ("PROPOSED DISPOSAL OF HINTERLAND")

"THAT, subject to the passing of the Special Resolutions 1 to 3, Ordinary Resolutions 1 to 4 and Ordinary Resolutions 6 and 7 as well as the approvals from the relevant authorities being obtained where necessary, approval be and is hereby given for the Company to dispose of Hinterland to LMTSB for a total cash consideration of RM8.53 million upon the terms and conditions as stipulated in the sale and purchase agreement dated 13 February 2025 entered into between the Company and LMTSB.

AND THAT the Board (save for Datuk Redza Rafiq bin Abdul Razak) be and is hereby empowered and authorised to do all acts, deeds and things as they may deem fit, necessary or expedient in the best interest of the Company and to execute, sign and deliver for and on behalf of the Company all such documents and/or agreements as may be necessary to finalise and give full effect to the Proposed Disposal of Hinterland with full power to assent to any conditions, modifications, variations and/or amendments to the terms of the Proposed Disposal of Hinterland as they may deem fit in the best interest of the Company and/or as may be required or imposed by the relevant authorities."

ORDINARY RESOLUTION 6

PROPOSED DISPOSAL VIA SETTLEMENT OF THE COMPANY'S ENTITLEMENT PURSUANT TO THE JOINT VENTURE AGREEMENT ENTERED INTO WITH PKNP AND UNI-POH CONSTRUCTION WORKS SDN BHD ("UNIPOH") FOR A PARCEL OF STATE LAND LOCATED AT MUKIM HULU KINTA, DAERAH KINTA, NEGERI PERAK FOR A TOTAL CASH CONSIDERATION OF RM40.38 MILLION ("PROPOSED DISPOSAL OF ZONE 1 BANDAR MERU RAYA")

"THAT, subject to the passing of the Special Resolutions 1 to 3, Ordinary Resolutions 1 to 5 and Ordinary Resolution 7 as well as the approvals from the relevant authorities being obtained where necessary, approval be and is hereby given to the Company, PKNP and Unipoh to stipulate and specify the agreed liquidated value of the Company's entitlement at RM40.38 million pursuant to Joint Venture Agreement dated 8 March 2024 ("**JVA III**") and the new mode of payment of the same upon the terms and conditions as stipulated in the supplemental agreement to the JVA III dated 13 February 2025 entered into between the Company, PKNP and Unipoh.

AND THAT the Board (save for Datuk Redza Rafiq bin Abdul Razak) be and is hereby empowered and authorised to do all acts, deeds and things as they may deem fit, necessary or expedient in the best interest of the Company and to execute, sign and deliver for and on behalf of the Company all such documents and/or agreements as may be necessary to finalise and give full effect to the Proposed Disposal of Zone 1 Bandar Meru Raya with full power to assent to any conditions, modifications, variations and/or amendments to the terms of the Proposed Disposal of Zone 1 Bandar Meru Raya as they may deem fit in the best interest of the Company and/or as may be required or imposed by the relevant authorities.”

ORDINARY RESOLUTION 7

PROPOSED ISSUANCE OF RPS-B FOR THE SETTLEMENT OF THE OUTSTANDING LIABILITIES AND DEBT OBLIGATIONS OWING TO SCHEME CREDITORS AMOUNTING TO RM39.73 MILLION PURSUANT TO THE SCHEME OF ARRANGEMENT UNDER SECTION 366 AND OTHER PROVISIONS OF THE ACT BETWEEN PERAK CORP, PCB DEVELOPMENT SDN BHD AND ITS SCHEME CREDITORS (“PROPOSED ISSUANCE OF RPS-B”)

“**THAT**, subject to the passing of the Special Resolutions 1 to 3 and Ordinary Resolutions 1 to 6, the Board be and is hereby authorised, pursuant to Sections 75 and 76 of the Act, to allot up to 39,733,680 RPS-B to the respective scheme creditors (consisting of non-financial institutions of the Company and PCB Development Sdn Bhd that are owed to) (“**Scheme Creditors**”) pursuant to the Scheme of Arrangement under Section 366 and other relevant provisions of the Act between the Company, PCB Development Sdn Bhd and the Scheme Creditors, which was approved by the Scheme Creditors on 19 April 2021 and sanctioned by the High Court Ipoh on 7 May 2021, upon such terms and conditions and for such purposes as the Board may in their absolute discretion deem fit, subject always to the approval of all relevant regulatory authorities being obtained for such allotment and issue.”

BY ORDER OF THE BOARD OF PERAK CORPORATION BERHAD

Cheai Weng Hoong
Company Secretary

Ipoh
5 February 2026

Notes:

1. Pursuant to Paragraph 8.29A of the Listing Requirements of Bursa Securities, all resolutions at the EGM will be put to vote by way of poll.
2. For the purposes of determining a member who shall be entitled to attend, speak and vote (collectively, “**Participate**”) in this EGM, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to issue a Record of Depositors as at 19 February 2026. Only members whose names appear in the Record of Depositors as at 19 February 2026 will be entitled to Participate in this EGM.
3. A member of the Company who is entitled to Participate at the meeting may appoint any person to be his/her proxy to Participate in his/her stead. A proxy may but need not be a member of the Company and there shall be no restriction as to the qualification of the proxy. A proxy shall have the same rights as the member to Participate at the meeting.
4. Where a member 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.

5. When a member appoints more than one proxy the appointments shall be invalid unless he/she specifies the proportion of his/her shareholding to be represented by each proxy.
6. The instrument appointing a proxy shall be in writing under the hand of the appointor or his/her attorney duly authorised in writing or if the appointor is a corporation, either under its common seal or under the hand of an officer or attorney duly authorised.
7. The instrument appointing a proxy must be deposited at the Registered Office of the Company at No. 1 Jalan Lasam, 30350 Ipoh, Perak Darul Ridzuan at least 48 hours before the time appointed for holding the EGM or at any adjournment thereof.
8. The registration for this EGM will commence on Friday, 27 February 2026 at 9.00 a.m.

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