

BWYS GROUP BERHAD
REGISTRATION NO.: 202301000310 (1494229-W)
(Incorporated in Malaysia)

SUMMARY OF KEY MATTERS DISCUSSED AT THE EXTRAORDINARY GENERAL MEETING (“EGM”) OF BWYS GROUP BERHAD (“BWYS” OR THE “COMPANY”) HELD AT DE. WAN 1958 BY CHEF WAN @ BANGSAR SHOPPING CENTRE, F1 & F6, LEVEL 1, BANGSAR SHOPPING CENTRE, 285, JALAN MAAROF, BANGSAR, 59000 KUALA LUMPUR, W.P. KUALA LUMPUR ON THURSDAY, 22 JANUARY 2026 AT 2.30 P.M.

The summary of questions posed by the shareholders and the respective responses is as follows:

Q1: Shareholder – Mr Poravi A/L SP Sithambaram Pillay

- (a) **As for the Proposed Changgang Property Disposal, Rahim & Co., the valuer, has derived an estimated market value of RM55 million for the Changgang Property, but the Company is selling the property at RM67 million. Why would the purchaser acquire the Changgang Property above the market value?**

Ms Cecelia Lai Pooi Chui

The sale price of RM67 million is based on a mutually agreed agreement between the Company and the purchaser. The purchaser is willing to acquire the Changgang Property at this price, and the Company considers it a fair transaction. This is based on a “willing buyer, willing seller,” and that the disposal is in the best interest of the Company and shareholders.

- (b) **As for the Proposed Duabelas Land Acquisition, the acquisition price and market value of the Duabelas Land is RM94 million, while the Company intends to utilise an estimated RM50 million to develop the vacant land. Apart from the RM20 million from the disposal, what is the source of financing for the purchase and future construction of the land for an estimated amount of RM150 million?**

Ms Cecelia Lai Pooi Chui

The Company plans to utilise RM20 million of the proceeds from the Proposed Changgang Property Disposal to fund the acquisition. Given the long-term nature of the asset, the remaining amount for the acquisition and future development will be financed through long-term borrowings from financial institutions.

- (c) **Why was this meeting venue chosen instead of another location, considering the technical issues faced here?**

The venue was selected based on factors such as capacity, accessibility, and compliance with regulatory requirements for shareholder meetings.

- (d) **Would it be possible to provide e-wallet credit or parking allowance for the shareholders who have taken the time to attend and show support in this meeting today?**

Ms Cecelia Lai Pooi Chui

The Board acknowledged and appreciated the suggestion. It was noted that the Company values the participation and support of all shareholders. While no immediate decision was made, the suggestion will be considered for future meetings to enhance the shareholder experience and convenience.

Q2: Shareholder – Mr Charles Lim San Kim

(a) Which company product brings in the most profit to the Company?

Ms Kang Yi Ki

The Company's scaffolding products contribute the highest profit to the Company, particularly through the rental of scaffolding.

(b) What is the cost of using steel trusses for a landed property that is substantial in size, compared to the use of timbre trusses, which are susceptible to termite infestations?

Chairman

The nature of the question raised is more aligned with matters typically discussed at an Annual General Meeting, as it relates to operational and product-specific. As the current meeting is an EGM to deliberate on specific agenda items, shareholders were advised to redirect such questions to a more appropriate forum to ensure alignment with the agenda of the EGM.

(c) Whether a newspaper or an email advertisement for this meeting is cheaper, and why not save advertising costs in exchange for higher distribution of dividends for the shareholders?

Ms Cecelia Lai Pooi Chui

Email advertisement is significantly cheaper, as it incurs little to no cost. Newspaper advertising, on the other hand, typically costs an estimated RM3,000 and above. Nonetheless, the cost is considered relatively small compared with the Company's annual profits and was incurred to ensure compliance with statutory and regulatory requirements, as well as to maximize shareholder awareness.

Ms Rebecca Kong Say Tsui

The requirement to advertise the notice of meeting in at least one nationally circulated Bahasa Malaysia or English daily newspaper is a requirement under Rule 7.15 of the ACE Market Listing Requirements and Clause 60 of the Company's Constitution.

(d) What does M & A Securities sponsor for this EGM?

Ms Cecelia Lai Pooi Chui

M & A Securities does not sponsor any products or services for the Company in relation to this EGM. The role of M & A Securities as the Company's sponsor is in compliance with Rule 3.21 of the ACE Market Listing Requirements, which requires a listed company to secure and maintain the services of a sponsor for at least three full financial years post-listing.

(e) What does the Company's name "BW" and "YS" stand for?

Ms Cecelia Lai Pooi Chui

"BW" stands for "Brilliant at Work" and YS stands for "Yee Seng".

- (f) **Why does the Company want to sell a developed land in exchange for purchasing a vacant undeveloped land?**

Ms Cecelia Lai Pooi Chui

Firstly, the selling price of RM67 million represents an attractive return for the Company compared to the market valuation of RM55 million. Secondly, the transaction facilitates the Company's long-term goals in funding future operations and expansion, including the construction of a factory, warehouse, and staff quarters. There is a limit in developing the existing land, and the Proposed Duabelas Land Acquisition would provide the capacity required for long-term growth and planning, ensuring sustainable shareholder value.