ANNUAL GENERAL MEETING 2026

ECOBUILT HOLDINGS BHD

21st Annual General Meeting

Operational & Corporate Update

28 August 2026

Group Overview

A factual overview of the Group's operating platform

CIDB Grade G7

Group construction capabilities include Grade G7 contractor registration, subject to the relevant registrations and approvals.

Public-Sector Eligibility

SPKK registration supports participation in eligible government procurement opportunities.

Current Project Pipeline

Key ongoing contracts presented in this deck include The Ria and Seiring projects.

Presentation figures and project status should be read together with the Company's published Annual Report and Bursa announcements.

Ongoing Projects

Key construction contracts highlighted in the Annual Report presentation

The Ria – Serviced Apartment Tower

Contract Sum

RM190.0 million

Reported Progress

30%

63-storey serviced apartment development at Brickfields, Kuala Lumpur.

Seiring – Block D Service Apartment

Contract Sum

RM34.7 million

Completion

8 May 2027

25-storey affordable serviced apartment comprising 264 units in Shah Alam, Selangor.

Financial Performance Overview

FPE 2026 (18-month)

A summary overview of the Group's reported operating performance. Detailed financial information is available in the Annual Report 2026.

Revenue

RM127.1 million

Reported for FPE 2026

Gross Profit

RM20.6 million

Improved gross profitability

The Group recorded an improvement in gross profitability compared with the previous financial period.

For complete audited figures, accounting policies and explanatory notes, please refer to the Company's Annual Report 2026.

SECTION 02

MSWG Questions & Proposed Responses

1. Creditor Reconciliation & Qualified Opinion

Q1

MSWG Question 1

The independent auditors issued a Qualified Audit Opinion due to a systemic failure in obtaining external creditor confirmations for long-outstanding trade payables amounting to RM3.46 million. More alarming is the documented cross-ledger discrepancy: a potential understatement of RM7.26 million and a potential overstatement of RM5.52 million as of 28 February 2026, which could not be reconciled by the management.

According to the independent auditors' report, what were the underlying weaknesses in the Company's project accounting and record-keeping processes that resulted in these significant reconciliation discrepancies?

Response

- The reconciliation discrepancies mainly arose from long-outstanding balances relating to completed projects, including differences in records maintained over the same financial periods and challenges in obtaining confirmations and supporting documentation from certain creditors (subcontractors).
- The Group has also strengthened its finance function by recruiting new experienced accounting staffs and also appointed an external accounting firm to beef up the account department.

2. Rexallent – Creditor Protection & Restructuring

Q2

MSWG Question 2

Following the cessation of the Scheme of Arrangement involving Eko Bina Sdn Bhd ("Eko Bina") and Rexallent Construction Sdn Bhd ("Rexallent"), alongside the subsequent announcements regarding the proposed disposal of Eko Bina on 13 August 2026 and its Judicial Management Order application on 14 August 2026, what legal, operational and financial measures are being instituted to protect Rexallent from creditor enforcement and imminent liquidation?

Response

Following the cessation of the previous Scheme of Arrangement, a creditor-initiated Scheme of Arrangement pursuant to Section 366 of the Companies Act 2016 is in placed to protect Rexallent from creditor enforcement.

The proposed scheme is intended to provide an orderly framework for the restructuring and settlement of Rexallent's outstanding obligations to creditors.

In the meantime, the Group continues to closely monitor creditor claims and legal proceedings involving Rexallent and will take the appropriate legal and restructuring measures where necessary.

3. Seiring Project – Completion Status

Q3

MSWG Question 3

What is the status of the construction of the 25-storey serviced apartment block? Specifically, is the Group still on track to complete the project by 8 May 2027? How has the Group's financial condition impacted the progress of this project?

Response

The construction works are progressing according to schedule.

The Group's financial condition has not affected the progress of the project. All funds generated from the project will be prioritised towards meeting the project's contractual costs and obligations, only surplus funds are utilised for other payments.

4. Board Continuity & Litigation Knowledge

Q4

MSWG Question 4

Board continuity at Ecobuilt is essentially non-existent. Out of the 6 board members listed in the 2026 Annual Report, five were appointed between February 2025 and May 2026. The sole long-serving director, Non-Executive Chairman Dato' Noordin Bin Sulaiman (appointed November 2018), is retiring at the 21st Annual General Meeting without seeking re-election. Following the AGM, 100% of the Board will have been in office for less than 18 months, leaving zero historical continuity at the governance level.

What formal handover procedures, historical case briefings or legal retainers have been instituted to ensure the new Board possesses the necessary context to manage ongoing litigation?

Response

Notwithstanding the changes in Board composition, continuity of the Group's corporate, operational are maintained through the existing Company Secretary, professional advisers and external legal counsel.

The changes in Board have had minimal impact on the Group's strategic direction and day-today operations.

5. Leadership Following CEO Resignation

Q5

MSWG Question 5

The resignation of CEO, Mr Fong Tuck Yong, on 1 June 2026 leaves a vacant chief executive position during a period of financial distress.

What is the status and target timeline for recruiting a permanent Chief Executive Officer, and what specific operational authorities have been delegated to Executive Director, Mr Tee Jing Kwan, to maintain daily project execution following his appointment in May 2026?

Response

Following the resignation of the former Chief Executive Officer on 1 June 2026, the Board has continued to assess the appropriate leadership structure of the Group, taking into consideration its present operational and financial constraints.

The Board has appointed Mr Tee Jing Kwan, Executive Director, together with the management team, to oversee the Group's day-to-day operations and coordinate the implementation of direction approved by the Board.

5. Leadership Following CEO Resignation

Q5

Response (cont'd)

Mr Tee has been with the Group for approximately 7 years and has gained relevant experience and knowledge of the Group's operations to spearhead its day-to-day management and operations.

The Executive Director's responsibilities include the oversight and coordination of the Group's operations, project matters, financial and administrative matters, corporate exercises and legal matters.

Thank You

Twenty-First Annual General Meeting

Friday, 28 August 2026 • 3:00 p.m.

Nazrin Hassan Hall, WORQ Subang Jaya