

**NOTICE OF EXTRAORDINARY GENERAL MEETING**

**NOTICE IS HEREBY GIVEN THAT** the Extraordinary General Meeting of Lion Industries Corporation Berhad (“**LICB**” or the “**Company**”) (“**EGM**”) will be held virtually from the Broadcast Venue, Meeting Hall, Level 16, Lion Office Tower, No. 1 Jalan Nagasari, 50200 Kuala Lumpur, Wilayah Persekutuan and via Securities Services e-Portal at <https://sshsb.net.my/> on Tuesday, 24 September 2024 at 2.00 pm for the following purpose:

**ORDINARY RESOLUTION 1**

**PROPOSED DISPOSAL BY AMSTEEL MILLS SDN BHD (“AMSTEEL MILLS”), A 99% OWNED SUBSIDIARY OF LICB OF 2 PIECES OF LEASEHOLD INDUSTRIAL LAND HELD UNDER HS(D) 17795 PT 3494 (NOW KNOWN AS LOT NO. 25170) WITH THE BUILDINGS ERECTED THEREON TOGETHER WITH THE FIXTURES AND FITTINGS ATTACHED THERETO AND HS(D) 31354 PT 17631 (NOW KNOWN AS LOT NO. 26953), BOTH LOCATED IN MUKIM OF KAPAR, DISTRICT OF KLANG, STATE OF SELANGOR TO RHB TRUSTEES BERHAD (“RHB TRUSTEES”) , ACTING AS THE TRUSTEE FOR AXIS REAL ESTATE INVESTMENT TRUST (“AXIS-REIT”), FOR A TOTAL DISPOSAL CONSIDERATION OF RM313,000,000 TO BE SATISFIED ENTIRELY IN CASH AND THE SUBSEQUENT LEASEBACK BY AMSTEEL MILLS**

**THAT** subject to the approvals and consents from all relevant regulatory authorities and/or parties being obtained (where required), approval be and is hereby given to Amsteel Mills, a 99% owned subsidiary of LICB to dispose of 2 pieces of leasehold industrial land held under HS(D) 17795 PT 3494 (now known as Lot No. 25170) with the buildings erected thereon together with the fixtures and fittings attached thereto and HS(D) 31354 PT 17631 (now known as Lot No. 26953), both located in Mukim of Kapar, District of Klang, State of Selangor to RHB Trustees, acting as the trustee for Axis-REIT, for a total disposal consideration of RM313,000,000 to be satisfied entirely in cash based on the conditional Sale and Purchase Agreement dated 22 April 2024 entered between Amsteel Mills and RHB Trustees acting as the trustee for Axis-REIT (“**Proposed Disposal of Property 1**”);

**AND THAT** the Directors of the Company be and are hereby authorised to do all acts and things and to execute all necessary documents, to give full effect to and complete the Proposed Disposal of Property 1 with full power to assent to or make any modifications, variations and/or amendments as may be required by the relevant authorities or as may be deemed necessary by the Directors of the Company and to take all steps and actions as may be required by the relevant authorities or as the Directors may deem necessary or expedient to finalise, implement and give full effect to and complete the Proposed Disposal of Property 1.

**ORDINARY RESOLUTION 2**

**PROPOSED DISPOSAL BY AMSTEEL MILLS, A 99% OWNED SUBSIDIARY OF LICB OF A PIECE OF LEASEHOLD INDUSTRIAL LAND HELD UNDER HS(D) 119721 PT 59358 (NOW KNOWN AS LOT 62610), LOCATED IN MUKIM OF KAPAR, DISTRICT OF KLANG, STATE OF SELANGOR TO RHB TRUSTEES, ACTING AS THE TRUSTEE FOR AXIS-REIT, FOR A TOTAL DISPOSAL CONSIDERATION OF RM38,800,000 TO BE SATISFIED ENTIRELY IN CASH**

**THAT** subject to the passing of Ordinary Resolution 1, approvals and consents from all relevant regulatory authorities and/or parties being obtained (where required), approval be and is hereby given to Amsteel Mills, a 99% owned subsidiary of LICB to dispose of a piece of leasehold industrial land held under HS(D) 119721 PT 59358 (now known as Lot 62610), located in Mukim of Kapar, District of Klang, State of Selangor to RHB Trustees, acting as the trustee for Axis-REIT, for a total disposal consideration of RM38,800,000 to be satisfied entirely in cash based on the conditional Sale and Purchase Agreement dated 22 April 2024 entered between Amsteel Mills and RHB Trustees acting as the trustee for Axis-REIT (“**Proposed Disposal of Property 2**”);

**AND THAT** the Directors of the Company be and are hereby authorised to do all acts and things and to execute all necessary documents, to give full effect to and complete the Proposed Disposal of Property 2 with full power to assent to or make modifications, variations and/or amendments as may be required by the relevant authorities or as may be deemed necessary by the Directors of the Company and to take all steps and actions as may be required by the relevant authorities or as the Directors may deem necessary or expedient to finalise, implement and give full effect to and complete the Proposed Disposal of Property 2.

**BY ORDER OF THE BOARD**

**WONG PHOOI LIN (MAICSA 7013812)**  
**SSM PC No.: 202008002964**

**KONG SIEW FOON (MAICSA 7044962)**  
**SSM PC No.: 202008002081**

Secretaries

Kuala Lumpur  
9 September 2024

Notes:-

1. *In respect of deposited securities, only Members whose names appear in the Record of Depositors on 18 September 2024 shall be eligible to attend the Meeting.*
  2. *A member entitled to participate and vote at the Meeting is entitled to appoint not more than 2 proxies to participate and vote instead of him. A proxy need not be a member of the Company.*
  3. *If a member appoints 2 proxies, the proportion of his shareholdings represented by each proxy must be specified.*
  4. *The instrument appointing a proxy must be in writing under the hand of the appointor or his attorney duly authorised in writing or, if the appointor is a corporation, either under seal or the hand of an officer or attorney duly authorised.*
  5. *Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in 1 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.*
  6. *The instrument appointing a proxy shall be deposited at the Office of our Share Registrar at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur, Wilayah Persekutuan not less than forty-eight (48) hours before the time appointed for holding the EGM.*
  7. *Completed Form of Proxy sent through facsimile transmission or any electronic or digital manner shall not be accepted.*
- *The EGM will be conducted virtually through live streaming and online remote voting via the Remote Participation and Voting ("RPV") facilities available on Securities Services e-Portal at <https://sshsb.net.my/>. Please refer to the procedures provided in the Administrative Guide for the EGM for registration, participation and remote voting via the RPV facilities.*
  - *At the Broadcast Venue, only the Chairman and other essential individuals are physically present to organise the virtual EGM. Members/Proxies/Corporate Representatives will not be allowed to be physically present at the Broadcast Venue on the day of the EGM.*

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

**Date** : Tuesday, 24 September 2024  
**Time** : 2.00 pm  
**Broadcast Venue** : Meeting Hall, Level 16, Lion Office Tower, No. 1 Jalan Nagasari,  
50200 Kuala Lumpur, Wilayah Persekutuan  
**Online Meeting Platform** : Securities Services e-Portal at <https://sshsb.net.my/>

**1. CONDUCT OF MEETING**

The EGM will be conducted virtually through live streaming and online remote voting via the Remote Participation and Voting facilities.

The broadcast venue is strictly for the purpose of compliance with Section 327(2) of the Companies Act 2016 which stipulates that the Chairman shall be at the main venue of the EGM. **Shareholders/Proxies/Corporate Representatives will not be allowed** to be physically present at the Broadcast Venue on the day of the EGM.

Only Members whose names appear in the Record of Depositors on 18 September 2024 shall be eligible to participate and vote at the EGM.

**2. CIRCULAR TO SHAREHOLDERS AND RELATED DOCUMENTS**

Please scan the QR Code or visit the Company’s website at [www.lion.com.my/licb-egm](http://www.lion.com.my/licb-egm) for the following documents of the Company in relation to the EGM:

- (i) Circular to Shareholders dated 9 September 2024 (“Circular to Shareholders”);
- (ii) Notice of the EGM;
- (iii) Form of Proxy;
- (iv) Administrative Guide for the EGM; and
- (v) Request Form.



There will be no delivery of the Circular to Shareholders in printed copy.

You may submit your request for a printed copy of the Circular to Shareholders by sending the completed Request Form either by post or email to [info@sshsb.com.my](mailto:info@sshsb.com.my).

**3. DEPOSIT OF FORM OF PROXY**

A Shareholder who wishes to appoint a proxy to participate and vote on his behalf at the EGM, may deposit the Form of Proxy in accordance with the instructions printed thereon as soon as possible, so as to arrive at the Office of our **Share Registrar at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur, Wilayah Persekutuan** not less than 48 hours before the time for holding the EGM. Completed Form of Proxy sent through facsimile transmission or any electronic or digital manner shall not be accepted.

**4. PRE-MEETING SUBMISSION OF QUESTIONS**

Shareholders and proxies may submit questions before the EGM via email to [licb@lion.com.my](mailto:licb@lion.com.my) no later than 2.00 pm on Sunday, 22 September 2024. Kindly state your full name and MyKad/passport number for verification purposes.

**5. NO DOOR GIFT/e-VOUCHER**

There will be no distribution of door gift/e-voucher to those who participate in the EGM.

**6. NO RECORDING OR PHOTOGRAPHY**

Strictly **NO recording or photography** of the proceedings of the EGM is allowed.

**7. PROCEDURES FOR REMOTE PARTICIPATION AND VOTING**

**BEFORE THE MEETING**

<b>(A) Sign up a User account at Securities Services e-Portal</b>	
Step 1 Visit <a href="https://sshsb.net.my/">https://sshsb.net.my/</a> Step 2 Sign up a user account Step 3 Wait for our notification email that will be sent within one (1) working day Step 4 Verify your user account within seven (7) days of the notification email and log in	<ul style="list-style-type: none"> <li>▪ <b>This is a ONE-TIME registration.</b> If you are already a registered user of <b>Securities Services e-Portal</b>, you need not register again.</li> <li>▪ Your email address is your User ID.</li> </ul>
<b>ALL SHAREHOLDERS MUST REGISTER AS A USER BY <u>22 SEPTEMBER 2024</u> AS ONE (1) WORKING DAY IS REQUIRED TO PROCESS ALL PORTAL USER REGISTRATIONS.</b>	
<b>(B) Register for Remote Participation</b>	
Meeting Date and Time	Registration for Remote Participation Closing Date and Time
Tuesday, 24 September 2024 at 2.00 pm	Tuesday, 24 September 2024 at 2.00 pm
<ul style="list-style-type: none"> <li>➤ Log in to <a href="https://sshsb.net.my/">https://sshsb.net.my/</a> with your registered email and password.</li> <li>➤ Look for <b><u>Lion Industries Corporation Berhad</u></b> under Company Name and <b><u>EGM on 24 September 2024 at 2.00 pm – Registration for Remote Participation</u></b> under Event and click “&gt;” to register for remote participation in the Meeting.</li> </ul>	
Step 1 Check if you are participating as – <ul style="list-style-type: none"> <li>▪ Individual shareholder</li> <li>▪ Corporate or authorised representative of a body corporate  <i>For body corporates, the appointed corporate/authorised representative has to upload the evidence of authority (e.g. Certificate of Appointment of Corporate Representative, Power of Attorney, letter of authority or other documents proving authority). The <u>original</u> evidence of authority and translation thereof, if not in English or Bahasa Malaysia, have to be submitted to our Share Registrar at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur, Wilayah Persekutuan for verification before the registration closing date and time above.</i> </li> </ul>	
Step 2 Submit your registration. <ul style="list-style-type: none"> <li>▪ A copy of your e-Registration for remote participation can be accessed via <b>My Records</b> (refer to the left navigation panel).</li> <li>▪ Your registration will apply to all the CDS account(s) of each individual shareholder/body corporate shareholder that you represent but if you are both an individual shareholder and representative of body corporate(s), you need to register as an individual shareholder and also as a representative for each body corporate.</li> <li>▪ The Meeting will be conducted virtually and only the Chairman, Directors and other essential individuals will be present at the Broadcast Venue.</li> </ul>	
<b>PROXIES</b>	
All appointed proxies need not register for remote participation under (B) above but if they are not registered Users of the e-Portal, they will <b>need to register as Users</b> of the e-Portal under (A) above by <b><u>19 September 2024</u></b> . <b>SHAREHOLDERS ARE ADVISED TO NOTIFY YOUR PROXY(IES) ACCORDINGLY.</b> Upon processing the Form of Proxy, we will grant the proxy access to remote participation at the Meeting to which he/she is appointed for instead of the shareholder, <u>provided</u> : <ol style="list-style-type: none"> <li>(i) the proxy must be a registered user of the e-Portal, failing which, the proxy will not be able to participate at the Meeting as the meeting will be conducted virtually; and</li> <li>(ii) the duly executed Form of Proxy must reach our Share Registrar at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur, Wilayah Persekutuan by 2.00 pm on 22 September 2024.</li> </ol>	

**7. PROCEDURES FOR REMOTE PARTICIPATION AND VOTING (continued)**

**ON THE DAY OF THE MEETING**

<b>Log in to <a href="https://sshsb.net.my/">https://sshsb.net.my/</a> with your registered email and password</b>	
<b>(C) Join the Live Stream Meeting (eLive)</b>	
<b>eLive Access Date and Time</b>	<b>Meeting Date and Time</b>
Tuesday, 24 September 2024 at 1.30 pm	Tuesday, 24 September 2024 at 2.00 pm
<p>➤ Look for <b><u>Lion Industries Corporation Berhad</u></b> under Company Name and <b><u>EGM on 24 September 2024 at 2.00 pm – Live Stream Meeting</u></b> under Event and click “&gt;” to join the Meeting.</p>	
<ul style="list-style-type: none"> <li>▪ The access to the live stream meeting will open on the abovementioned date and time.</li> <li>▪ If you have any questions to raise, you may use the text box to transmit your questions.</li> <li>▪ Do take note that the quality of the live streaming is dependent on the bandwidth and the stability of the internet connection at the location of the user and the device used.</li> </ul>	
<b>(D) Vote Online Remotely during the Meeting (eVoting)</b>	
<b>Meeting Date and Time</b>	<b>eVoting Access Date and Time</b>
Tuesday, 24 September 2024 at 2.00 pm	Tuesday, 24 September 2024 at 2.00 pm
<p>➤ If you are already accessing the Live Stream Meeting, click “<b>Proceed to Vote</b>” under the live stream player.</p> <p style="text-align: center;">OR</p> <p>➤ If you are logging in directly to vote or not accessing the Live Stream Meeting, look for <b><u>Lion Industries Corporation Berhad</u></b> under Company Name and <b><u>EGM on 24 September 2024 at 2.00 pm – Remote Voting</u></b> under Event and click “&gt;”.</p>	
<p>Step 1 Cast your votes by clicking on the radio buttons against the resolution.            Step 2 Review your casted votes and confirm and submit the votes.</p> <ul style="list-style-type: none"> <li>▪ The access to eVoting will open on the abovementioned date and time.</li> <li>▪ Your votes casted will apply throughout <u>all</u> the CDS accounts you represent as an individual shareholder, corporate/authorised representative and proxy. Where you are participating as a proxy, and the shareholder who appointed you has indicated how the votes are to be casted, we will take the shareholder’s indicated votes in the Form of Proxy.</li> <li>▪ The access to eVoting will close when the Chairman announces the completion of the voting session of the meeting.</li> <li>▪ A copy of your submitted eVoting can be accessed via <b>My Records</b> (refer to the left navigation panel).</li> </ul>	

**8. ENQUIRY**

Should you have any enquiry, please contact the following persons during office hours on Mondays to Fridays from 8.30 am to 12.15 pm and from 1.15 pm to 5.30 pm (excluding public holidays):

**SS E Solutions Sdn Bhd**

General Line : +603-2084 9000  
 Email : [eservices@sshsb.com.my](mailto:eservices@sshsb.com.my)  
 Contact Persons : Mr Wong Piang Yoong (DID: +603 2084 9168)  
                           Ms Rachel Ou (DID: +603 2084 9161)  
                           Ms Jasmine Lim (DID: +603 2084 9006)