PAVILLON HOLDINGS LTD.
(Company Registration No. 199905141N)
(Incorporated in the Republic of Singapore)
(the "Company")

MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE COMPANY HELD AT THAI VILLAGE RESTAURANT, 5 STADIUM WALK, #02-01 LEISURE PARK KALLANG, SINGAPORE 397693 ON THURSDAY, 23 APRIL 2026 AT 3:25 P.M.

PRESENT:

Directors

Mr Fan Bin (Executive Chairman)
Mr Ding Furu (Non-Executive Non-Independent Director) – in attendance via electronic means
Mr Francis Lee Fook Wah (Lead Independent Director)
Mr Kong Weili (Independent Director)

In Attendance

As per attendance list

Shareholders

As per attendance list

CHAIRMAN

Mr Fan Bin presided as Chairman of the Extraordinary General Meeting (the "**EGM**" or "**Meeting**"). The Chairman introduced members of the Board and Management who were present physically at the EGM. Mr Ding Furu attended the EGM via electronic means.

QUORUM

It was noted that a quorum was present and the Chairman called the Meeting to order.

NOTICE

The Notice convening the Meeting, having been in the hands of shareholders for the requisite period was, with the concurrence of the Meeting, taken as read.

VOTING BY POLL

The Chairman informed that he had exercised his right as Chairman of the Meeting and demanded for all resolutions tabled at the Meeting to be voted by poll according to the Company's Constitution. It was noted that shareholders, proxies and representatives have been issued with the poll voting slip during registration. The Company has appointed Entrust Advisory Pte. Ltd. as scrutineer for the EGM.

The Chairman informed the shareholders that in his capacity as Chairman of the Meeting, he had been appointed as a proxy by some shareholders and confirmed that he had voted in accordance with the respective instructions of shareholders to vote for or against or abstain from voting on the resolutions tabled at the EGM. The proxy forms had been checked and verified by the scrutineer.

It was noted the Company had on 18 April 2026 published on the SGXNet the Company's response to the relevant and substantial questions submitted by shareholders in advance by 15 April 2026. The Company did not receive any further questions from shareholders after 15 April 2026.

The Chairman reminded shareholders that Ordinary Resolutions 1 and 2 as set out in the Notice of EGM are not conditional on each other.

ORDINARY BUSINESS

ORDINARY RESOLUTION 1
- THE PROPOSED DIVERSIFICATION OF THE EXISTING BUSINESS OF THE GROUP TO INCLUDE THE PROPERTY BUSINESS

The following motion was duly proposed and seconded:

"That the diversification of the existing business of the Group into the business of property development, property investment, property management as described in Section 2.2.1 of the Circular (the "**Property Business**") and any other activities related to the Property Business be approved."

ORDINARY RESOLUTION 2
- THE PROPOSED DIVERSIFICATION OF THE EXISTING BUSINESS OF THE GROUP TO INCLUDE THE COFFEE BUSINESS

The following motion was duly proposed and seconded:

"That the diversification of the existing business of the Group into the business of investing in coffee related business including, but not limited to, cultivation, plantation, farming, and production of coffee and trading, branding and retailing of coffee and its ancillary products, as described in section 2.2.2 of the Circular (the "**Coffee Business**") and any other activities related to the Coffee Business be approved."

QUESTION AND ANSWER SESSION

Question raised and replies made during the EGM are set out in the "Appendix A" annexed to these minutes.

POLLING

After poll procedures were explained by the Scrutineers, shareholders were invited to cast their vote by poll.

The Chairman adjourned the Meeting for a 15-minute recess for the Polling Agent and Scrutineer to count and verify the votes.

POLL RESULTS

Following the tabulation of votes as verified by the Scrutineer, the Chairman announced the poll results (percentage rounded to the nearest two decimal places) as follow:

For Ordinary Resolution 1 relating to the Proposed Diversification into the Property Business, 1,233,623,660 ordinary shares representing 100.00% voted 'For' the Resolution. The Chairman declared Ordinary Resolution 1 carried.

For Ordinary Resolution 2 relating to the Proposed Diversification into the Coffee Business, 1,233,623,660 ordinary shares representing 100.00% voted 'For' the Resolution. The Chairman declared Ordinary Resolution 2 carried.

CONCLUSION

There being no other business to transact, the Chairman of the Meeting declared the EGM closed at 3.42 p.m. and thanked everyone for their attendance.

SIGNED AS A TRUE RECORD OF THE PROCEEDINGS

Mr Fan Bin
Chairman

Appendix A

PAVILLON HOLDINGS LTD.
(Company Registration No. 199905141N)
(Incorporated in Singapore)
(the “Company”)

Q & A SESSION AT THE EXTRAORDINARY GENERAL MEETING OF PAVILLON HOLDINGS LTD. HELD AT THAI VILLAGE RESTAURANT, 5 STADIUM WALK, #02-01 LEISURE PARK KALLANG, SINGAPORE 397693 ON THURSDAY, 23 APRIL 2026:

<u>ORDINARY RESOLUTION 1: THE PROPOSED DIVERSIFICATION INTO THE PROPERTY BUSINESS</u>

Question 1:	How much was the profit arising from the disposal of shares in Lingbao Gold Group Co., Ltd. (“**Lingbao**”)? Why was there no return of profit as dividend to shareholders? Based on the P&L of the Group, it was loss-making but when you look into the details, the business of the Company is good with good restaurant. The Company ought to make provision of bad debt of S$42million owing by Fengchi IOT to the Company instead of bringing to P&L.
Reply: (Financial Controller)	There was no gain from the disposal of shares in Lingbao as cumulative gain on disposal was reclassified from other reserves under fair value through other comprehensive income (FVOCI) to accumulated losses. The Lingbao shares were purchased before listing on the Hong Kong Stock Exchange. Average cost was RMB2 at the disposal price of approximately HK$10 in respect of the sale of 8 million Lingbao shares in 2025. As the Company’s current financial year was loss-making, the Company did not declare dividend. The Fengchi IOT Loan was an Interested Person Transaction approved by shareholders at the last Extraordinary General Meeting with Mr Ding Furu and his associates abstained from voting on the resolution. Fengchi IOT is currently the subsidiary of the Company. Therefore, the Directors have the discretions to assess and request for the repayment of Fengchi IOT Loan or make necessary provisions in the Company’s financial statements which was audited by external auditor. The Management acknowledged the feedback received.