

**THIS NOTICE IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.**

If you are in any doubt as to the course of action to be taken, you should consult your stockbroker, bank manager, solicitor, accountant or other professional advisers immediately.

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**CHIN HIN GROUP PROPERTY BERHAD**  
(200101017677 (553434-U))  
(Incorporated in Malaysia)

**NOTICE TO WARRANT HOLDERS**

**IN RELATION TO THE**

**EXPIRY AND LAST DATE FOR THE EXERCISE OF WARRANTS 2013/2023**

**STOCK NAME : CHGP-WA**

**STOCK CODE : 7187WA**

**IMPORTANT RELEVANT DATES AND TIME:**

Last date and time for trading of Warrants 2013/2023	: <b>Tuesday, 20 June 2023, 5.00 p.m.</b>
Date and time for suspension of trading of Warrants 2013/2023	: <b>Wednesday, 21 June 2023, 9.00 a.m.</b>
Last date and time for transfer warrants 2013/2023 into depositor's CDS account	: <b>Friday, 30 June 2023, 4.30 p.m.</b>
Last date and time (expiry date) for exercise of Warrants 2013/2023	: <b>Friday, 7 July 2023, 5.00 p.m.</b>
Date and time for the delisting of Warrants 2013/2023	: <b>Monday, 10 July 2023, 9.00 a.m.</b>

This Notice is dated 2 June 2023

## DEFINITIONS

Unless the context otherwise requires, the following definitions shall apply throughout this Notice:-

Board	:	The Board of Directors of CHGP
Bursa Depository or Depository	:	Bursa Malaysia Depository Sdn Bhd [Registration No. 198701006854 (165570-W)]
Bursa Securities	:	Bursa Malaysia Securities Berhad [Registration No. 200301033577 (635998-W)]
CDS	:	Central Depository System
CHGP or Company	:	Chin Hin Group Property Berhad [Company No. (200101017677 (553434-U)]
CHGP Shares or Shares	:	Ordinary shares in CHGP
Deed Poll	:	The deed poll dated 27 May 2013 governing the Warrants
Director(s)	:	Shall have the meaning given in Section 2(1) of the Capital Markets And Services Act 2007
Expiry Date	:	Expiry date of the Warrants which falls on Friday, 7 July 2023 at 5.00 p.m.
Exercise Period	:	The period commencing on and including the date of issue of the Warrants and ending at the close of business at 5.00 p.m. in Malaysia on the Expiry Date
Exercise Price	:	The sum of RM0.20, payable in respect of each new Share to which a Warrant Holder is entitled to subscribe for upon exercise of the Exercise Rights
Exercise Rights	:	The rights of a Warrant Holder to subscribe for one (1) new Share arising from each Warrant at the Exercise Price during the Exercise Period upon the terms of and subject to the conditions contained in the Deed Poll
Market Day(s)	:	Any day between Monday to Friday (both inclusive), which is not a public holiday and on which Bursa Securities is open for trading of securities, which may include a Surprise Holiday
Notice	:	This notice to Warrant Holders dated 2 June 2023
Record of Depositors	:	The record of depositors provided by Bursa Depository to the Company under the Rules of Bursa Depository
RM and sen	:	Ringgit Malaysia and sen respectively
Share Registrar	:	Bina Management (M) Sdn. Bhd. [Registration No. 197901005880 (50164-V)]
Subscription Moneys	:	In relation to the exercise by any Warrant Holder of the Exercise Rights, the amount calculated by multiplying the Exercise Price with the aggregate number of Warrants in respect of which the Exercise Rights are being exercised
Subscription Form	:	The form in respect of the exercise of Warrants 2013/2023 as set out in this Notice

Surprise Holiday	:	means a day that is declared as a public holiday in the Federal Territory of Kuala Lumpur that has not been gazetted as a public holiday at the beginning of the calendar year
Warrants 2013/2023 or Warrants	:	Warrants 2013/2023 issued by CHGP pursuant to Deed Poll which remained unexercised before the Expiry Date
Warrant Holder(s)	:	Holder(s) of Warrants 2013/2023

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**CHIN HIN GROUP PROPERTY BERHAD**

(200101017677 (553434-U))  
(Incorporated in Malaysia)

**Registered Office:**  
48 Jalan Chow Thye  
10050 George Town  
Pulau Pinang  
Malaysia

Date: 2 June 2023

**Board of Directors**

Datuk Seri Chiau Beng Teik (*Non-Independent Non-Executive Chairman*)  
Chiau Haw Choon (*Executive Director*)  
Khor Kai Fu (*Executive Director*)  
Shelly Chiau Yee Wern (*Executive Director*)  
Datuk Cheng Lai Hock (*Independent Non-Executive Director*)  
Datuk Hj. Mohd Yusri Bin Md Yusof (*Independent Non-Executive Director*)  
Kwan Sook Peng (*Independent Non-Executive Director*)

**To: The Warrant Holders of the Company**

Dear Sir/Madam,

**NOTICE TO WARRANT HOLDERS IN RELATION TO THE EXPIRY AND LAST DATE FOR THE EXERCISE OF WARRANTS 2013/2023**

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**NOTICE IS HEREBY GIVEN THAT** pursuant to the terms and conditions stipulated in the Deed Poll dated 27 May 2013, the Exercise Rights of the Warrants will expire on Friday, 7 July 2023 at 5.00 p.m. ("**Expiry Date**").

Accordingly, all Warrant Holders intending to exercise their Exercise Rights of the Warrants are advised to submit the enclosed Subscription Form to the Share Registrar of the Company not later than 5.00 p.m. on the Expiry Date.

The total number of Warrants outstanding as at 24 May 2023, being the latest practicable date prior to the issuance of this Notice is 22,440,744.

**WARRANT HOLDERS SHOULD NOTE THAT THE WARRANTS WHICH ARE NOT EXERCISED BY 5.00 P.M. ON THE EXPIRY DATE WILL LAPSE AND BECOME NULL AND VOID AND CEASE TO BE VALID FOR ANY PURPOSE.**

**ACCORDINGLY, THE WARRANTS WILL BE REMOVED FROM THE OFFICIAL LIST OF BURSA SECURITIES WITH EFFECT FROM 9.00 A.M. ON MONDAY, 10 JULY 2023.**

Warrant Holders are therefore advised to carefully read the information set out below:-

**1. SUSPENSION OF TRADING AND LAST DAY FOR TRADING**

The last day and time for trading of the Warrants will be on Tuesday, 20 June 2023 at 5.00 p.m. The Warrants will be suspended from trading on Bursa Securities with effect from 9.00 a.m. on Wednesday, 21 June 2023.

**2. EXERCISE PRICE**

The Exercise Price of the Warrants is RM0.20 for one (1) new Share payable upon the exercise of the Exercise Rights of each Warrants. Accordingly, for illustration purpose, if a Warrant Holder wishes to exercise the Exercise Rights for 100 Warrants to subscribe for 100 new Shares, the Subscription Moneys payable will be RM20.00.

**3. PAYMENT OF SUBSCRIPTION MONEY**

The remittance of the Subscription Moneys must be made in full and payable in Ringgit Malaysia by banker's draft or cashier's order drawn on a bank operating in Malaysia or a money order or postal order issued by a post office in Malaysia made in favour of "**BKG WARRANTS CONVERSION ACCOUNT**" crossed "**A/C Payee Only**" and endorsed on the reverse side with the name, old and new NRIC/Passport/Armed Force/Police Personnel/Company number and CDS Account number of the Warrant Holders in block letters.

**4. EXERCISE OF EXERCISE RIGHTS**

If you are a Warrant Holder and wish to exercise your Exercise Rights, you are to:-

- (i) Complete and sign the enclosed Subscription Form, additional copies of which can be obtained from the Company's Share Registrar at the address stated in Section 7 below; and
- (ii) Deliver the following documents to the Company's Share Registrar not later than 5.00 p.m. on the Expiry Date:-
  - (a) the Subscription Form duly completed and signed by you;
  - (b) remittance for the full amount of the Subscription Money as mentioned in Sections 2 and 3 above; and
  - (c) remittance of an administrative fees of RM21.20 (inclusive of 6% SST) per CDS Account, payable by banker's draft, bank's demand draft, cashier's order, money order or postal order made out in favour of "**Bina Management (M) Sdn. Bhd.**" crossed "**Account Payee Only**".

The Company shall within eight (8) Market Days (or such other period as may be prescribed by Bursa Securities) after the date of receipt of the duly completed Subscription Form together with the requisite payments:-

- (aa) allot and issue the relevant number of new Shares arising from the exercise of Warrants;
- (bb) despatch notices of allotment to the Warrant Holders stating the number of new Shares that will be credited into the CDS Accounts of the Warrant Holders; and
- (cc) make an application to Bursa Securities for the quotation for and listing of such new Shares issued.

The new Shares to be issued pursuant to the exercise of the Warrants shall, upon allotment and issuance, rank pari passu in all respect with the existing Shares, save and except that such new Shares shall not be entitled to any dividends, rights, allotments and/or other distributions declared or paid prior to the date of allotment of the new Shares.

The new Shares arising from the exercise of the Exercise Rights by the Warrant Holders will be credited directly into the CDS Accounts of such Warrant Holders and no physical share certificates would be issued to the Warrant Holders in respect of the new Shares.

## **5. BOOK CLOSURE DATE**

**NOTICE IS ALSO HEREBY GIVEN THAT** in relation to the Warrants THAT:-

- (i) Bursa Depository will not be accepting any request for transfer of Warrants for the period commencing from 4.30 p.m. on Friday, 30 June 2023 up to the Expiry Date;
- (ii) Warrant Holders shall only be entitled to subscribe for new Shares in respect of the following:-
  - (a) Warrants 2013/2023 transferred into the depositor's CDS Account before 4.30 p.m. on Friday, 30 June 2023 in respect of transfers; and
  - (b) Warrants 2013/2023 bought on Bursa Securities on or before 5.00 p.m. on Tuesday, 20 June 2023, being the last day for trading of the Warrants.

## **6. EXPIRY OF EXERCISE RIGHTS**

Warrant Holders should note that:-

- (i) If their Exercise Rights are not exercised and the relevant Subscription Form together with the remittances are not delivered to the Company's Share Registrar by 5.00 p.m. on the Expiry Date, their Exercise Rights will lapse and become null and void and cease to be exercisable thereafter; and
- (ii) All unexercised Warrants remaining in the 'Warrant Holders' CDS Account as at Expiry Date will be debited from the respective 'Warrant Holders' CDS Account on Monday, 10 July 2023.

## **7. CONTACT DETAILS FOR ENQUIRIES**

All enquiries concerning the above should be addressed to the Company's Share Registrar at:

**Bina Management (M) Sdn. Bhd.**  
**[Registration No. 197901005880 (50164-V)]**

Lot 10, The Highway Centre  
Jalan 51/205, 46050 Petaling Jaya  
Selangor Darul Ehsan

Tel: 603-7784 3922

Fax: 603-7784 1988

Email: binawin@binamg168.com

## **8. DIRECTORS' RESPONSIBILITY STATEMENT**

This Notice has been seen and approved by the Directors of CHGP who collectively and individually accept full responsibility for the accuracy of the information contained in this Notice. The Directors confirm that, after making all reasonable enquiries and the best of their knowledge and belief, there are no other material facts, the omission of which would make any statement herein misleading.

Yours faithfully

For and on behalf of the Board of  
CHIN HIN GROUP PROPERTY BERHAD

**DATUK SERI CHIAU BENG TEIK**

Non-Independent Non-Executive Chairman