



CHIN HIN GROUP PROPERTY BERHAD

[200101017677 (553434-U)]

(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting (“**EGM**”) of Chin Hin Group Property Berhad (“**CHGP**” or “**Company**”) will be held and conducted by way of virtual meeting entirely through live streaming via Remote Participation and Voting (“**RPV**”) Facilities from the broadcast venue at Chin Hin Culture Centre, No. F-0-1 and F-0-2, Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur on Monday, 16 October 2023 at 2.30 p.m. or any adjournment thereof, for the purpose of considering and if thought fit, to pass the following resolution:

ORDINARY RESOLUTION 1

PROPOSED JOINT DEVELOPMENT BETWEEN IVORY MEADOWS SDN BHD (“IMSB**”) AND STELLAR PLATINUM SDN BHD (“**SPSB**”), A WHOLLY-OWNED SUBSIDIARY OF BKG DEVELOPMENT SDN BHD, WHICH IN TURN A WHOLLY-OWNED SUBSIDIARY OF CHGP, FOR THE IMPLEMENTATION, DEVELOPMENT AND COMPLETION OF A 41-STOREY SERVICE RESIDENCE DEVELOPMENT PROJECT KNOWN AS CROWN PENANG (“**PROPOSED JOINT DEVELOPMENT**”)**

“THAT, subject to the approvals from the relevant authorities being obtained where necessary, approval be and is hereby given to SPSB to undertake the implementation, development and completion of a 41-storey service residence building comprising 30 levels of service suites, 8 levels of car park and 3 levels of facilities and services known as Crown Penang, located on all that parcel of freehold land held under H.S.(D) 19318, Lot 10012 Seksyen 1 Bandar Tanjong Pinang, Daerah Timor Laut, Negeri Penang measuring approximately 8,093 square metres, in accordance with the terms and conditions of the Joint Development Agreement dated 3 May 2023 entered into between IMSB and SPSB (“**JDA**”);

AND THAT the Board of Directors of the Company be and is hereby authorised to give effect to the Proposed Joint Development with full powers to assent any modifications, revaluation, variations, arrangement, conditions and/or amendments in relation to the JDA as they may deem fit in the best interest of the Company and/or as may be required and/or imposed by the relevant authorities;

AND FURTHER THAT the Board of Directors of the Company be and is hereby authorised to take all steps as they may deem fit and expedient in order to implement, finalise, complete and do all acts, deeds and things as the Directors may deem fit or expedient in the best interest of the Company (including to execute, sign and deliver on behalf of the Company all such documents as may be necessary) so as to give full effect to the Proposed Joint Development.”

BY ORDER OF THE BOARD

CHEE WAI HONG (BC/C/1470)

SSM PC No. 202008001804

TAN SHE CHIA (MAICSA 7055087)

SSM PC No. 202008001923

Company Secretaries
Penang

29 September 2023

Notes:

- (1) A proxy may but need not be a member of the Company. There shall be no restriction as to the qualification of the proxy.
- (2) The proxy form must be duly completed and deposited at the Registered Office of the Company, 48, Jalan Chow Thye, 10050 George Town, Penang not less than 48 hours before the time appointed for holding the meeting.
- (3) A member shall be entitled to appoint not more than two (2) proxies to attend and vote at the same meeting.
- (4) Where a member appoints two (2) proxies, the appointments shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.
- (5) If the appointor is a corporation, this form must be executed under its Common Seal or under the hand of its attorney.
- (6) Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 ("**Central Depositories Act**"), it may appoint at least one proxy in respect of each securities account it holds with ordinary shares to the credit of the said securities account.
- (7) Where a member of the Company is an exempt authorised nominee as defined under the Central Depositories Act which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("**Omnibus Account**"), there shall be no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds.
- (8) For purpose of determining who shall be entitled to attend this meeting, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to make available to the Company pursuant to Article 69 of the Company's Constitution and Paragraph 7.16(2) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, a Record of Depositors ("**ROD**") as at 9 October 2023 and only a Depositor whose name appears on such ROD shall be entitled to attend, speak and vote at this meeting or appoint proxy to attend and/or speak and/or vote in his/her behalf.
- (9) Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolution set out in this Notice will be put to vote by way of poll.

PERSONAL DATA POLICY

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance list, minutes and other documents relating to the EGM (including any adjournment thereof) and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"). (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.



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PROXY FORM

| CDS Account No. | | | | | | | | | | | | |
|-----------------|--|--|--|---|--|--|--|--|--|--|--|--|
| | | | | - | | | | | | | | |

I/We
 (FULL NAME OF SHAREHOLDERS AS PER NRIC/PASSPORT/CERTIFICATE OF INCORPORATION IN CAPITAL LETTERS)

(NRIC No.) of

(ADDRESS)

(EMAIL ADDRESS:.....) (MOBILE NO.:.....)

being a member/member(s)of the abovenamed Company, hereby appoints

(FULL NAME OF PROXY AS PER NRIC/PASSPORT IN CAPITAL LETTERS)

(NRIC No.) of

(FULL ADDRESS)

(EMAIL ADDRESS:.....) (MOBILE NO.:.....)

or failing

him,

(FULL NAME OF PROXY AS PER NRIC/PASSPORT IN CAPITAL LETTERS)

(NRIC No.) of

(FULL ADDRESS)

(EMAIL ADDRESS:.....) (MOBILE NO.:.....)

or failing him, THE CHAIRMAN OF THE MEETING, as *my/our proxy to vote for *me/us on *my/our behalf at the Extraordinary General Meeting of the Company to be held and conducted by way of virtual meeting entirely through live streaming via Remote Participation and Voting ("**RPV**") Facilities from the broadcast venue at Chin Hin Culture Centre, No. F-0-1 and F-0-2, Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur on Monday, 16 October 2023, at 2.30 p.m. or at any adjournment thereof and to vote as indicated below:

| RESOLUTION | | FOR | AGAINST |
|---------------------|----------------------------|-----|---------|
| Ordinary Resolution | Proposed Joint Development | | |

Please indicate with an "X" in the appropriate spaces provided above on how you wish your vote to be casted. If no specific instruction is given, the proxy may vote as he thinks fit.

No of shares held

For appointment of 2 proxies, percentage of shareholdings to be represented by the proxies:

| | No of shares | % |
|---------|--------------|---|
| Proxy 1 | | |
| Proxy 2 | | |
| | <hr/> | |
| | 100 | |
| | <hr/> | |

Dated this _____ day of _____ 2023

Signature of member(s) /Common Seal

* Strike out whoever is not desired

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PLEASE FOLD HERE

Affix
stamp

The Company Secretaries

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[200101017677 (553434-U)]

48, Jalan Chow Thye
10050 George Town
Penang

PLEASE FOLD HERE
