

CHIN HIN GROUP PROPERTY BERHAD
[Company No.: 200101017677 (553434-U)]
(Incorporated in Malaysia)

MINUTES OF EXTRAORDINARY GENERAL MEETING

MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF CHIN HIN GROUP PROPERTY BERHAD (“**CHGP**” OR “**THE COMPANY**”) HELD 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 FRIDAY, 25 FEBRUARY 2022 AT 10.00 A.M.

ATTENDANCE : As per attendance list

1. COMMENCEMENT

Mr. Chee Wai Hong, the Secretary of the Company, on behalf of the Chairman of the Company, Datuk Seri Chiau Beng Teik, welcomed all shareholders, proxy holders and invited guests to the Company’s Extraordinary General Meeting (“**EGM**”).

The Secretary informed the shareholders that the meeting was conducted via live streaming and online remote voting using the Remote Participation and Voting Facilities (“**RPV**”) to ensure the safety and well-being of the shareholders and employees during this Covid-19 pandemic.

The Secretary introduced the Directors and the adviser of the Company to the meeting.

After confirming that a quorum was present pursuant to the Company’s Constitution, The Secretary on behalf of the Chairman of the Company, called the meeting to order at 10:00 a.m.

2. NOTICE OF MEETING

The Secretary informed the shareholders that the Notice of the EGM having been circulated within the prescribed period.

The Secretary informed the members and proxies that pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all the resolutions set out in the Notice of General Meeting must be voted by poll and at least one Scrutineer be appointed to validate the votes cast.

The members and proxies were informed by the Secretary that Datuk Seri Chiau Beng Teik in his capacity as Chair of the meeting, has demanded a poll be taken on the resolution pursuant to the Company’s Constitution.

The Secretary informed the members and proxies that the polling process for the resolution will be conducted upon completion of the deliberations of the item to be transacted at the EGM. The members and proxies were informed that they may post their questions via real time submission of typed texts in the query box during the meeting.

The members and proxies were briefed through the flow of the EGM. Firstly, the meeting will be carried out by going through the resolution as set out in the Notice of the EGM. Thereafter, the Question & Answer (“**Q&A**”) session, where the Company will address the questions posed by the members via real time submission of typed texts in the query box.

After dealing with the questions, the resolution will be put to vote remotely using the RPV facilities. The members were informed that the voting session was available at this juncture until the closure of the voting session to be announced later.

Agmo Digital Solutions Sdn. Bhd. (“**Agmo**”) was appointed as Poll Administrator and Aegis Communication Sdn. Bhd. was appointed as the Scrutineer for the meeting to verify the poll result.

The Secretary reminded the members and proxies that the attendance at the EGM was restricted to the Company’s shareholders, proxies and authorised representatives of corporate shareholders who have registered to participate in the EGM remotely. The members and proxies were informed that as discussions at the EGM might be deemed confidential and only for the knowledge of the relevant parties, any visual or audio recording whilst the EGM was conducted, was strictly prohibited unless the Company’s written consent has been obtained prior to the EGM.

The Secretary then invited the representative of Agmo, the Poll Administrator, to brief the members on the voting procedure.

3. ORDINARY RESOLUTION

PROPOSED ACQUISITION OF A PIECE OF FREEHOLD LAND AT GERAN MUKIM 98, LOT 797, MUKIM PETALING, TEMPAT 9 3/4 MILE, KUCHAI ROAD, DAERAH KUALA LUMPUR, NEGERI WILAYAH PERSEKUTUAN KUALA LUMPUR (“LAND”) FOR TOTAL CASH CONSIDERATION OF RM85.00 MILLION FROM FRAZEL LUXE SDN BHD (“PROPOSED ACQUISITION”)

Members were informed by the Secretary that the Ordinary Resolution is to consider and if thought fit, to pass the ordinary resolution to give authority to BKSP Autoworld Sdn Bhd to acquire a piece of freehold land at Geran Mukim 98, Lot 797, Mukim Petaling, Tempat 9 3/4 Mile, Kuchai Road, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur, for a cash consideration of RM85.00 million, upon the terms and conditions as stated in the Sale and Purchase Agreement dated 28 October 2021 entered into between BKSP Autoworld Sdn Bhd and Frazel Luxe Sdn Bhd (including any amendments and/or extensions thereof as mutually agreed) as well as to give authority to the Board to complete the Proposed Acquisition.

Members were informed to refer to the Notice of the EGM for the full text of this ordinary resolution.

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The Secretary, on behalf of the Chairman of the Company then informed the members that they have concluded the agenda of this meeting.

The Secretary, on behalf of the Chairman of the Company informed the members that the management was compiling the questions received, if any and request the members to stay on line for the Q&A session.

4. Q&A SESSION

4.1 There was no question received during the EGM. The meeting then proceeded with the voting session.

5. VOTING SESSION

5.1 At 10.10 a.m., the Secretary informed the members and proxies the voting session will be closed in 10 minutes.

5.2 At 10.20 a.m., the Secretary, on behalf of the Chairman of the Company then announced that the voting session had ended.

5.3 At 10.21 a.m., the Meeting was adjourned to allow the process of the counting of the votes.

6. ANNOUNCEMENT OF POLL RESULTS

6.1 At 10.30 a.m., the Secretary, on behalf of the Chairman of the Company called the Meeting to order for the declaration of results. He informed that he had received the poll results from the Poll Administrators, Agmo and Scrutineer, Aegis Communication Sdn Bhd.

6.2 The poll result was reflected on the screen for members' notation.

6.3 Ordinary Resolution

Proposed acquisition of a piece of freehold land at Geran Mukim 98, Lot 797, Mukim Petaling, Tempat 9 3/4 Mile, Kuchai Road, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur ("Land") for total cash consideration of RM85.00 million from Frazel Luxe Sdn Bhd ("Proposed Acquisition")

The poll result in respect of Ordinary Resolution was as follows:-

Resolution	Vote For			Vote Against		
	No. of share-holders	No. of Units	%	No. of share-holders	No. of Units	%
Ordinary Resolution	39	285,568,590	99.99996	2	113	0.00004

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The Secretary, on behalf of the Chairman, declared that the Ordinary Resolution was carried without modification as follows:-

ORDINARY RESOLUTION

PROPOSED ACQUISITION OF A PIECE OF FREEHOLD LAND AT GERAN MUKIM 98, LOT 797, MUKIM PETALING, TEMPAT 9 3/4 MILE, KUCHAI ROAD, DAERAH KUALA LUMPUR, NEGERI WILAYAH PERSEKUTUAN KUALA LUMPUR (“LAND”) FOR TOTAL CASH CONSIDERATION OF RM85.00 MILLION FROM FRAZEL LUXE SDN BHD (“PROPOSED ACQUISITION”)

“**THAT**, subject to all relevant approvals being obtained from the relevant authorities, approval be and is hereby given to BKSP Autoworld Sdn Bhd (“**BKSP**”) to acquire the Land, for a cash consideration of RM85.00 million, upon the terms and conditions as stated in the Sale and Purchase Agreement dated 28 October 2021 entered into between BKSP and Frazel Luxe Sdn Bhd (including any amendments and/or extensions thereof as mutually agreed).

AND THAT, authority be and is hereby given to the Directors of the Company to give full effect to the Proposed Acquisition with full powers to approve, agree and assent to any conditions, variations, revaluations, modifications, and/or amendments in any manner as may be required/permitted by the relevant regulatory authorities or deemed necessary by the Directors of the Company, to deal with matters, incidental, ancillary to and/or relating thereto and take all steps and do all acts and to execute or enter into all such agreements, arrangements, undertakings, indemnities, transfers, extensions, assignments, deeds, confirmations, declarations and/or guarantees, with any party or parties, to deliver or cause to be delivered all such documents and to do all such acts and matters as they may consider necessary to implement, finalise and give full effect to and complete the Proposed Acquisition.”

7. TERMINATION

There being no other business, the meeting was terminated at 10.31 a.m. with a vote of thanks to the Chairman.

CONFIRMED CORRECT,

DATUK SERI CHIAU BENG TEIK

Chairman

Date : 25 February 2022