

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

MINUTES OF ANNUAL GENERAL MEETING

MINUTES OF THE NINETEENTH ANNUAL GENERAL MEETING OF THE COMPANY HELD AND CONDUCTED BY WAY OF FULLY VIRTUAL MEETING THROUGH ONLINE MEETING PLATFORM OF VOTE2U AT [HTTPS://WEB.VOTE2U.MY](https://web.vote2u.my) (DOMAIN REGISTRATION NO. WITH MYNIC:D6A471702) PROVIDED BY AGMO DIGITAL SOLUTIONS SDN BHD, MALAYSIA ON MONDAY, 20 SEPTEMBER 2021 AT 10:00 AM

ATTENDANCE : As per attendance list

1. COMMENCEMENT

Ms. Tan She Chia, the Secretary of the Company, of behalf of the Chairman of the Company, Datuk Seri Chiau Beng Teik, welcomed all shareholders, proxy holders and invited guests to the Company's Nineteenth Annual General Meeting ("19th AGM").

Ms. Tan She Chia, of behalf of the Chairman of the Company, 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.

Ms. Tan She Chia, of behalf of the Chairman of the Company, introduced the Directors, the Joint Company Secretary and the external auditors of the Company to the meeting.

Ms. Tan She Chia, of behalf of the Chairman of the Company, briefed the shareholders that Datuk Seri Chiau Beng Teik (Non-Independent Non-Executive Chairman), Datuk Yeo Chun Sing (Executive Director), Mr. Chiau Haw Choon (Executive Director), Ms. Shelly Chiau Yee Wern (Executive Director), Datuk Hj. Mohd Yusri Bin Md Yusof (Independent Non-Executive Director), Datuk Cheng Lai Hock (Independent Non-Executive Director), Mr. Khoo Chee Siang (Independent Non-Executive Director), Mr Allen Chee Wai Hong (Company Secretary), Datuk Tee Guan Pian (External Auditors) and Paruindran Reddy A/L Balakrishnan (External Auditors) attended the 19th AGM via RPV facility.

After confirming that a quorum was present pursuant to the Company's Constitution, Ms. Tan She Chia, of behalf of the Chairman of the Company, called the meeting to order at 10:23 a.m.

2. NOTICE OF MEETING

Ms. Tan She Chia, of behalf of the Chairman of the Company, informed the shareholders that the Notice of the 19th AGM having been circulated within the prescribed period.

Ms. Tan She Chia, of behalf of the Chairman of the Company, informed the members and proxies that pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all 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 Ms. Tan She Chia that Datuk Seri Chiau Beng Teik in his capacity as Chair of the meeting, has demanded a poll be taken on all resolutions pursuant to the Company's Constitution.

Ms. Tan She Chia, of behalf of the Chairman of the Company, informed the members and proxies that the polling process for the resolutions will be conducted upon completion of the deliberations of all items to be transacted at the 19th AGM. 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 19th AGM. Firstly, the meeting will be carried out by going through all the ordinary resolutions as set out in the Notice of the 19th AGM. 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, all the Ordinary Resolutions 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 .

Ms. Tan She Chia, on behalf of the Chairman of the Company, reminded the members and proxies that the attendance at the 19th AGM was restricted to the Company's shareholders, proxies and authorised representatives of corporate shareholders who have registered to participate in the 19th AGM remotely. The members and proxies were informed that as discussions at the 19th AGM might be deemed confidential and only for the knowledge of the relevant parties, any visual or audio recording whilst the 19th AGM was conducted, was strictly prohibited unless the Company's written consent has been obtained prior to the 19th AGM.

Ms. Tan She Chia, on behalf of the Chairman of the Company then invited the representative of AGMO, the Poll Administrator, to brief the members on the voting procedure.

3. **TO RECEIVE THE AUDITED FINANCIAL STATEMENTS OF THE COMPANY FOR THE FINANCIAL YEAR ENDED 31 MARCH 2021 TOGETHER WITH THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON**

The Secretary, on behalf of the Chairman, informed the members to receive the audited financial statements of the Company for the financial year ended 31 March 2021 together with the reports of the directors and auditors thereon.

Members were informed that this agenda was meant for discussion purpose only and does not require shareholders' approval.

The Secretary, on behalf of the Chairman, informed the members to raise questions by typing their questions in the query box, if any and the Board will address the questions during the Q&A session later.

The Meeting then proceeded to the Proposed Ordinary Resolution 1 on the agenda.

4. **ORDINARY RESOLUTION 1
TO APPROVE THE PAYMENT OF DIRECTORS' FEES AND DIRECTORS' BENEFITS OF RM165,400 FOR THE FINANCIAL YEAR ENDING 31 MARCH 2022**

The Secretary, on behalf of the Chairman, informed the members the proposal to approve the payment of Directors' fees and Directors' benefits of RM165,400 for the financial year ending 31 March 2022.

The Meeting then proceeded to the Proposed Ordinary Resolution 2 on the agenda.

5. **ORDINARY RESOLUTION 2
TO RE-ELECT DATUK SERI CHIAU BENG TEIK WHO RETIRES IN ACCORDANCE WITH THE ARTICLE 95 OF THE COMPANY'S CONSTITUTION.**

The Secretary, on behalf of the Chairman, informed the members that Datuk Seri Chiau Beng Teik, a Director of the Company is retiring in accordance with the Article 95 of the Company's Constitution and, being eligible, had offered himself for re-election.

The Meeting then proceeded to the Proposed Ordinary Resolution 3 on the agenda.

6. **ORDINARY RESOLUTION 3
TO RE-ELECT DATUK CHENG LAI HOCK WHO RETIRES IN ACCORDANCE WITH THE ARTICLE 102 OF THE COMPANY'S CONSTITUTION.**

The Secretary, on behalf of the Chairman, informed the members that Datuk Cheng Lai Hock, a Director of the Company is retiring in accordance with the Article 102 of the Company's Constitution and, being eligible, had offered himself for re-election.

The Meeting then proceeded to the Proposed Ordinary Resolution 4 on the agenda.

7. **ORDINARY RESOLUTION 4
TO RE-ELECT DATUK HJ. MOHD YUSRI BIN MD YUSOF WHO RETIRES IN
ACCORDANCE WITH THE ARTICLE 102 OF THE COMPANY'S CONSTITUTION.**

The Secretary, on behalf of the Chairman, informed the members that Datuk Hj. Mohd Yusri bin Md Yusof, a Director of the Company is retiring in accordance with the Article 102 of the Company's Constitution and, being eligible, had offered himself for re-election.

The Meeting then proceeded to the Proposed Ordinary Resolution 5 on the agenda.

8. **ORDINARY RESOLUTION 5
TO RE-ELECT MS SHELLY CHIAU YEE WERN WHO RETIRES IN ACCORDANCE WITH
THE ARTICLE 102 OF THE COMPANY'S CONSTITUTION.**

The Secretary, on behalf of the Chairman, informed the members that Ms Shelly Chiau Yee Wern, a Director of the Company is retiring in accordance with the Article 102 of the Company's Constitution and, being eligible, had offered herself for re-election.

The Meeting then proceeded to the Proposed Ordinary Resolution 6 on the agenda.

9. **ORDINARY RESOLUTION 6
TO RE-APPOINT MESSRS UHY AS AUDITORS OF THE COMPANY UNTIL THE
CONCLUSION OF THE NEXT ANNUAL GENERAL MEETING AND TO AUTHORISE THE
DIRECTORS TO FIX THEIR REMUNERATION**

The Secretary, on behalf of the Chairman, informed the members that Messrs. UHY is retiring as Auditors of the Company and had indicated their willingness to be re-appointed.

The Meeting then proceeded to the Proposed Ordinary Resolution 7 on the agenda.

10. **ORDINARY RESOLUTION 7
AUTHORITY TO ISSUE SHARES**

Members were informed by the Secretary, on behalf of the Chairman to consider the motion on the resolution that pursuant to Sections 75 and 76 of the Companies Act 2016.

The Secretary, on behalf of the Chairman informed the members that this resolution was to give Directors the authority to issue and allot shares in the Company up to an amount not exceeding 10% of the total number of issued shares (excluding treasury

shares) of the Company for the time being for such purposes as the Directors consider would be in the best interest of the Company without convening a general meeting.

The members were informed that the authority if granted will provide flexibility to the Company for any possible fund raising activities, including but not limited to further placing of shares, for purpose of funding future investment project(s), working capital, acquisition(s) and/or settlement of banking facility(ies).

The Meeting then proceeded to the Proposed Ordinary Resolution 8 on the agenda

ORDINARY RESOLUTION 8

PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE")

The Secretary, on behalf of the Chairman, informed the members to consider the Ordinary Resolution 8 on the Proposed Renewal of and New Shareholders' Mandate, and if passed, will enable the Company and/or its subsidiaries to enter into recurrent related party transactions of a revenue or trading nature with related parties which are necessary for the Group's day-to-day operations and are in the ordinary course of business which carried out on an arm's length basis based on normal commercial terms and on terms not more favourable to the related parties than those generally available to the public and are not detrimental to the minority shareholders of the Company. The details of the Proposed Renewal of And New Shareholders' Mandate were set out in the Circular to Shareholders dated 27 August 2021.

As disclosed in the circular to shareholders dated 27 August 2021, Datuk Seri Chiau Beng Teik, Mr. Chiau Haw Choon, Divine Inventions Sdn Bhd, PP Chin Hin Realty Sdn Bhd, Datin Seri Wong Mee Leng, Shelly Chiau Yee Wern, Chin Hin Group Berhad and Chiau Haw Loon (collectively "Interested Parties") are deemed interested in the Proposed Ordinary Resolution 8.

On this, Interested Parties and persons connected to them was requested to abstain from voting in respect of their direct/or indirect shareholdings, if any, in the Company on the Ordinary Resolution 8.

The Meeting then proceeded to the Proposed Ordinary Resolution 9 on the agenda.

ORDINARY RESOLUTION 9

PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

The Secretary, on behalf of the Chairman, informed the members to consider the Ordinary Resolution 9 on the Proposed Renewal of Share Buy-Back Authority, and if passed, will allow the Directors of the Company to exercise the power of the Company to purchase up to 10% of the total number of issued shares of the

Company at any time within the time period stipulated in the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The Secretary, on behalf of the Chairman then informed the members that they have concluded the agenda of this meeting and then proceeded with the Q&A session. The management was requested to read the questions received.

13. **Q&A SESSION**

The following questions were raised by the members and/or proxies and were responded by Mr Pang Choon Yin from the management as follows:-

	Questions	Answers
(a)	<p>Question from Ooi Wei Chang Can the Company Management brief some updates on company's businesses and operations?</p>	<p><i>Mr Pang Choon Yin replied that the Company expects to obtain vacant possession for Aera Project in December 2021.</i></p> <p><i>Another project, which is 8th & Stellar was expected to obtain vacant possession in financial year 2024 and the Group was in the midst to clear off residential inventory.</i></p> <p><i>The recent lands acquisition as approved by shareholders on 27 May 2021 was expected to complete in accordance with the stipulated timeline, i.e. November and December 2021.</i></p> <p><i>The draft circular to shareholder pertaining to proposal for acquisition of Kayangan Kemas Sdn Bhd had been submitted to Bursa Malaysia Securities Berhad for review and expected to receive response from Bursa Malaysia Securities Berhad in November 2021.</i></p> <p><i>The vehicles segment business activities remained with focus on sales of heavy vehicle model.</i></p>
(b)	<p>Question from Ooi Wei Chang Did the Board of Directors of the Company sets any dividend policy?</p>	<p><i>Mr Pang Choon Yin answered that the Company does not have any dividend policy currently.</i></p>

13.1 At 10.42 a.m., the meeting then proceeded with the voting session.

14. VOTING SESSION

- 14.1 At 10.43 a.m., the Secretary, on behalf of the Chairman of the Company informed the members and proxies the voting session will be closed in 10 minutes.
- 14.2 At 10.53 a.m., the Secretary, on behalf of the Chairman of the Company then announced that the voting session had ended.
- 14.3 The Secretary, on behalf of the Chairman of the Company informed the members to stay on line and to give some minutes to Scrutineer to verify and validate the poll results.

15. ANNOUNCEMENT OF POLL RESULTS

- 15.1 At 11.04 a.m., the Secretary, on behalf of the Chairman of the Company informed that she had received the poll results from the Poll Administrators, AGMO and Scrutineers, Aegis Communication Sdn Bhd.
- 15.2 The poll results were reflected on the screen for members' notation.
- 15.3 Ordinary Resolution 1 - Approval of payment of Directors' fees and Directors' benefits for the financial year ending 31 March 2022

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 1 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 1	43,796,443	99.96364	36	15,930	0.03636	5

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 1 was carried.

15.4 Ordinary Resolution 2 – Re-election of Datuk Seri Chiau Beng Teik as Director

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 2 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 2	259,982,337	99.99993	41	171	0.00007	4

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 2 was carried.

15.5 Ordinary Resolution 3 – Re-election of Datuk Cheng Lai Hock as Director

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 3 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 3	259,982,380	99.99995	42	128	0.00005	3

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 3 was carried.

15.6 Ordinary Resolution 4 – Re-election of Datuk Hj. Mohd Yusri Bin Md Yusof as Director

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 4 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 4	259,982,380	99.99995	42	128	0.00005	3

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 4 was carried.

15.7 Ordinary Resolution 5 – Re-election of Ms Shelly Chiau Yee Wern as Director

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 5 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 5	259,982,380	99.99995	42	128	0.00005	3

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 5 was carried.

15.8 Ordinary Resolution 6 – Re-appointment of Messrs. UHY as Auditors and to authorise the Directors to fix the Auditors' remuneration

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 6 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 6	259,982,180	99.99995	41	128	0.00005	3

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 6 was carried.

15.9 Ordinary Resolution 7 – Authority under Sections 75 and 76 of the Companies Act 2016 for the Directors to issue shares

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 7 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 7	259,982,378	99.99995	41	130	0.00005	4

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 7 was carried without modification as follows :-

**ORDINARY RESOLUTION
 AUTHORITY TO ISSUE SHARES**

“THAT pursuant to Sections 75 and 76 of the Companies Act 2016 (“the Act”), and subject to the approvals of the relevant Governmental and/or regulatory authorities, the Directors be and are hereby empowered to issue and allot shares in the Company, at such time and upon such terms and conditions and for such purposes as the Directors may, in their absolute discretion deem fit, provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% of the total number of issued shares (excluding treasury shares) of the Company for the time being and that the Directors be and are also empowered to obtain the approval from Bursa Malaysia Securities Berhad (“Bursa Securities”) for the listing of and quotation for the additional shares so issued and that such authority shall continue to be in force until the conclusion of the next Annual General Meeting of the Company.”

15.10 Ordinary Resolution 8 – Proposed Renewal of And New Shareholders’ Mandate for Recurrent Related Party Transactions of A Revenue or Trading Nature

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 8 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 8	43,289,143	99.9997	38	130	0.0003	4

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 8 was carried without modification as follows :

ORDINARY RESOLUTION

PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE")

"THAT subject always to the Main Market Listing Requirements of Bursa Securities, approval be and is hereby given to the Company and/or its subsidiaries ("CHGP Group") to enter into and give effect to specified recurrent related party transactions of a revenue or trading nature of CHGP Group with specified classes of Related Parties (as defined in the Main Market Listing Requirements of Bursa Securities) as specified in Section 2.4, Part A of the Circular to Shareholders dated 27 August 2021, which are necessary for the day-to-day operations of CHGP Group provided that the transactions are in the ordinary course of business and are carried out at arms' length basis on normal commercial terms and on terms not more favourable to the Related Parties than those generally available to the public as well as are not detrimental to the minority shareholders of the Company and such approval, shall continue to be in force until:-

- (a) the conclusion of the next Annual General Meeting ("AGM") of the Company, at which time the mandate will lapse, unless the mandate is renewed by a resolution passed at that meeting;
- (b) the expiration of the period within which the next AGM of the Company after that date is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (c) revoked or varied by a resolution passed by the shareholders of the Company in a general meeting;

whichever is earlier.

AND THAT the Board of Directors of the Company be and is hereby authorised to do all acts, deeds, things and execute all necessary documents as they may consider necessary or expedient in the best interest of the Company with full power to assent to any conditions, variations, modifications and/or amendments in any manner as

may be required or permitted under relevant authorities and to deal with all matters in relation thereto and to take such steps and do all acts and things in any manner as they may deem necessary or expedient to implement, finalise and give full effect to the transactions contemplated and/or authorised by this Ordinary Resolution.”

15.11 Ordinary Resolution 9 – Proposed Renewal of Share Buy-Back Authority

The Secretary, on behalf of the Chairman, announced the poll results in respect of Ordinary Resolution 9 as follows:-

Resolution	VOTED FOR			VOTED AGAINST		
	Number of units	%	No. of records	Number of units	%	No. of records
Ordinary Resolution 9	259,982,501	100	43	7	0	2

The Secretary, on behalf of the Chairman, declared that Ordinary Resolution 9 was carried without modification as follows :

ORDINARY RESOLUTION

PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

THAT subject to Sections 112, 113 and 127 of the Act, the provisions of the Main Market Listing Requirements of the Bursa Securities (“**Listing Requirements**”) and all other applicable laws, rules, regulations and guidelines for the time being in force, the Directors of the Company be and are hereby authorised, to make purchase(s) of ordinary shares in the Company on Bursa Securities subject to the following:-

- (a) The maximum number of shares which may be purchased and/or held by the Company shall not exceed 10% of the total number of issued shares of the Company for the time being;
- (b) The maximum fund to be allocated by the Company for the purpose of purchasing its shares shall not exceed the retained profits of the Company; and
- (c) Upon completion of the purchase by the Company of its own shares, the Directors of the Company are authorised to deal with the shares so bought-back in their absolute discretion in any of the following manner:-
 - (i) cancel the shares so purchased; or
 - (ii) retain the shares so purchased as treasury shares and held by the Company; or
 - (iii) retain part of the shares so purchased as treasury shares and cancel the remainder; or
 - (iv) distribute the treasury shares as dividends to shareholders and/or resell on Bursa Securities and/or cancel all or part of them; or
 - (v) transfer all or part of the treasury shares for purposes of an employees’ share scheme, and/or as purchase consideration; or

in any other manner as prescribed by the Act, rules, regulations and guidelines pursuant to the Act, the Listing Requirements and other relevant guidelines issued by Bursa Securities and any other relevant authority for the time being in force;

AND THAT the authority conferred by this resolution will commence immediately upon passing of this ordinary resolution and shall continue to be in force until:-

- (a) the conclusion of the next AGM of the Company following this AGM at which such resolution was passed, at which time the authority will lapse unless renewed by ordinary resolution passed at the AGM either unconditionally or subject to conditions; or
- (b) the expiration of the period within which the next AGM of the Company after that date is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (c) revoked or varied by a resolution passed by the shareholders of the Company in a general meeting,

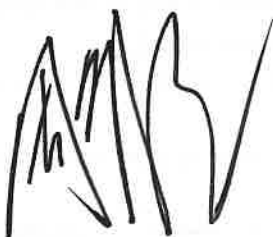
whichever is earlier, but not so as to prejudice the completion of the purchase(s) by the Company before the aforesaid expiry date and in any event, in accordance with the provisions of the Listing Requirements and other relevant guidelines issued by the Bursa Securities or any other relevant authorities.

AND THAT the Directors of the Company be and are authorised to take all such steps to implement, finalise and give full effect to the Proposed Renewal of Share Buy-Back Authority with full power to assent to any conditions, modifications, revaluations and/or amendments as may be imposed by the relevant authorities and with full power to do all such acts and things thereafter in accordance with the Act, the Listing Requirements and other relevant guidelines issued by Bursa Securities and any other relevant authorities."

16. TERMINATION

There being no other business, the meeting was terminated at 11:05 am with a vote of thanks to the Chairman.

CONFIRMED CORRECT,



DATUK SERI CHIAU BENG TEIK
Chairman

Date : 20 September 2021