

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 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.

ATTENDANCE : As per attendance list

1. COMMENCEMENT

Ms. Tan She Chia, 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 introduced the Directors, and the Advisers 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 2:30 p.m.

2. NOTICE OF MEETING

The Secretary informed the shareholders that the Notice of the EGM had 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, the resolution 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 in 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 items 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 Ordinary 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 Ordinary 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 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**”)**

Members were informed by the Secretary that this Ordinary Resolution is to consider and if thought fit, to pass the Ordinary Resolution to give authority to Stellar Platinum Sdn Bhd, a wholly-owned subsidiary of BKG Development Sdn Bhd, which in turn a wholly-owned subsidiary of CHGP, 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 Tanjung 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 Ivory Meadows Sdn Bhd and Stellar Platinum Sdn Bhd.

Members were informed to refer to the Notice of the EGM for the full text of this Ordinary Resolution.

The Secretary 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.

4. **Q&A SESSION**

4.1 There was no question received during the meeting. The meeting then proceeded with the voting session at 2:47 p.m.

5. **VOTING SESSION**

5.1 At 2:47 p.m., the Secretary informed the members and proxies the voting session will be closed in 5 minutes.

5.2 At 2:52 p.m., the Secretary, on behalf of the Chairman of the Company then announced that the voting session had ended.

5.3 The Secretary informed the members to stay on line and to give some time to Scrutineer to verify and validate the poll results.

6. **ANNOUNCEMENT OF POLL RESULT**

6.1 At 3:05 p.m., the Secretary, on behalf of the Chairman of the Company informed that she had received the poll result from the Poll Administrators, Agmo and Scrutineers, Aegis Communication Sdn. Bhd.

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

6.3 ORDINARY RESOLUTION

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")

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	30	367,455,761	99.99997	2	123	0.00003

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

ORDINARY RESOLUTION

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 Tanjung 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.

7. TERMINATION

There being no other business, the meeting was terminated at 3.07 p.m. with a vote of thanks to the Chairman.

CONFIRMED CORRECT,

Signed

DATUK SERI CHIAU BENG TEIK
Chairman

Date : 16 October 2023