

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 THE COMPANY (“**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 WEDNESDAY, 22 NOVEMBER 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 participated 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 Article 71 of 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, i.e. on 7 November 2023, be taken as read.

The Secretary informed the shareholders and proxies (“**Members**”) 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 Secretary informed the Members that Datuk Seri Chiau Beng Teik, in his capacity as the Chair of the meeting, has demanded a poll be taken on the Ordinary Resolution (“**Resolution**”) pursuant to the Company’s Constitution.

The Members were informed that the polling process for the Resolution will be conducted upon completion of the deliberations of the items to be transacted at the EGM. They may post their questions via real time submission of typed texts in the query box during the meeting.

The Members 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 question(s), the Resolution will be put to vote remotely using the RPV facilities. The voting session was available at this juncture until the closure of the voting session to be announced later.

It was noted that 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 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 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 voting procedure in the meeting.

3. **ORDINARY RESOLUTION**

PROPOSED PRIVATE PLACEMENT OF UP TO 110,066,000 NEW ORDINARY SHARES IN CHIN HIN GROUP PROPERTY BERHAD ("CHGP"), REPRESENTING NOT MORE THAN 20% OF THE ISSUED SHARES IN CHGP (EXCLUDING TREASURY SHARES) AT AN ISSUE PRICE TO BE DETERMINED LATER ("PROPOSED PRIVATE PLACEMENT")

The Secretary briefed the Members that this Resolution is to consider and if thought fit, to pass the ordinary resolution for the Board of Directors of the Company to issue and allot up to One Hundred Ten Million and Sixty Six Thousand (110,066,000) new ordinary shares in the Company, representing not more than 20% of its issued shares (excluding treasury shares), by way of private placement to independent investor(s) to be identified later, in single or multiple tranches, at an issue price for each tranche to be determined and fixed by the Board at a later date after all the relevant approvals have been obtained.

The Resolution was also to get the Members' waiver on their pre-emptive rights, and to allow the Directors to issue new shares to any person under the mandate without having to offer the new shares in the Company to be issued equally to all existing shareholders of the Company prior to issuance, and accordingly, dilute their percentage of shareholding in the Company.

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

The Secretary then informed the Members that the meeting then proceeded to address the question(s) received during the meeting.

4. QUESTION AND ANSWER SESSION

4.1 There was no question received during the meeting. The meeting then proceeded with the voting session at 2:40 p.m.

5. VOTING SESSION

5.1 The Secretary then informed the Members the voting session will be closed in 5 minutes.

5.2 The Secretary, on behalf of the Chairman of the Company then announced that the voting session had ended at 2.45 p.m..

5.3 The Secretary informed the Members that Scrutineer was in the process of verifying and validating the poll results.

6. ANNOUNCEMENT OF POLL RESULT

6.1 At 2:52 p.m., the Secretary, on behalf of the Chairman of the Company informed the Members on the results of the poll that has been duly verified by the Scrutineers, Aegis Communication Sdn. Bhd. as follows :-

Resolution	Vote For			Vote Against		
	No. of share-holders	No. of Units	%	No. of share-holders	No. of Units	%
Ordinary Resolution	33	383,658,660	99.99996	3	142	0.00004

6.2 The Secretary, on behalf of the Chairman, declared that the following resolution was carried without modification as follows:-

ORDINARY RESOLUTION

PROPOSED PRIVATE PLACEMENT OF UP TO 110,066,000 NEW ORDINARY SHARES IN CHIN HIN GROUP PROPERTY BERHAD (“CHGP” OR THE “COMPANY”) (“PLACEMENT SHARE(S)”), REPRESENTING NOT MORE THAN 20% OF THE ISSUED SHARES IN CHGP (EXCLUDING TREASURY SHARES) AT AN ISSUE PRICE TO BE DETERMINED LATER (“PROPOSED PRIVATE PLACEMENT”)

RESOLVED :-

THAT subject to all approvals of the relevant authorities and/or persons (if required) being obtained, approval be and is hereby given to the Board of Directors of the Company (“**Board**”) to issue and allot up to 110,066,000 new ordinary shares in CHGP (“**CHGP Shares**” or “**Shares**”), representing not more than 20% of its issued shares (excluding treasury shares), by way of private placement to independent investor(s) to be identified later (“**Placees**”), in single or multiple tranches, at an issue price for each

tranche to be determined and fixed by the Board at a later date after all the relevant approvals have been obtained;

AND THAT, the issue price shall, in no event, be at a discount of more than 10% from the 5-day volume weighted average market price of CHGP Shares immediately preceding the price-fixing date;

THAT the Board be and is hereby authorised to utilise the proceeds to be derived from the Proposed Private Placement for such purposes as set out in the Circular to Shareholders dated 7 November 2023 and the Board be and is hereby authorised with full power to vary the manner and/or purpose of the utilisation of such proceeds from the Proposed Private Placement in the manner as the Board may deem fit, necessary and/or expedient, in the best interest of the Company, subject to the compliance with the Main Market Listing Requirement of Bursa Malaysia Securities Berhad and the approval of the relevant authorities (where required);

THAT such Placement Shares shall, upon allotment and issuance, rank equally in all respect with the existing CHGP Shares, except that holders of the Placement Shares shall not be entitled to any dividends, rights, allotments or other forms of distributions, that may be declared, made or paid to the shareholders of the Company, for which the relevant entitlement date(s) are prior to the date of allotment and issuance of the Placement Shares and the Placement Shares will be subject to all the provisions of the Company's Constitution;

THAT pursuant to Section 85(1) of the Companies Act 2016 read together with Article 57 of the Company's Constitution, approval be and is hereby given to waive and approve the disapplication of the pre-emptive rights of the existing shareholders of the Company to be offered new Shares ranking equally to the existing issued Shares arising from the allotment and issuance of the Placement Shares pursuant to the Proposed Private Placement **AND THAT** the Board is exempted from the obligation to offer such Placement Shares first to the existing shareholders of the Company in respect of the allotment and issuance of the Placement Shares to the Placees pursuant to the Proposed Private Placement;

AND THAT the Board be and is hereby empowered and authorised to do all such acts, deeds and things and to execute, sign, deliver and cause to be delivered on behalf of the Company all such documents and/or arrangement as may be necessary to give full effect and complete the Proposed Private Placement, with full powers to assent to any conditions, modifications, variations and/or amendments deemed necessary or expedient in the interest of the Company and/or as may be required by the relevant authorities and to take all steps and actions as deemed fit, necessary and/or expedient in order to implement, finalise, give full effect to and complete the Proposed Private Placement.

7. **TERMINATION**

The meeting was closed at 2.55 p.m. with a vote of thanks to the Chairman.

CHIN HIN GROUP PROPERTY BERHAD
[Company No.: 200101017677 (553434-U)]
Minutes of the Extraordinary General Meeting held on 22 November 2023

CONFIRMED AS A CORRECT RECORD,

Signed

DATUK SERI CHIAU BENG TEIK
Chairman

Date : 22 November 2023