

YNH PROPERTY BHD
Registration No. 200101026228 (561986-V)
(Incorporated in Malaysia)

Minutes of the Postponed Nineteenth Annual General Meeting (19th AGM) of the Company held at Hotel Sfera, 2479, Jalan Dato' Yu Neh Huat, Taman Samudera, 32040 Sri Manjung, Perak Darul Ridzuan on Friday, 26 November 2021 at 12.30 p.m.

BOARD OF DIRECTORS

Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT
Dato' Lim Git Hooi @ Robert Lim, DPMP, JP
Ching Nye Mi @ Chieng Ngie Chay
Ding Ming Hea

ABSENT WITH APOLOGY

Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS

Shareholders in person, by proxies and by representatives (as per attendance sheet)

IN ATTENDANCE

FINANCIAL CONTROLLER

Chan Yan Meng

ACCOUNTANT

Lim Wen Tzer

COMPANY SECRETARY

Cheng Ghee Cheng

EXTERNAL AUDITORS

Baker Tilly Monteiro Heng PLT
- Andy Lee Kong Weng
- Loh Su Hui

POLL ADMINISTRATORS

Boardroom Share Registrars Sdn. Bhd.

SCRUTINEERS

Boardroom Corporate Services Sdn. Bhd.

1. WELCOME BY CHAIRMAN

The Chairman of the Board of Directors, Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS extended his apology for not being able to attend the meeting and the Board has appointed Dato' Yu Kuan Huat to chair the Meeting.

The Chairman of the Meeting then extended a warm welcome to all shareholders, proxies and invitees to the 19th AGM of the Company.

2. QUORUM

Cheng Ghee Cheng, the Company Secretary confirmed that a quorum was present. With requisite quorum being present, the Chairman then called the Meeting to order.

3. NOTICE OF MEETING

3.1 The Notice convening the Meeting was taken as read.

- 3.2 The Chairman informed the Meeting that pursuant to Chapter 8.29A(1) of Bursa Malaysia Securities Berhad Listing Requirements, all the resolutions set out in the Notice of General Meeting must be voted by poll and Chapter 8.29A(2) requires that at least one Scrutineer be appointed to validate the votes cast. For this purpose, the Chairman exercised his right as Chairman to demand for a poll in accordance with Article 81 of the Company's Constitution in respect of all resolutions which would be put to vote at the Meeting.
- 3.3 The Company had appointed Boardroom Share Registrars Sdn. Bhd. as Poll Administrator to conduct the polling process, and Boardroom Corporate Services Sdn. Bhd. as Scrutineers for the Meeting to oversee the conduct of the poll and scrutinizing the votes cast.

4. AUDITED FINANCIAL STATEMENTS AND REPORTS

- 4.1 The Audited Financial Statements for the year ended 31 December 2020, together with the Directors' and Auditors' Reports thereon, were tabled for discussion.
- 4.2 The Chairman informed the Meeting that this Agenda was meant for discussion only as the provisions of Section 340(1)(a) of Companies Act, 2016 did not require shareholders' approval, hence, it would not be put forward for voting.
- 4.3 The Chairman then invited questions from the shareholders. The Meeting noted that there were no questions raised.
- 4.4 The Audited Financial Statements for the year ended 31 December 2020 together with the Directors' and Auditors' Reports thereon are deemed received by the meeting as the same had been laid before the meeting in compliance with Section 340(1) of the Companies Act, 2016.

5. ORDINARY RESOLUTIONS

- 5.1 The Chairman then took the Meeting through all the Ordinary Resolutions as appeared under Ordinary Business and Special Business of the Agenda as follows:
- Ordinary Resolution 1 on the Payment of Directors' fees of RM152,830 for the financial year ended 31 December 2020.
 - Ordinary Resolution 2 on the Payment of Directors' Benefits (excluding Directors' Fees) to Non-Executive Directors up to an amount of RM170,000 from the date of 19th AGM until the next Annual General Meeting of the Company.
 - Ordinary Resolution 3 on the Re-election of Dato' Yu Kuat Huat, DPMP, PMP, AMP, PPT who retires as a Director of the Company in accordance with Article 102(a) of the Company's Constitution.
 - Ordinary Resolution 4 on the Re-election of Mr. Ching Nye Mi @ Chieng Ngie Chay who retires as a Director of the Company in accordance with Article 102(a) of the Company's Constitution.
 - Ordinary Resolution 5 on the Re-appointment of Auditors, Messrs Baker Tilly Monteiro Heng PLT and to authorise the Directors to fix their remuneration.

- Ordinary Resolution 6 on Retention of Dato' Robert Lim @ Lim Git Hooi, DPMP, JP as an Independent Non-Executive Director.
- Ordinary Resolution 7 on Retention of Ching Nye Mi @ Chieng Ngie Chay as an Independent Non-Executive Director.
- Ordinary Resolution 8 on Retention of Ding Ming Hea as an Independent Non-Executive Director.
- Ordinary Resolution 9 on Proposed Renewal of Share Buy Back Authority.
- Ordinary Resolution 10 on Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature.

The Meeting then proceeded to the poll-voting for all the resolutions.

5.2 The Chairman informed that the 19th AGM was adjourned for 20 minutes for polling and scrutineering. The Chairman then called the Meeting to order at 12.50 p.m. for declaration of results.

6. POLL RESULTS

6.1 The Chairman then called the Meeting to order and announced the poll results in respect of all the resolutions as follows:

Ordinary Resolution	FOR			AGAINST			TOTAL			RESULT
	REC	NO. OF SHARES	%	REC	NO. OF SHARES	%	REC	NO. OF SHARES	%	
Resolution 1 To approve the payment of Directors' Fees of RM152,830 in respect of the financial year ended 31 December 2020.	118	128,049,228	100.0000	0	0	-	118	128,049,228	100.0000	ACCEPTED
Resolution 2 To approve the payment of Directors' Benefits (excluding Directors' fees) to the Non-Executive Directors up to an amount of RM170,000 from the date of the 19th AGM until the next AGM of the Company.	116	128,010,725	99.9699	2	38,503	0.0301	118	128,049,228	100.0000	ACCEPTED

Resolution 3 To re-elect Dato' Yu Kwat Huat, DPMP, PMP, AMP, PPT who retires in accordance with the Company's Constitution.	119	128,568,512	99.9701	2	38,503	0.0299	121	128,607,015	100.0000	ACCEPTED
Resolution 4 To re-elect Mr. Ching Nye Mi @ Chieng Ngie Chay who retires in accordance with the Company's Constitution.	119	128,463,857	98.4791	4	1,983,996	1.5209	123	130,447,853	100.0000	ACCEPTED
Resolution 5 To re-appoint Messrs Baker Tilly Monteiro Heng PLT as the Auditors of the Company and to authorise the Board of Directors to fix their remuneration.	125	130,482,085	100.0000	0	0	-	125	130,482,085	100.0000	ACCEPTED
Resolution 6 Retention of Independent Non-Executive Director - Dato' Robert Lim @ Lim Git Hooi, DPMP, JP.	120	130,119,957	99.9704	2	38,503	0.0296	122	130,158,460	100.0000	ACCEPTED
Resolution 7 Retention of Independent Non-Executive Director - Mr. Ching Nye Mi @ Chieng Ngie Chay.	121	130,409,350	99.9705	2	38,503	0.0295	123	130,447,853	100.0000	ACCEPTED
Resolution 8 Retention of Independent Non-Executive Director - Mr. Ding Ming Hea.	121	128,368,582	99.9700	2	38,503	0.0300	123	128,407,085	100.0000	ACCEPTED

Resolution 9 Proposed Renewal of Share Buy Back Authority.	125	130,482,085	100.0000	0	0	-	125	130,482,085	100.0000	ACCEPTED
Resolution 10 Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of A Revenue or Trading Nature.	106	113,353,814	99.9660	2	38,503	0.0340	108	113,392,317	100.0000	ACCEPTED

Based on the result, the Chairman declared that all the Ordinary Resolutions 1 to 10 were duly carried.

7. TERMINATION

There being no further business, the Meeting terminated at 1.10 p.m. with a vote of thanks to the Chair.

C O N F I R M E D

C H A I R M A N

Ipoh
HCY/GE