

THIS STATEMENT/CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in doubt as to the course of action to be taken, you should consult your Stockbroker, Bank Manager, Solicitor, Accountant or other professional adviser immediately.

Bursa Malaysia Securities Berhad (“Bursa Securities”) has perused the contents of this Circular in respect of the Proposed New Shareholders’ Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature prior to its issuance as the said contents fall under the category of Limited Review Circular pursuant to the provisions of Practice Note 18 of Main Market Listing Requirements of Bursa Securities.

Bursa Securities takes no responsibility for the contents of this Statement/Circular, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Statement/Circular.



YNH PROPERTY BHD

Registration No.: 200101026228 (561986-V)

(Incorporated in Malaysia under the Companies Act, 1965)

PART A

**STATEMENT TO SHAREHOLDERS IN RELATION TO THE PROPOSED
RENEWAL OF SHARES BUY BACK AUTHORITY
(PROPOSED SHARE BUY BACK)**

PART B

**CIRCULAR TO SHAREHOLDERS IN RELATION TO
THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS’ MANDATE AND
NEW SHAREHOLDERS’ MANDATE FOR RECURRENT RELATED PARTY
TRANSACTIONS OF A REVENUE OR TRADING NATURE
(PROPOSED SHAREHOLDERS’ MANDATE)**

The Resolutions in respect of the above proposals will be tabled at the Twenty-First Annual General Meeting (“21ST AGM”) of YNH Property Bhd (“YNHP or “the Company”). Notice of the 21ST AGM of the Company together with the Form of Proxy are enclosed in the Annual Report 2023 of the Company.

The Form of Proxy should be completed and lodged at the office of the Share Registrar of the Company, Boardroom Share Registrars Sdn Bhd at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia not less than forty-eight (48) hours before the time set for holding the meeting. The lodging of the Form of Proxy will not preclude you from attending and voting in person at the meeting should you subsequently wish to do so.

Last date and time for lodging of the Form of Proxy : 29 November 2023, 11.30 a.m.

Date and time of the 21ST AGM : 8 December 2023, 11.30 a.m.

Venue of the 21ST AGM : Hotel Sfera, 2479, Jalan Dato’ Yu Neh Huat,
Taman Samudera, 32040 Sri Manjung,
Perak Darul Ridzuan, Malaysia

This Statement/Circular is dated 31 October 2023

DEFINITIONS

Except where the context otherwise requires, the following definitions shall apply throughout this Circular:

Act	:	Companies Act, 2016 as amended from time to time and any re-enactment thereof
AGM	:	Annual General Meeting
Board	:	Board of Directors of YNHP
Bursa Securities	:	Bursa Malaysia Securities Berhad (635998-W)
Director	:	Shall have the meaning given in Section 2(1) of the Capital Markets and Services Act 2007 and includes any person who is or was within preceding 6 months of the date on which terms of the transaction were agreed upon, a Director of the Company or any other company which is its subsidiary or holding company, or a chief executive officer of the Company, its subsidiary or holding company.
EPS	:	Earnings per share
Main Listing Requirements	:	Bursa Malaysia Securities Berhad Main Market Listing Requirements
Major Shareholder	:	A person who has an interest or interests in one or more voting shares in the Company and the number, or the aggregate number of those shares, is: (a) 10% or more of the aggregate number of all the voting shares in the Company; or (b) 5% or more of the aggregate number of all the voting shares in the Company where such person is the largest shareholder of the Company. For the purpose of this definition, “interest in shares” shall have the meaning given in Section 8 of the Act; and for purposes of the Proposed Shareholders’ Mandate includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a Major Shareholder of the Company or any other company which is its subsidiary or holding company.
NA	:	Net assets
Proposed Share Buy Back	:	Proposed purchase by the Company of up to ten per centum (10%) of its total issued shares.
Proposed Shareholders’ Mandate	:	Proposed renewal of existing shareholders’ mandate and new shareholders’ mandate for recurrent related party transactions of a revenue or trading nature.
RM and sen	:	Ringgit Malaysia and sen respectively.
Recurrent Transactions or Recurrent Related Party Transactions	:	Recurrent related party transactions of a revenue or trading nature which are necessary for the day-to-day operations and in the ordinary course of business.
Related Party(ies)	:	A director, major shareholder or persons connected with such director or major shareholder.
Share(s)	:	Ordinary shares in YNHP.
Substantial Shareholder(s)	:	Have the meaning given in Section 136 of the Act.
Treasury Shares	:	YNHP Shares which have been bought back and retained by the Company in accordance with the Companies Act, 2016 as authorized by the Articles and retained in treasury.
YNHP or Company	:	YNH Property Bhd [200101026228 (561986-V)]
YNHP Group or the Group	:	YNHP and its subsidiaries

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PART A

SHARE BUY-BACK STATEMENT

IN RELATION TO

**PROPOSED RENEWAL OF SHARE BUY BACK AUTHORITY
(PROPOSED SHARE BUY BACK)**

YNH PROPERTY BHD

200101026228 (561986-V)
(Incorporated in Malaysia)

SHARE BUY BACK STATEMENT IN RELATION TO THE PROPOSED RENEWEL OF SHARE BUY BACK AUTHORITY

1. INTRODUCTION

At the Twentieth Annual General Meeting held on 17 June 2022, the Shareholders of the Company approved, inter alia, the Proposed Share Buy Back. The Share Buy Back Authority from Shareholders and the said mandate shall, in accordance with the Main Listing Requirements, expire at the conclusion of the forthcoming AGM, unless authority for its renewal is obtained.

On 27 February 2023, the Board of Directors of the Company announced the Company's intention to seek a renewal of its shareholders' authorisation for the Proposed Share Buy-Back at the forthcoming AGM.

The purpose of this statement is to provide you with the details of the Proposed Share Buy Back and to seek your approval for the Ordinary Resolution on the Proposed Share Buy Back to be tabled at the forthcoming AGM which will be held on 8 December 2023.

2. PROPOSED SHARE BUY BACK

Your Directors seek shareholders' approval to purchase up to ten per centum (10%) of the Company's number of issued shares subject to compliance with the provision of the Act, the Main Listing Requirements and/or any other relevant authorities. The actual number of Shares to be purchased, the total amount of funds to be utilized as well as the timing of the Proposed Share Buy Back will be dependent on the market conditions, sentiments at the Bursa Securities, the availability of the retained profits as well as the financial resources available to YNHP Group.

All Shares to be bought back by the Company may be retained as Treasury Shares of the Company or cancelled upon purchase or a combination of both. In the event that the shares to be bought back by the Company are retained as Treasury Shares, the Company may distribute the Treasury Shares as dividend to the shareholders of YNHP or resell the Treasury Shares on the Bursa Securities. The decision of the Board on the above options will be made at appropriate time.

The authorization for the Proposed Share Buy Back will be effective immediately upon the passing of the Ordinary Resolution on the Proposed Share Buy Back at the forthcoming AGM until the earlier of:-

- (i) the conclusion of the next AGM of the Company at which time the authority shall lapse unless by ordinary resolution passed at a general meeting, the authority is renewed either unconditionally or subject to conditions;
- (ii) the expiration of the period within which the next AGM after that date is required by law to be held; and
- (iii) revoked or varied by ordinary resolution of the shareholders of the Company at a general meeting.

In accordance with the Listing Requirements, the Proposed Share Buy Back must be made wholly out of retained profits of the Company. The maximum amount of funds to be utilised for the Proposed Share Buy Back will be subject to the retained profits of the Company. Based on the Company's latest audited financial statements as at 30 June 2023, the accumulated losses of the Company was RM93,316,335.

The Proposed Share Buy Back is expected to be mainly financed by internally generated funds of the Group. In the event that the Company intends to purchase its own shares using borrowings, the Board will ensure that the Company shall have sufficient funds to repay the borrowings and that the repayment will not adversely affect the operations and cash flows of the Company. In addition, the Board will ensure that the Company satisfies the solvency test as stated in the Section 112(2) of the Act before execution of the Proposed Share Buy Back.

The Proposed Share Buy Back is likely to reduce the working capital and cash flow of the Company, the quantum of which depends on the purchase price and the actual number of Shares purchased. However, it is not expected to have a material effect on the working capital and cash flow of its subsidiaries.

The Proposed Share Buy Back shall be executed at purchase prices not exceeding 15% above the weighted average market price of the Shares for the previous five (5) Market Days immediately prior to the purchase. The Treasury Shares arising from the Proposed Share Buy Back shall be resold at prices not less than the weighted average market price of the Shares for the previous five (5) Market Days immediately prior to the resale.

The Treasury Shares so bought back pursuant to Proposed Share Buy Back shall not be entitled to any of the right attached to the existing Shares of the Company as to voting, dividends and participation in other distribution and otherwise are suspended.

The aforesaid Treasury Shares shall not be taken into account in calculating the number or percentage of Shares or of a class of shares in the Company for any purpose including, without limiting the generality of this provision, the provisions of any law or requirement of the Constitution of the Company or the Main Market Listing Requirements on substantial shareholdings, takeover, notices, the requisitioning of meetings, the quorum for a meeting and the results of a vote on a resolution at a meeting.

3. RATIONALE AND ADVANTAGE FOR THE PROPOSED SHARE BUY BACK

The Proposed Share Buy Back if exercised, is expected to potentially benefit the Company and its shareholders as follows:

- The Company would expect to enhance the EPS of the Group (in the case where the Directors resolve to cancel the Shares so purchased and/or retain the Shares in treasury and the Treasury Shares are not subsequently resold) as the Shares purchased are not taken into account when calculating the number of shares in the Company. The increase in EPS, if any, arising from the Proposed Share Buy Back may have a positive effect on the market price of the Company's Shares. Therefore, long term and genuine investors are expected to enjoy a corresponding increase in the value of their investments in the Company;
- If the Shares bought back are kept as Treasury Shares, it will give the Directors an option to sell the Shares so purchased at a higher price and therefore make an exceptional gain for the Company. Alternatively, the Shares so purchased can be distributed as share dividend to shareholders; and
- The Company may be able to reduce any unwarranted volatility of its Shares and assist to stabilize the supply, demand and price of its Shares in the open market and thereby supporting its fundamental value of its Shares.

The Proposed Share Buy Back is not expected to have any potential material disadvantage to the Company and its shareholders as it will be exercised only after in-depth consideration of the financial resources of the YNHP Group and of the resultant impact on its shareholders. The Directors in exercising any decision on the Proposed Share Buy Back will be mindful of the interest of the Company and its shareholders.

4. **POTENTIAL DISADVANTAGE OF THE PROPOSED SHARE BUY BACK**

The Proposed Share Buy Back will, however temporarily reduce the financial resources of the Group and consequently, may result in the Group foregoing better investment opportunities that may emerge in the future. It may also result in a lower amount of cash reserves available for dividends to be declared to shareholders as funds are utilized to purchase Shares. In the light of the abovementioned, the Board will consider the interest of the Company and also the interest of the shareholders when undertaking the Proposed Share Buy Back.

However, the disadvantage is mitigated by the prospect that the financial resources of the Group may increase, if the purchased Shares held as Treasury Shares are resold at prices higher than their purchase price.

5. **EFFECTS OF THE PROPOSED SHARE BUY BACK**

5.1 **Share Capital**

The Proposed Share Buy Back will have no effect on the number of issued shares of the Company if the Shares to be bought back by the Company are retained as Treasury Shares or re-sell in the open market.

For illustration purposes and assuming ten per centum (10%) of the number of issued shares of the Company as at 18 October 2023, are purchased and entirely cancelled, the Proposed Share Buy Back will have the following effects on the share capital of the Company:-

	No. of Shares	RM
Issued Capital as at 18 October 2023	528,999,579	528,999,579
Less: Number of shares to be cancelled pursuant to the Proposed Share Buy Back	52,899,958	52,899,958
Issued Capital upon completion of the Proposed Share Buy Back	476,099,621	476,099,621

5.2 **NA**

The Proposed Share Buy Back may increase or decrease the NA per share of the Company depending on the purchase price in comparison to the NA per share of the Company at the time that the purchase is made.

However, it is likely that the Proposed Share Buy Back will reduce the working capital of the Company, with the quantum depending on the purchase prices of the Company's Shares and the actual number of shares bought back.

5.3 **EPS**

Depending on the number of Shares purchased and the purchase prices of the Shares, the Proposed Share Buy Back may increase the earnings per share of the Company. Similarly, on the assumption that the Shares so purchased are treated as Treasury Shares, the extent of the effect on earnings of the Company will depend on the actual selling prices, the number of Treasury Shares resold and the effective gain or interest savings arising.

6. DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' SHAREHOLDINGS

Based on the Register of Directors' Shareholdings and the Register of Substantial Shareholders as at 18 October 2023, the number of Shares held by the Directors and Substantial Shareholders of the Company respectively are as follows:-

	Based on Issued Capital as at 18 October 2023 of 528,487,067 Shares (after excluding 512,512 Treasury Shares)				Based on Pro-forma Issued Capital as at 18 October 2023 of 476,099,621 (after excluding 52,899,958 Shares being cancelled) upon completion of Proposed Shares Buy Back			
	Direct Interest	%	Indirect Interest	%	Direct Interest	%	Indirect Interest	%
Name of Directors								
Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS ^	128,982,770	24.41	43,180,507 *	8.17	128,982,770	27.09	43,180,507 *	9.07
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT ^	23,656,810	4.48	131,402,938 #	24.86	23,656,810	4.97	131,402,938 #	27.60
Khong Kam Hou	-	-	-	-	-	-	-	-
Oon Seow Ling	-	-	-	-	-	-	-	-
Ching Lee Fong	2,998,600	0.57	-	-	2,998,600	0.63	-	-
Name of Substantial Shareholders								
Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS ^	128,982,770	24.41	43,180,507 *	8.17	128,982,770	27.09	43,180,507 *	9.07
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT ^	23,656,810	4.48	131,402,938 #	24.86	23,656,810	4.97	131,402,938 #	27.60

Note

^ Dato' Dr. Yu Kuan Chon and Dato' Yu Kuan Huat are brothers.

* Deemed interested by virtue of his interest in his spouse's interest, Dato' Yu Kuan Huat's interest, Teh Nai Sim's interest and Ling Mooi Hung's interest in YNHP.

Deemed interested by virtue of his interest in his spouse's interest, Dato' Dr. Yu Kuan Chon's interest and Ling Mooi Hung's interest in YNHP.

7. PUBLIC SHAREHOLDING SPREAD

As at 18 October 2023 the public shareholding spread of the Company was 67.95%. The public shareholding spread is expected to be reduced to 64.42% assuming the Proposed Share Buy Back is implemented in full and all the Shares so purchased are cancelled. However, the Company will ensure that prior to any share buy back exercise, the public shareholding spread of at least 25% is maintained.

8. PURCHASE, CANCELLATION OF SHARES AND RESALE OR TRANSFER OF TREASURY SHARES MADE IN THE PRECEDING TWELVE (12) MONTHS

The Company has not made any purchase, cancellation of shares and resale or transfer of treasury shares in the preceding twelve (12) months. There are currently 512,512 shares held as Treasury Shares.

9. **DIRECTORS' RECOMMENDATION**

Having considered all aspects of the Proposed Share Buy Back, the Directors is of the opinion that the Proposed Share Buy Back is in the best interests of the shareholders and the Company and recommend that you vote in favour of the Resolution pertaining to the Proposed Share Buy Back to be tabled at the forthcoming AGM.

10. **AGM**

The Notice convening the AGM that contains the Ordinary Resolution pertaining to the Proposed Share Buy Back together with the Form of Proxy are enclosed in the Annual Report 2023 of the Company.

If you are unable to attend the AGM in person, kindly complete and return the enclosed Form of the Proxy in accordance with the instructions printed therein to the office of the Share Registrar of the Company, Boardroom Share Registrars Sdn Bhd at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia not less than 48 hours before the time fixed for the AGM. The completion, signing and returning of the Form of Proxy will not, however, preclude you from attending and voting at the AGM should you find that you are subsequently able to do so.

This Statement is dated 31 October 2023.

PART B

CIRCULAR TO SHAREHOLDERS

IN RELATION TO

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

YNH PROPERTY BHD

200101026228 (561986-V)
(Incorporated in Malaysia)

Registered Office:

55A, Medan Ipoh 1A
Medan Ipoh Bistari
31400 Ipoh
Perak Darul Ridzuan
Malaysia

31 October 2023

Directors

Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS (Chairman/Executive Director)

Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT (Managing Director)

Khong Kam Hou (Senior Independent Non-Executive Director)

Oon Seow Ling (Independent Non-Executive Director)

Ching Lee Fong (Independent Non-Executive Director)

To the Shareholders of YNH Property Bhd

Dear Sirs/Madam

PROPOSED SHAREHOLDERS' MANDATE

1. INTRODUCTION

At the Twentieth AGM held on 17 June 2022, the Shareholders of the Company approved, inter alia, the Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue on Trading Nature. The said mandate shall, in accordance with the Main Listing Requirements, continue to be in force until:

- (i) the conclusion of the next AGM of the Company at which time it will lapse, unless by a resolution passed at that meeting, the mandate is renewed;
- (ii) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extensions as may be allowed pursuant to Section 340(4) of the Act); or
- (iii) revoked or varied by resolution passed by the shareholders at a general meeting,

whichever is earlier.

On 13 March 2023, the Company announced to Bursa Securities of the Company's intention to seek approval for the Proposed Shareholders' Mandate at the forthcoming AGM.

On 25 April 2023, the Company announced to Bursa Securities the change of its financial year end from 31 December 2022 to 30 June 2023 and 30 June for all subsequent years. Following the change, the next set of audited financial statements would be from 1 January 2022 to 30 June 2023 covering a period of eighteen (18) months.

On 31 May 2023, the Company had obtained the approval of the Companies Commission of Malaysia for the Company to extend the date of holding its AGM to a date no later than 31 December 2023. As the date of the forthcoming AGM of the Company will be held on 8 December 2023, it will fall beyond the extended date for the next AGM as allowed under section 340(2) of the Act. Accordingly, the existing shareholders' mandate had expired on 17 September 2023.

Hence, the purpose of this Circular is to provide you with the details of the Proposed Shareholders' Mandate and to seek your approval for the Ordinary Resolution on the Proposed Shareholders' Mandate to be tabled at the forthcoming AGM which will be held on 8 December 2023.

2. PROPOSED SHAREHOLDERS' MANDATE

2.1 Details of the Proposed Shareholders' Mandate

Under Paragraph 10.09 of Bursa Malaysia Main Market Listing Requirements, a listed issuer may seek a shareholders' mandate in respect of related party transactions involving recurrent transactions of a revenue or trading nature which are necessary for its day-to-day operations subject to the following:-

- (i) the transactions are in the ordinary course of business and are on terms not more favourable to the related party than those generally available to the public;
- (ii) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the breakdown of the aggregate value of transactions conducted pursuant to the shareholders' mandate during the financial year;
- (iii) in a meeting to obtain shareholders' mandate, the interested directors, interested major shareholders and interested persons connected with a director or major shareholder and where it involves the interest of an interested person connected with a director or major shareholder, such directors or major shareholder, must not vote on the resolution approving the transactions. An interested director or interested major shareholder must also ensure that persons connected with them will abstain from voting on the resolution approving the transactions;
- (iv) an immediate announcement is made to Bursa Securities when the actual value of a Recurrent Related Party Transaction entered into by the listed issuer, exceeds the estimated value of the Recurrent Related Party Transaction disclosed in the circular by 10% or more and the announcement must include the information as may be prescribed by Bursa Securities; and
- (v) issuance of Circular to Shareholders which includes the informations as may be prescribed by Bursa Securities.

The principal activity of YNHP is investment holding whilst its subsidiaries companies are mainly property development, property investment, general contracting and hotel business.

It is anticipated that YNHP Group will, in the normal course of business, enter into transactions with classes of related party set out in Section 2.2. It is likely that such transactions will occur with some degree of frequency and could arise at any time.

The Board is seeking the shareholders' approval for the Proposed Shareholders' Mandate for YNHP Group, to enter into recurrent related party transactions of a revenue and trading nature with the classes of related party set out in Section 2.2 provided such transactions are made at arm's length and on normal commercial terms of YNHP Group and are on terms not more favourable to the related party than those generally available to the public and are not to the detriment of the minority shareholders.

The Proposed Shareholders' Mandate, if approved by the Company's shareholders at the forthcoming AGM, will continue to be in force until:

- (i) the conclusion of the next AGM of YNHP to be held in the year 2024, whereby which time it will lapse, unless by a resolution passed at the general meeting, the mandate is renewed;
- (iii) revoked or varied by resolution passed by the shareholders in general meeting;

whichever is the earliest.

Approval from shareholders will be sought for the renewal of the Proposed Shareholders' Mandate at the next AGM and at each subsequent AGM of the Company, subject to satisfactory review by the Audit Committee of the Company.

Disclosure will be made in the Company's Annual Report of the breakdown of the aggregate value of transactions conducted, types of transactions made, names of the related parties involved and their relationship with the Company pursuant to the Proposed Shareholders' Mandate during the financial year in accordance with paragraph 10.09(2) and the relevant provisions under items 3.1 and 3.2 of Practice Note 12 of the Main Listing Requirements.

2.2 Class, Nature and Estimated Value of the Recurrent Related Party Transactions

The Proposed Shareholders' Mandate will apply to the Recurrent Transactions with the following companies and persons:-

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT (YKH)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> • YKH is the Managing Director and major shareholder of YNHP. 	50,000,000 15,000,000 15,000,000	50,000,000 15,000,000 15,000,000	13,680,000 - 14,916	YNHP Group YNHP Group YNHP Group	YKH YKH YKH
Dato' Yu Kuan Chon, DIMP, PPT, MBBS, (YKC)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> • YKC is Chairman/Executive Director and major shareholder of YNHP. 	50,000,000 15,000,000 15,000,000	50,000,000 15,000,000 15,000,000	36,917,394 - 12,180	YNHP Group YNHP Group YNHP Group	YKC YKC YKC
Datin Teh Nai Sim (TNS)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> • TNS is spouse of YKH. 	30,000,000 3,000,000 15,000,000	30,000,000 3,000,000 15,000,000	NIL NIL NIL	YNHP Group YNHP Group YNHP Group	TNS TNS TNS
Datin Dr. Chan Sow Keng (CSK)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> • Datin Dr. Chan Sow Keng is spouse of YKC. 	30,000,000 3,000,000 15,000,000	30,000,000 3,000,000 15,000,000	NIL NIL NIL	YNHP Group YNHP Group YNHP Group	CSK CSK CSK
Yu Chon Moy (YCM)	Sales of Property (Sub-divided land, commercial and residential unit) Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> • Yu Chon Moy is the sister of YKH and YKC. 	30,000,000 15,000,000	30,000,000 15,000,000	NIL NIL	YNHP Group YNHP Group	YCM YCM

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Yu Chon Lan (YCL)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YCL is the sister of YKH and YKC. 	30,000,000	30,000,000	NIL	YNHP Group	YCL
Dr Yu Choon Sian (Dr YCS)	Sales of Property (Sub-divided land, commercial and residential unit) Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> Dr. Yu Choon Sian is the sister of YKH and YKC. 	15,000,000	15,000,000	NIL	YNHP Group	Dr YCS
Yu Choon Sing (YCS)	Sales of Property (Sub-divided land, commercial and residential unit) Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> Yu Choon Sing is the sister of YKH and YKC. 	15,000,000	15,000,000	NIL	YNHP Group	YCS
Dr. Yu Chong Choo (Dr YCC)	Sales of Property (Sub-divided land, commercial and residential unit) Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> Dr. Yu Chong Choo is the sister of YKH and YKC. 	15,000,000	15,000,000	NIL	YNHP Group	Dr YCC
Dr. Yu Choon Geok (Dr YCG)	Sales of Property (Sub-divided land, commercial and residential unit) Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> Dr. Yu Choon Geok is the sister of YKH and YKC. 	15,000,000	15,000,000	NIL	YNHP Group	Dr YCG
Yu Kai Leun (YK Leun)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YK Leun is the son of YKH. 	30,000,000	30,000,000	2,054,600	YNHP Group	YK Leun
			5,000,000	5,000,000	NIL	YNHP Group	YK Leun
			15,000,000	15,000,000	NIL	YNHP Group	YK Leun

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Yu Kai Liang (YK Liang)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YK Liang is the son of YKH. 	30,000,000	30,000,000	4,280,600	YNHP Group	YK Liang
Yu Hwei Jiun (YHU)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YHU is the daughter of YKH. 	30,000,000	30,000,000	NIL	YNHP Group	YHU
Yu Hwei Ying (YHY)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YHY is the daughter of YKH. 	30,000,000	30,000,000	NIL	YNHP Group	YHY
Kar Sin Hardware Sdn. Bhd. (KSH)	Rental of equipment and transportation charges Sales of Property Construction works, renovation works and sales of building materials Rental of Property [^]	<ul style="list-style-type: none"> KSH is owned by: <ul style="list-style-type: none"> (a) YKH (85% of equity interest) (b) Ling Mooi Hung (LMH) (12.5% of equity interest), who is the sister-in-law of YKH. YKH, YK Leun and YK Liang are the directors of KSH. 	30,000,000	30,000,000	2,161,619	KSH	YNHP Group
N. A. B. Holdings Sdn. Bhd. (NAB)	Rental of equipment and transportation charges Sales of Property Construction works, renovation works and sales of building materials Rental of Property [^]	<ul style="list-style-type: none"> NAB is owned by: <ul style="list-style-type: none"> (a) YKH (75% of equity interest) (b) LMH (20% of equity interest) YK Liang and TNS are the directors of NAB. 	5,000,000	5,000,000	112,320	NAB	YNHP Group
Yu & Associates	Providing professional legal services Rental of Property received [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YCL is the sole proprietor of Yu & Associates. 	15,000,000	15,000,000	1,922,201	Yu & Associates	YNHP Group
			3,000,000	3,000,000	54,000	Yu & Associates	YNHP Group
			15,000,000	15,000,000	NIL	YNHP Group	Yu & Associates

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Kar Sin Ready Mix Sdn. Bhd. (KSRM)	Supply of ready mixed concrete and related construction materials Rental of Land^ Rental of equipment and transportation charges Sales of Property Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> KSRM is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) YKC (50% of equity interest) YKH, YK Liang and YHY are the directors of KSRM. 	50,000,000 2,000,000 5,000,000 30,000,000 15,000,000	50,000,000 3,000,000 5,000,000 30,000,000 15,000,000	NIL 75,000 48,000 NIL 23,524	KSRM YNHP Group KSRM YNHP Group YNHP Group	YNHP Group KSRM YNHP Group KSRM KSRM
Various Promotion Sdn. Bhd. (VPSB)	Purchase of tools and building materials Sales of Property Rental of Property^ Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> VPSB is owned by: <ul style="list-style-type: none"> (a) TNS (50% of equity interest) (b) YK Liang (50% of equity interest) TNS and YK Liang are the directors of VPSB. 	5,000,000 30,000,000 2,000,000 15,000,000 5,000,000	5,000,000 30,000,000 2,000,000 15,000,000 5,000,000	72,304 NIL NIL NIL NIL	VPSB YNHP Group YNHP Group YNHP Group YNHP Group VPSB	YNHP Group VPSB VPSB VPSB VPSB YNHP Group
Good Intensive Sdn. Bhd. (GISB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> LMH owned 70% equity interest in GISB. LMH is a director of GISB. 	50,000,000 3,000,000 15,000,000 5,000,000	50,000,000 3,000,000 15,000,000 5,000,000	NIL NIL 7,968 NIL	YNHP Group YNHP Group YNHP Group GISB	GISB GISB GISB YNHP Group
Halim & Yu Sdn. Bhd. (HYSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> HYSB is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of HYSB. 	30,000,000 5,000,000 15,000,000 5,000,000	30,000,000 5,000,000 15,000,000 5,000,000	NIL 57,223 NIL NIL	YNHP Group YNHP Group YNHP Group HYSB	HYSB HYSB HYSB YNHP Group

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Mutual Boundary Sdn. Bhd. (MBSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> MBSB is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of MBSB. 	30,000,000	30,000,000	NIL	YNHP Group	MBSB
						YNHP Group	MBSB
						YNHP Group	MBSB
						MBSB	YNHP Group
Actual Future Sdn. Bhd. (AFSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> AFSB is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of AFSB. 	30,000,000	30,000,000	NIL	YNHP Group	AFSB
						YNHP Group	AFSB
						AFSB	YNHP Group
Pearl Total Sdn. Bhd. (PTSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> PTSB is owned by: <ul style="list-style-type: none"> (a) YHJ (50% of equity interest) (b) YHY (50% of equity interest) YHJ and YHY are the directors of PTSB. 	30,000,000	30,000,000	NIL	YNHP Group	PTSB
						YNHP Group	PTSB
						PTSB	YNHP Group
Rapid Synergy Bhd. (RSB)	Rental of Property [^] Construction works, renovation works and sales of building materials Sales of Property Rental of equipment and transportation charges	<ul style="list-style-type: none"> YKC is Non-Independent and Executive Director of RSB YKH is an Alternate Director to YKC in RSB YKC and YKH are major shareholders in RSB 	5,000,000 15,000,000	5,000,000 15,000,000	416,325 NIL	YNHP Group	RSB
						YNHP Group	RSB
						YNHP Group RSB	RSB YNHP Group
Rapid Retail Sdn. Bhd. (RRSB)	Rental of Property [^] Construction works, renovation works and sales of building materials Sales of Property Rental of equipment and transportation charges	<ul style="list-style-type: none"> RRSB is wholly owned subsidiary of RSB YKC is a Director of RRSB 	5,000,000 15,000,000	5,000,000 15,000,000	NIL NIL	YNHP Group	RRSB
						YNHP Group RRSB	RRSB YNHP Group

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 December 2023 (RM)	Transacting Party	
						Provider	Recipient
Kar Sin Land Sdn. Bhd. (KSL)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSL is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KSL. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group KSL	KSL KSL KSL YNHP Group
Kar Sin Property Sdn. Bhd. (KSP)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSP is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KSP. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group KSP	KSP KSP KSP YNHP Group
Good Variety Sdn. Bhd. (GVSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> GVSB is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YHJ (50% of equity interest) YK Leun and YHJ are the directors of GVSB. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group GVSB	GVSB GVSB GVSB YNHP Group
Blue Ocean Energy Sdn. Bhd. (BOE)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> BOE is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of BOE. 	50,000,000 3,000,000 15,000,000 5,000,000	50,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group BOE	BOE BOE BOE YNHP Group
Kar Sin One Sdn. Bhd. (KSO)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSO is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KSO. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group KSO	KSO KSO KSO YNHP Group

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Kar Sin Ace Sdn Bhd (KSA)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSA is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KSA. 	30,000,000	30,000,000	NIL	YNHP Group	KSA
Kar Sin Estate Sdn. Bhd. (KSE)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSE is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KSE. 	30,000,000	30,000,000	NIL	YNHP Group	KSE
Arena Innovasi Sdn. Bhd. (AISB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> AISB is wholly subsidiary of Perumahan Manjung Sdn. Bhd. (PMSB) PMSB is owned by: <ul style="list-style-type: none"> (a) YKH (46.25% of equity interest) (b) YKC (46.25% of equity interest) (c) LMH (5.63% of equity interest) TNS and YK Liang are the directors of AISB. 	30,000,000	30,000,000	NIL	YNHP Group	AISB
Kar Sin Growth Sdn. Bhd. (KSG)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSG is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KSG. 	30,000,000	30,000,000	NIL	YNHP Group	KSG

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Kar Sin City Sdn. Bhd. (KSC)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSC is owned by: <ul style="list-style-type: none"> (a) YHJ (50% of equity interest) (b) YHY (50% of equity interest) YHJ and YHY are the directors of KSC. 	30,000,000	30,000,000	NIL	YNHP Group	KSC
Kar Sin Premium Sdn. Bhd. (KSPSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KSPSB is owned by: <ul style="list-style-type: none"> (a) YHJ (50% of equity interest) (b) YHY (50% of equity interest) YHJ and YHY are the directors of KSC. 	30,000,000	30,000,000	NIL	YNHP Group	KSPSB
Kar Sin Image Sdn. Bhd. (KS Image)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Image is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of KS Image. 	30,000,000	30,000,000	NIL	YNHP Group	KS Image
Kar Sin Bright Sdn. Bhd. (KS Bright)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Bright is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of KS Bright. 	30,000,000	30,000,000	NIL	YNHP Group	KS Bright
			3,000,000	3,000,000	NIL	YNHP Group	KS Bright
			15,000,000	15,000,000	NIL	YNHP Group	KS Bright
			5,000,000	5,000,000	NIL	KS Bright	YNHP Group
			420,000	3,000,000	420,000	KSPSB	YNHP Group
			15,000,000	15,000,000	NIL	YNHP Group	KSPSB
			5,000,000	5,000,000	NIL	KSPSB	YNHP Group

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Kar Sin Delight Sdn. Bhd. (KS Delight)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Delight is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of KS Delight. 	30,000,000	30,000,000	NIL	YNHP Group	KS Delight
						YNHP Group	KS Delight
						YNHP Group	KS Delight
						KS Delight	YNHP Group
Kar Sin Perfect Sdn. Bhd. (KS Perfect)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Perfects is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of KS Perfect. 	30,000,000	30,000,000	NIL	YNHP Group	KS Perfect
						YNHP Group	KS Perfect
						YNHP Group	KS Perfect
						KS Perfect	YNHP Group
Chlyne Resort Sdn. Bhd. (CRSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> CRSB is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of CRSB. 	30,000,000	30,000,000	NIL	YNHP Group	CRSB
						YNHP Group	CRSB
						YNHP Group	CRSB
						CRSB	YNHP Group
Carole House Sdn. Bhd. (CHSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> CHSB is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of CHSB. 	30,000,000	30,000,000	NIL	YNHP Group	CHSB
						YNHP Group	CHSB
						YNHP Group	CHSB
						CHSB	YNHP Group
Lafayette Resort Sdn. Bhd. (LRSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> LRSB is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of LRSB. 	30,000,000	30,000,000	NIL	YNHP Group	LRSB
						YNHP Group	LRSB
						YNHP Group	LRSB
						LRSB	YNHP Group

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Elit Jemih Sdn. Bhd. (EJSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> EJSB is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) TNS (50% of equity interest) YKH and TNS are the directors of EJSB. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group EJSB	EJSB EJSB EJSB YNHP Group
Kar Sin Power Sdn. Bhd. (KS Power)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Power is owned by: <ul style="list-style-type: none"> (a) YKC (50% of equity interest) (b) CSK (50% of equity interest) YKC and CSK are the directors of KS Power. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group KS Power	KS Power KS Power KS Power YNHP Group
Kar Sin Target Sdn. Bhd. (KS Target)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Target is owned by: <ul style="list-style-type: none"> (a) YKC (50% of equity interest) (b) CSK (50% of equity interest) YKC and CSK are the directors of KS Target. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group KS Target	KS Target KS Target KS Target YNHP Group
Eleventh Avenue Sdn. Bhd. (EASB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> EASB is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) YKC (50% of equity interest) YKH and YKC are the directors of EASB. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group EASB	EASB EASB EASB YNHP Group
Regal Target Sdn. Bhd. (RTSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> RTSB is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of RTSB. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group RTSB	RTSB RTSB RTSB YNHP Group

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Kar Sin Focus Sdn. Bhd. (KS Focus)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Focus is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KS Focus. 	30,000,000	30,000,000	NIL	YNHP Group	KS Focus
						YNHP Group	KS Focus
						YNHP Group	KS Focus
						KS Focus	YNHP Group
Kar Sin Fames Sdn. Bhd. (KS Fame)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Fame is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KS Fame. 	30,000,000	30,000,000	NIL	YNHP Group	KS Fame
						YNHP Group	KS Fame
						YNHP Group	KS Fame
						KS Fame	YNHP Group
Kar Sin Square Sdn. Bhd. (KS Square)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Square is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KS Square. 	30,000,000	30,000,000	NIL	YNHP Group	KS Square
						YNHP Group	KS Square
						YNHP Group	KS Square
						KS Square	YNHP Group
Kar Sin Dream Sdn. Bhd. (KS Dream)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Dream is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KS Dream. 	30,000,000	30,000,000	NIL	YNHP Group	KS Dream
						YNHP Group	KS Dream
						YNHP Group	KS Dream
						YNHP Group	KS Dream
Kar Sin Success Sdn. Bhd. (KS Success)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> KS Success is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KS Success. 	30,000,000	30,000,000	NIL	YNHP Group	KS Success
						YNHP Group	KS Success
						YNHP Group	KS Success
						YNHP Group	KS Success

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Resort Legacy Sdn. Bhd. (RLSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> RLSB is owned by: <ul style="list-style-type: none"> (a) YHJ (50% of equity interest) (b) YHY (50% of equity interest) YHJ and YHY are the directors of RLSB. 	30,000,000	30,000,000	NIL	YNHP Group	RLSB
Tropical Lake View Sdn. Bhd. (TLV)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> TLV is owned by: <ul style="list-style-type: none"> (a) YHJ (50% of equity interest) (b) YHY (50% of equity interest) YHJ and YHY are the directors of TLV. 	30,000,000	30,000,000	NIL	YNHP Group	TLV
Six Pack Fitness Center Sdn. Bhd. (SPFC)	Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> YKH owned 100% of equity interest in SPFC. YKH is a director of SPFC. 	3,000,000	3,000,000	338,000	YNHP Group	SPFC
United Allied Commerce Sdn. Bhd. (UAC)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> UAC is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) YK Leun (50% of equity interest) YKH and YK Leun are the directors of UAC. 	30,000,000	30,000,000	NIL	YNHP Group	UAC
Rantau Juara Sdn. Bhd. (RJSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> RJSB is a wholly owned subsidiary of UAC. YKH and YK Leun are the director of RJSB. 	30,000,000	30,000,000	NIL	YNHP Group	RJSB

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Leonard Tan Tong Loong (Leonard)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	Leonard is the son-in-law of YKH.	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group Leonard	Leonard Leonard Leonard YNHP Group
Caldera Construction Sdn. Bhd. (CCSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Rental of Machinery Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> Leonard owned 100% of equity interest in CCSB. Leonard is the director of CCSB. 	30,000,000 3,000,000 5,000,000 15,000,000 5,000,000	30,000,000 3,000,000 5,000,000 15,000,000 5,000,000	NIL NIL 444,684 NIL NIL	YNHP Group YNHP Group CCSB YNHP Group CCSB	CCSB CCSB YNHP Group CCSB YNHP Group
Caldera Machinery Sdn. Bhd. (CMSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> CMSB is owned by: <ul style="list-style-type: none"> (a) YHJ (50% of equity interest) (b) Leonard (50% of equity interest) Leonard is the director of CMSB. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL 1,029,941	YNHP Group YNHP Group YNHP Group CMSB	CMSB CMSB CMSB YNHP Group
Simbolik Tuah Sdn. Bhd. (STSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> STSB is owned by: <ul style="list-style-type: none"> (a) YKH (50% of equity interest) (b) YKC (50% of equity interest) YKH and YKC are the directors of STSB. 	50,000,000 3,000,000 15,000,000 5,000,000	50,000,000 3,000,000 15,000,000 5,000,000	20,530,000 NIL NIL NIL	YNHP Group YNHP Group YNHP Group STSB	STSB STSB STSB YNHP Group

Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Zillion Gain Sdn. Bhd. (ZGSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> ZGSB is owned by: <ul style="list-style-type: none"> (a) YKC (50% of equity interest) (b) YKH (50% of equity interest) YKC and TNS are the directors of ZGSB. 	15,000,000 3,000,000 50,000,000 10,000,000	15,000,000 3,000,000 50,000,000 10,000,000	NIL NIL 2,726 NIL	YNHP Group YNHP Group YNHP Group ZGSB	ZGSB ZGSB ZGSB YNHP Group
Brave Capable Sdn. Bhd. (BCSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> BCSB is owned by: <ul style="list-style-type: none"> (a) YHY (50% of equity interest) (b) YK Leun (50% of equity interest) YHY and YK Leun are the directors of BCSB. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group BCSB	BCSB BCSB BCSB YNHP Group
Smart Miracle Sdn. Bhd. (SMSB)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> SMSB is owned by: <ul style="list-style-type: none"> (a) YK Liang (50% of equity interest) (b) YHJ (50% of equity interest) YK Liang and YHJ are the directors of SMSB. 	30,000,000 3,000,000 15,000,000 5,000,000	30,000,000 3,000,000 15,000,000 5,000,000	NIL NIL NIL NIL	YNHP Group YNHP Group YNHP Group SMSB	SMSB SMSB SMSB YNHP Group
Details of the New Recurrent Transactions which will be covered in the Proposed New Shareholders' Mandated are as below:							
Kar Sin Dream Sdn. Bhd. (KS Dream)	Commission on Sale and Rental of Property	<ul style="list-style-type: none"> KS Dream is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KS Dream. 	20,000,000	Not applicable	Not applicable	YNHP Group	KS Dream
Kar Sin Success Sdn. Bhd. (KS Success)	Commission on Sale and Rental of Property	<ul style="list-style-type: none"> KS Success is owned by: <ul style="list-style-type: none"> (a) YK Leun (50% of equity interest) (b) YK Liang (50% of equity interest) YK Leun and YK Liang are the directors of KS Success. 	20,000,000	Not applicable	Not applicable	YNHP Group	KS Success

Details of the New Recurrent Transactions which will be covered in the Proposed New Shareholders' Mandated are as below:							
Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
The Ark Events Sdn. Bhd. (TAE)	Providing event management services Rental of Property^ Sales of Property (Sub-divided land, commercial and residential unit)	<ul style="list-style-type: none"> YK Liang owned 50% of equity interest in TAE. YK Liang and Yu Kai Ren are the director in TAE and they are the sons of YKH. 	3,000,000 5,000,000 30,000,000	Not applicable Not applicable Not applicable	Not applicable Not applicable Not applicable	TAE YNHP Group YNHP Group	YNHP Group TAE TAE
Teh Jin Yao (TJY)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^	<ul style="list-style-type: none"> TJY is the son-in-law of YKH. 	30,000,000 5,000,000	Not applicable Not applicable	Not applicable Not applicable	YNHP Group YNHP Group	TJY TJY
Teh & Yu	Providing professional legal services Rental of Property^ Sales of Property (Sub-divided land, commercial and residential unit)	<ul style="list-style-type: none"> YHY and TJY are the partners of Teh & Yu. 	15,000,000 5,000,000 30,000,000	Not applicable Not applicable Not applicable	Not applicable Not applicable Not applicable	Teh & Yu YNHP Group YNHP Group	YNHP Group Teh & Yu Teh & Yu
Yu Jian Loong (YJL)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YJL is the son of YKC 	30,000,000 3,000,000 15,000,000	Not applicable Not applicable Not applicable	Not applicable Not applicable Not applicable	YNHP Group YNHP Group YNHP Group	YJL YJL YJL
Yu Xin Jin (YXJ)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YXJ is the daughter of YKC 	30,000,000 3,000,000 15,000,000	Not applicable Not applicable Not applicable	Not applicable Not applicable Not applicable	YNHP Group YNHP Group YNHP Group	YXJ YXJ YXJ
Yu Xin Ji (YXY)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YXY is the daughter of YKC 	30,000,000 3,000,000 15,000,000	Not applicable Not applicable Not applicable	Not applicable Not applicable Not applicable	YNHP Group YNHP Group YNHP Group	YXY YXY YXY

Details of the New Recurrent Transactions which will be covered in the Proposed New Shareholders' Mandated are as below:							
Related Party	Nature of transactions with YNHP Group	Nature of relationship between YNHP Group and the Related Party	Estimated value of transactions from this AGM to next AGM and is subject to change (RM)	Estimated value as disclosed in the Circular to Shareholders dated 29 April 2022 (RM)	Actual value transacted from 17 June 2022 to 16 September 2023 (RM)	Transacting Party	
						Provider	Recipient
Yu Xin Mei (YXM)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property [^] Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> YXM is the daughter of YKC 	30,000,000 3,000,000 15,000,000	Not applicable Not applicable Not applicable	Not applicable Not applicable Not applicable	YNHP Group YNHP Group YNHP Group	YXM YXM YXM

Notes:

[^] Tenancies are for terms not exceeding 3 years with rentals payable on monthly basis.

None of the Actual Value of the Transactions has exceeded the Estimated Value by 10% or more

The Recurrent Related Party Transaction in respect of the Sales of Property are subject to the percentage ratio not exceeding 10% as per paragraph 3.3 (a), Practice Note 12.

2.3 Amounts due and owing by Related Parties

As at end of financial period ended 30 June 2023, there is no amount due and owing by the related party to YNHP Group under the Recurrent Related Party Transactions which have exceeded the credit term.

2.4 Rationale and Benefits for the Proposed Shareholders' Mandate

The Recurrent Related Party Transactions entered or to be entered into by YNHP Group are all in the ordinary course of business. They are recurring transactions of a revenue or trading nature which are likely to occur with some degree of frequency and arise at any time and from time to time. These transactions may be constrained by the time-sensitive nature and confidentiality of such transactions and it may be impractical to seek shareholders' approval on a case to case basis before entering into such Recurrent Related Party Transactions. As such, the Board is seeking shareholders' mandate pursuant to Paragraph 10.09 of Bursa Malaysia Main Market Listing Requirements for the Recurrent Related Party Transactions described above to allow YNHP Group to enter into such recurrent transactions. The Proposed Shareholders' Mandate would also reduce substantial administrative time, inconvenience and expenses of having to frequently convene a separate general meeting for approval of each transaction while still maintaining the objective of keeping shareholders informed of the extent of Recurrent Related Party Transactions occurring within YNHP Group.

YNHP Group have a long standing business relationship with the related parties. The Board of YNHP is of the view that the close co-operation and strong working relationship that exist between YNHP Group and various related parties have over the years enabled YNHP Group to benefit from better service and attention that may not otherwise be derived from third parties. These close relationships have allowed for better control of supplies, quality and timeliness of completion of work done or services rendered.

2.5 Review Procedures for the Recurrent Transactions

To ensure that such Recurrent Related Party Transactions are conducted at arm's length and on normal commercial terms consistent with the YNHP Group's usual business practices and policies and on terms not more favourable to the related party than those generally available to the public and are not to the detriment of the minority shareholders, the management of YNHP will ensure that the transactions with the related party will only be entered into after taking into consideration the pricing, level of service and quality of product.

The review and disclosure procedures shall include the following:-

- (i) the Related Parties, interested directors and persons connected will be advised that they are subject to the shareholders' mandate and will also be advised of the review and disclosure procedures;
- (ii) records of Recurrent Related Party Transactions will be made available by the management of YNHP to the external auditors, internal auditors and Audit Committee for their review;
- (iii) the external auditors of YNHP Group will review Recurrent Related Party Transactions of a revenue or trading nature as part of the audit programme and report their findings to the Audit Committee;
- (iv) the internal auditors of the YNHP Group will review Recurrent Related Party Transactions of a revenue and trading nature as part of the internal audit programme;
- (v) the management of YNHP will ensure that the Recurrent Related Party Transactions are only entered into after taking into consideration the pricing and level of quality and services rendered. The transaction prices, terms and conditions shall be determined by market forces under similar commercial terms for transactions with third parties;

- (vi) the Audit Committee will review the Recurrent Related Party Transactions and provide a statement that it has reviewed and is satisfied with the review procedures to the extent that the procedures are relevant and sufficient to ensure that such Recurrent Related Party Transactions will be carried out at arm's length and on normal commercial terms which are no more favourable to the Related Party than those generally available to the public and will not be prejudicial to the shareholders;
- (vii) where any director has an interest (direct or indirect) in any Recurrent Related Party Transactions, such director (or his alternate) shall abstain from voting on the matter. Where any member of the Audit Committee is interested in any transaction, that member shall abstain from voting on any matter relating to any decisions to be taken by the Audit Committee with respect to such transactions;
- (viii) disclosure will be made in the annual report of the Company of the aggregate value of transactions conducted pursuant to the Proposed Shareholders' Mandate during the financial year. Disclosure will also be made in the annual reports for the subsequent financial years during which the shareholders' mandate remains in force;
- (ix) at least 2 other contemporaneous transactions with unrelated third parties for similar products/services and/or quantities will be used as comparison, wherever possible, to determine whether the price and terms offered to/by the related parties are fair and reasonable and comparable to those offered to/by other unrelated third parties for the same or substantially similar type of products/services and/or quantities. Where quotations or comparative pricing from unrelated third parties cannot be obtained, the transaction price will be reviewed by the YNHP Group to ensure that the Recurrent Related Party Transaction is not detrimental to the Group; and
- (x) there are no thresholds for approval of Recurrent Related Party Transactions as all the transactions will be reviewed and approved by executive directors and/or senior management.

2.6 Statement by Audit Committee

The Audit Committee has the overall responsibility of determining whether the procedures for reviewing all Recurrent Related Party Transactions are appropriate. The Audit Committee also has the authority to delegate this responsibility to such individuals within the Company as it shall deem fit. The Audit Committee will review and ascertain whether the procedures established to monitor Recurrent Related Party Transactions have been complied with at least once a year. If it is determined that the procedures stated in Section 2.5 are inadequate to ensure that (i) the Recurrent Related Party Transactions will be conducted at arm's length and on normal commercial terms and (ii) such transactions are not prejudicial to the interest of the shareholders, the Company will obtain a fresh shareholders' mandate based on the new procedures.

The Audit Committee shall also have the discretion to request for limits to be imposed or for additional procedures to be followed if it considers such a request to be appropriate. In that event, such limits or procedures may be implemented without the approval of shareholders, provided that they are more stringent than the existing limits or procedures.

The Audit Committee of the Company has reviewed the terms of the Proposed Shareholders' Mandate and is satisfied that the procedures for Recurrent Related Party Transactions, as well as the annual reviews by the Audit Committee in relation thereto, are sufficient to ensure that Recurrent Related Party Transactions will be made at arm's length and in accordance with YNHP Group's normal commercial terms, not more favourable to the related parties than those generally available to the public and hence, will not be detrimental to the minority shareholders or disadvantageous to YNHP.

The YNHP Group has in place adequate procedures and processes to monitor, track and identify Recurrent Related Party Transactions in a timely and orderly manner, and such procedures and processes are reviewed on a yearly basis or whenever the need arises.

3. CONDITIONS OF THE PROPOSED SHAREHOLDERS' MANDATE

The Proposed Shareholders' Mandate is conditional upon approval obtained from the shareholders of the Company at the forthcoming AGM and is subject to annual renewal.

4. DIRECTORS AND MAJOR SHAREHOLDERS' INTERESTS

Based on the Register of Directors' Shareholdings and the Register of Major Shareholders as at 18 October 2023, the Direct and Indirect Interests of the interested Directors and interested Major Shareholders and Persons Connected to them are as follows:-

**Based on Issued Capital as at 18 October 2023 of 528,487,067 Shares
(after excluding 512,512 Treasury Shares)**

Name of Directors	Direct Interest		Indirect Interest		Total Interest	
	(A)	%	(B)	%	(A+B)	%
Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS (1)	128,982,770	24.41	43,180,507 (5)	8.17	172,163,277	32.58
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT (1)	23,656,810	4.48	131,402,938 (6)	24.86	155,059,748	29.34

Name of Major Shareholders	Direct Interest		Indirect Interest		Total Interest	
	(A)	%	(B)	%	(A+B)	%
Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS (1)	128,982,770	24.41	43,180,507 (5)	8.17	172,163,277	32.58
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT (1)	23,656,810	4.48	131,402,938 (6)	24.86	155,059,748	29.34

Name of Persons Connected

Yu Kuan Seng Deceased (1)	2	0.00	-	-	2	0.00
Datin Teh Nai Sim (2)	1,403,112	0.27	-	-	1,403,112	0.27
Ling Mooi Hung (3)	1,017,056	0.19	-	-	1,017,056	0.19
Datin Chan Sow Keng (4)	17,103,529	3.24	-	-	12,911,249	2.44
Yu Chong Hua Deceased (1)	595,356	0.11	-	-	595,356	0.11
Yu Chon Lan (1)	326,496	0.06	-	-	326,496	0.06
Yu Chong Choo (1)	52,059	0.01	-	-	52,059	0.01
Yu Chon Moy (1)	49	0.00	-	-	49	0.00
Yu Chuon Choo Deceased (1)	92,808	0.02	-	-	92,808	0.02
Yu Choon Sian (1)	149,003	0.03	-	-	149,003	0.03
Yu Choon Geok (1)	39,484	0.01	-	-	39,484	0.01
Leonard Tan Tong Loong (8)	857	0.00	-	-	857	0.00

Note

- Dato' Dr. Yu Kuan Chon, Dato' Yu Kuan Huat, Yu Kuan Seng Deceased, Yu Chong Hua Deceased, Yu Chon Lan, Yu Chong Choo, Yu Chon Moy, Yu Chuan Choo Deceased, Yu Choon Sian and Yu Choon Geok are siblings.
- Datin Teh Nai Sim is the spouse of Dato' Yu Kuan Huat.
- Ling Mooi Hung is the spouse of Yu Kuan Seng Deceased.
- Datin Chan Sow Keng is the spouse of Dato' Dr. Yu Kuan Chon.
- Deemed interested by virtue of his interest in his spouse's interest, Dato' Yu Kuan Huat's interest, Datin Teh Nai Sim's interest and Ling Mooi Hung's interest in YNHP.
- Deemed interested by virtue of his interest in his spouse's interest, Dato' Dr. Yu Kuan Chon's interest and Ling Mooi Hung's interest in YNHP.
- Deemed interested by virtue of his interest in his spouse's interest.
- Leonard Tan Tong Loong is the son-in-law of Dato' Yu Kuan Huat.

The interested parties in the Proposed Shareholders' Mandate are as set out in Section 2.2 of this Circular.

The interested Directors have abstained and will continue to abstain from Board deliberations and voting pertaining to the Proposed Shareholders' Mandate.

The interested Directors, interested Major Shareholders and/or Persons Connected with them (as disclosed above), which have any interest, direct or indirect, in YNHP, will also abstain from voting in respect of their direct and/or indirect shareholdings on the resolution pertaining to the Proposed Shareholders' Mandate at the forthcoming AGM.

The interested Directors and/or interested Major Shareholders (as disclosed above) will undertake to ensure that Persons Connected with them will abstain from voting on the resolution pertaining to the Proposed Shareholders' Mandate at the forthcoming AGM in respect of their direct and/or indirect shareholdings, if any.

Save as aforesaid, none of the other Directors or Major Shareholders of YNHP and its subsidiaries companies or Persons Connected to these parties have any interest, direct or indirect, in the Proposed Shareholders' Mandate.

5. DIRECTORS' RECOMMENDATION

Having considered all aspects of the Proposed Shareholders' Mandate, the Directors (save for the Interested Directors, Dato' Dr Yu Kuan Chon and Dato' Yu Kuan Huat, who have abstained from giving their opinion and making any recommendation to the Proposed Shareholders' Mandate) are of the opinion that the Proposed Shareholders' Mandate is in the best interests of the shareholders and the Company and recommend that you vote in favour of the Resolution pertaining to the Proposed Shareholders' Mandate to be tabled at the forthcoming AGM.

6. AGM

The Notice convening the AGM that contains the Ordinary Resolution pertaining to the Proposed Shareholders' Mandate together with the Form of Proxy are enclosed in the Annual Report 2023 of the Company.

If you are unable to attend the AGM in person, kindly complete and return the Form of Proxy in accordance with the instructions printed therein to the office of the Share Registrar of the Company, Boardroom Share Registrars Sdn Bhd at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia not less than 48 hours before the time fixed for the AGM. The completion, signing and returning of the Form of Proxy will not, however, preclude you from attending and voting at the AGM should you find that you are subsequently able to do so.

7. FURTHER INFORMATION

Shareholders are requested to refer to the attached Appendix I for further information.

Yours faithfully
For and on behalf of the Board
YNH PROPERTY BHD

Dato' Dr Yu Kuan Chon, DIMP, PPT, MBBS
Chairman, Executive Director

FURTHER INFORMATION**1. DIRECTORS' RESPONSIBILITY**

This Statement/Circular has been seen and approved by the Board of Directors of YNHP and they collectively and individually accept full responsibility for the accuracy of the information given in this Statement/Circular and confirm that after making all reasonable enquiries and to the best of their knowledge and belief, there are no other facts, the omission of which would make any statement herein misleading.

2. MATERIAL LITIGATION

Neither YNHP nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as a plaintiff or defendant as at the date of this Statement/Circular, the Directors of YNHP do not have any knowledge of any proceedings pending or threatened against YNHP or its subsidiaries, or of any facts likely to give rise to any proceedings which might materially or adversely affect the position or business of the Group.

3. MATERIAL CONTRACTS

As at the date of this Statement/Circular, save as disclosed below, there are no material contracts (not being contracts entered into in the ordinary course of business) which have been entered into by YNHP and/or its subsidiaries within the past two (2) years immediately preceding the date of this Statement/Circular.

(a) On 17 November 2022, the Company announced that:

- (i) D'Kiara Place Sdn. Bhd. ("DPSB"), a wholly-owned subsidiary of the Company, intends to enter into a conditional sale and purchase agreement with ALX Asset Berhad for the disposal of 163 Retail Park shopping centre to ALX Asset Berhad for a cash consideration of RM270,500,000; and
- (ii) YNH Hospitality Sdn. Bhd., a wholly-owned subsidiary of the Company, and Kar Sin Berhad, the registered proprietor of AEON Seri Manjung holding in trust for YNH Hospitality Sdn. Bhd. and a wholly-owned subsidiary of the Company, intends to enter into a conditional sale of purchase agreement with ALX Asset Berhad for the disposal of AEON Seri Manjung shopping centre and the freehold land on which it is erected on to ALX Asset Berhad for a cash consideration of RM152,000,000.

(Collectively known as the "Proposed Disposals").

On 1 March 2023, the shareholders of the Company approved the Proposed Disposals.

On 4 April 2023, DPSB. executed the sale and purchase agreement for the proposed disposal of 163 Retail Park.

On 3 July 2023, DPSB and ALX Asset Berhad had mutually agreed to extend the fulfilment date of the conditions precedent in the 163 Retail Park SPA until 3 January 2024.

- (b) On 1 April 2022, Imbuhan Sempurna Sdn. Bhd. (“ISSB”), the first beneficial owner of the freehold vacant land held under the individual title H.S.(D) 47946 P.T 48632 in the Mukim of Kuala Lumpur (“the Property”) and Kar Sin Berhad (“KSB”), a wholly-owned subsidiary of the Company agreed to mutually terminate the Turnkey Construction Agreement where upon ISSB should refund to KSB the security deposit sum of RM239.5 million within 6 months from 1 April 2022 (“Termination Notice”).

On 18 April 2022, by way of a Sub-Sale Agreement (“SSA”), KSB purchased the Property from ISSB for a purchase consideration of RM150.0 million (“Purchase Price”), subject to fulfilment of the conditions precedent. The parties agreed in a supplemental agreement to the Termination Notice that part of the security deposit of RM150.0 million shall be deemed full payment of the purchase price, and balance security deposit shall be refunded within six (6) months from 1 April 2022.

On 1 September 2022, in a supplemental letter, ISSB and KSB clarified the intention of the parties pertaining to the SSA whereof the sub-sale agreement shall continue to be effective, valid and enforceable only upon fulfilment of the following conditions:

- (i) that KSB does not continue to develop the Property; and
- (ii) that the Property is successfully sold by KSB to third party purchaser.

Both parties also agreed that the balance security deposit shall be refunded to KSB on or before 30 June 2024.

- (c) On 12 May 2023, KSB entered into a conditional sale and purchase agreement (“SPA”) with Sunway Living Space Sdn. Bhd. (“SLS”) for the disposal of the Property for a cash consideration of RM170,000,000. An additional consideration of RM50.0 million is payable by SLS to KSB if KSB obtained a new development order with plot ratio of 7 on net land area within 1 year from the date of SPA. KSB and SLS had on 12 October 2023 mutually agreed to extend the conditional period to 12 November 2023 for the Company to fulfil all conditions precedent of the SPA

4. DOCUMENTS FOR INSPECTION

Copies of the following documents are available for inspection at the Registered Office of the Company at 55A, Medan Ipoh 1A, Medan Ipoh Bistari, 31400 Ipoh, Perak Darul Ridzuan following the date of this Statement/Circular from Mondays to Fridays (except Public Holidays) during business hours up to and including the date of the AGM.

- i) the Company’s Constitution; and
- ii) the audited financial statements of YNHP for the past two (2) financial year ended 31 December 2021 and period ended 30 June 2023 (18 months).

