

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 not perused this Statement/Circular prior to its issuance as it is exempted from perusal.

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)

INFORMATION ON ANNUAL GENERAL MEETING

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 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 Nineteenth Annual General Meeting (“19TH AGM”) of YNH Property Bhd (“YNHP or “the Company”). Notice of the 19th AGM of the Company together with the Form of Proxy are enclosed herein.

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 : Sunday, 26 September 2021, 11.30 a.m.

Date and time of the 19th AGM : Tuesday, 28 September 2021, 11.30 a.m.

Venue of the 19th AGM : Hotel Sfera, 2479, Jalan Dato' Yu Neh Huat,
Taman Samudera, 32040 Sri Manjung,
Perak Darul Ridzuan, Malaysia

INFORMATION ON ANNUAL GENERAL MEETING

- **NOTICE ON ANNUAL GENERAL MEETING**
- **FORM OF PROXY**
- **REQUEST FORM**
 - **2020 ANNUAL REPORT**
 - **STATEMENT/CIRCULAR TO SHAREHOLDERS
DATED 30 AUGUST 2021**

YNH PROPERTY BHD

200101026228 (561986-V)
(Incorporated in Malaysia)

NOTICE IS HEREBY GIVEN that the Nineteenth Annual General Meeting of the Company will be held at Hotel Sfera, 2479, Jalan Dato' Yu Neh Huat, Taman Samudera, 32040 Sri Manjung, Perak Darul Ridzuan, Malaysia on Tuesday, 28 September 2021 at 11.30 a.m. for the following purposes:

AGENDA

AS ORDINARY BUSINESS:

1. To receive the Audited Financial Statements for the financial year ended 31 December 2020, together with the Directors' and Auditors' Reports thereon.
2. To approve the payment of Directors' Fees of RM152,830 in respect of the financial year ended 31 December 2020. **(Resolution 1)**
3. 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 forthcoming Annual General Meeting until the next Annual General Meeting of the Company. **(Resolution 2)**
4. To re-elect the following Directors retiring pursuant to the Constitution of the Company:
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT **(Resolution 3)**
Ching Nye Mi @ Chieng Ngie Chay **(Resolution 4)**
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. **(Resolution 5)**

AS SPECIAL BUSINESS, to consider and, if thought fit, pass the following Ordinary Resolutions:

6. Retention of Independent Non-Executive Directors

- 6.1 That Dato' Robert Lim @ Lim Git Hooi, DPMP, JP who has served as an Independent Non-Executive Director of the Company for a cumulative term of more than twelve (12) years be retained, to continue to act as an Independent Non-Executive Director of the Company. **(Resolution 6)**
- 6.2 That subject to his re-election as a Director of the Company under Ordinary Resolution No. 4, Ching Nye Mi @ Chieng Ngie Chay who has served as an Independent Non-Executive Director of the Company for a cumulative term of more than twelve (12) years be retained, to continue to act as an Independent Non-Executive Director of the Company. **(Resolution 7)**
- 6.3 That Ding Ming Hea who has served as an Independent Non-Executive Director of the Company for a cumulative term of more than twelve (12) years be retained, to continue to act as an Independent Non-Executive Director of the Company. **(Resolution 8)**

7. Proposed Renewal of Share Buy Back Authority

(Resolution 9)

“That, subject to the Companies Act, 2016, the provisions of the Company’s Constitution, the Main Market Listing Requirements (“Main LR”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) and the approvals of all relevant governmental and/or regulatory authorities, the Company be and is hereby authorised, to the fullest extent permitted by law, to purchase such amount of ordinary shares in the Company as may be determined by the Directors of the Company from time to time through Bursa Securities upon such terms and conditions as the Directors may deem fit and expedient in the interests of the Company (“the Proposed Share Buy Back”) provided that:-

- i) the aggregate number of shares purchased does not exceed ten per centum (10%) of the total number of issued shares of the Company as quoted on Bursa Securities as at the point of purchase;
- ii) the maximum amount of funds to be allocated by the Company pursuant to the Proposed Share Buy Back shall not exceed the sum of the Retained Profits of the Company based on its latest audited financial statements available up to the date of a transaction pursuant to the Proposed Share Buy Back; and
- iii) the shares purchased by the Company pursuant to the Proposed Share Buy Back may be dealt with in all or any of the following manner (as selected by the Company):-
 - a) the shares so purchased may be cancelled; and/or
 - b) the shares so purchased may be retained in treasury for distribution as dividend to the shareholders and/or resold on the market of Bursa Securities and/or subsequently cancelled; and/or
 - c) part of the shares so purchased may be retained as treasury shares with the remainder being cancelled.

And that any authority conferred by this resolution may only continue to be in force until:

- i) the conclusion of the next Annual General Meeting of the Company following the general meeting at which such resolution was passed at which time it shall lapse unless by ordinary resolution passed at that meeting, the authority is renewed, either unconditionally or subject to conditions;
- ii) the expiration of the period within which the next Annual General Meeting after that date is required by law to be held; or
- iii) revoked or varied by ordinary resolution passed by the shareholders in general meeting, whichever occurs first.

And that authority be and is hereby given unconditionally and generally to the Directors of the Company to take all such steps as are necessary or expedient (including without limitation, the opening and maintaining of central depository account(s) under the Securities Industry (Central Depositories) Act, 1991, and the entering into of all other agreements, arrangements and guarantee with any party or parties) to implement, finalise and give full effect to the aforesaid purchase with full powers to assent to any conditions, modifications, revaluations, variations and/or amendments (if any) as may be imposed by the relevant authorities and with the fullest power to do all such acts and things thereafter (including without limitation, the cancellation or retention as treasury shares of all or any part of the purchased shares) in accordance with the Companies Act, 2016, the provisions of the Constitution of the Company and the Main LR and/or guidelines of the Bursa Securities and all other relevant governmental and/or regulatory authorities.”

8. Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of A Revenue or Trading Nature (Resolution 10)

“That, subject to the Companies Act, 2016 (“Act”), the Constitution of the Company and the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, approval be and is hereby given to the Company and/or its subsidiary companies to enter into all arrangements and/or transactions involving the interests of Directors, major shareholders or person connected with Directors and/or major shareholders of the Company and/or its subsidiary companies (“Related Parties”) as specified in Section 2.2 of the Statement/Circular to Shareholders dated 30 August 2021, provided that such arrangements and/or transactions are:

- i) recurrent transactions of a revenue or trading nature;
- ii) necessary for the day-to-day operations;
- iii) carried out on an arm’s length basis, in the ordinary course of business and on normal commercial terms which are not more favorable to the Related Parties than those generally available to the public; and
- iv) are not to the detriment of the minority shareholders.

And that the shareholders’ mandate, unless revoked or varied by the Company in a general meeting, shall take effect from the date of the passing of this Ordinary Resolution and will continue in force until:

- i) the conclusion of the next Annual General Meeting of the Company at which time it will lapse unless authority is renewed by a resolution passed at the next Annual General Meeting;
- ii) the expiration of the period within which the next Annual General Meeting is to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- iii) revoked or varied by resolution passed by shareholders in a general meeting before the next Annual General Meeting

whichever is earlier.

And that the Directors of the Company be authorized to complete and do all such acts and things (including executing all such documents as may be required) as they may consider expedient or necessary or give effect to the Mandate.”

9. To transact any other business of which due notice shall have been given in accordance with the Companies Act, 2016.

By Order of the Board

CHAN EOI LENG (SSM PC No. 202008003055) (MAICSA 7030866)

CHENG GHEE CHENG (SSM PC No. 202008002000) (LS 0004598)

Company Secretaries

Ipoh, Perak Darul Ridzuan, Malaysia

30 August 2021

NOTES:

- a) A member entitled to attend and vote at the Meeting is entitled to appoint one or two proxies to attend, speak and vote instead of him/her. A proxy must be 18 years and above.
- b) A proxy may but need not be a member of the Company and there shall be no restriction as to the qualification of the proxy.
- c) Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account (Omnibus Account), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds.
- d) Where a member appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.
- e) The instrument appointing a proxy must be deposited 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 appointed for holding the Meeting. All resolutions set out in the Notice of the Meeting are to be voted by poll.
- f) Depositors who appear in the Record of Depositors as at 17 September 2021 shall be regarded as Member of the Company entitled to attend the Nineteenth Annual General Meeting or appoint one or two proxies to attend, speak and vote on his/her behalf.

EXPLANATORY NOTES

1) Retention of Independent Non-Executive Directors

In line with the Malaysian Code on Corporate Governance, the Board on the Nominating Committee who has carried out an assessment of the Directors has recommended that Dato' Robert Lim @ Lim Git Hooi, DPMP, JP, Ching Nye Mi @ Chieng Ngie Chay and Ding Ming Hea who have served as Independent Non-Executive Directors of the Company for a cumulative term of more than twelve (12) years, be retained as Independent Non-Executive Directors of the Company based on the following justifications:-

- (i) They fulfilled the criteria under the definition of an Independent Director as stated in the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, and thus they would be able to function as check and balance, provide a broader view and brings an element of objectivity to the Board.
- (ii) Their vast experience in their professional knowledge enabled them to provide the Board with a diverse set of experience, expertise and independent judgment.
- (iii) They have performed their duty diligently and in the best interest of the Company as required by the Code as an Independent Director and provide a broader view, independent and balanced assessment of proposals from the management.

2) Proposed Renewal of Share Buy Back Authority

Further information on the above Ordinary Resolution is set out in Part A of the Statement/Circular to Shareholders of the Company.

3) Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of A Revenue or Trading Nature

Further information on the above Ordinary Resolution is set out in Part B of the Statement/Circular to Shareholders of the Company.

2020 ANNUAL REPORT AND STATEMENT/CIRCULAR TO SHAREHOLDERS

The 2020 Annual Report and Statement/Circular to Shareholders dated 30 August 2021 are available at the Company's website, www.ynhb.com.my. Printed copy of the Annual Report and Statement/Circular to Shareholders shall be provided to the shareholders within 4 market days from the date of receipt of the request.

YNH PROPERTY BHD

200101026228 (561986-V)

(Incorporated in Malaysia)

PROXY FORM

I/We, _____
NRIC No./Company No. _____ of _____
_____ being a member of

YNH Property Bhd hereby appoint the following person(s):

Name of proxy & NRIC No.	No. of shares	%
1. _____	_____	_____
2. _____	_____	_____

or failing him/her

1. _____	_____	_____
2. _____	_____	_____

or failing him/her, the Chairman of the Meeting as my/our proxy, to vote for me/us and on my/our behalf at the Nineteenth Annual General Meeting of the Company to be held on 28 September 2021 and at any adjournment thereof in the manner indicated below in respect of the following Resolutions:

Ordinary Business		For	Against
1. The payment of Directors' Fees	Resolution 1		
2. The payment of Directors' Benefits	Resolution 2		
3. The re-election of Directors: Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT Ching Nye Mi @ Chieng Ngie Chay	Resolution 3 Resolution 4		
4. The re-appointment of Auditors and their remuneration	Resolution 5		
Special Business			
5. Retention of Independent Non-Executive Directors: Dato' Robert Lim @ Lim Git Hooi, DPMP, JP Ching Nye Mi @ Chieng Ngie Chay Ding Ming Hea	Resolution 6 Resolution 7 Resolution 8		
6. Proposed Renewal of Share Buy Back Authority	Resolution 9		
7. Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of A Revenue or Trading Nature	Resolution 10		

Please indicate with (✓) how you wish your vote to be cast.

No. of shares held	
CDS Account No.	

Date:

.....
Signature of Shareholder

NOTES:

- A member entitled to attend and vote at the Meeting is entitled to appoint one or two proxies to attend, speak and vote instead of him/her. A proxy must be 18 years and above.
- A proxy may but need not be a member of the Company and there shall be no restriction as to the qualification of the proxy.
- Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account (Omnibus Account), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds.
- Where a member appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.
- The instrument appointing a proxy must be deposited 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 appointed for holding the Meeting. All resolutions set out in the Notice of the Meeting are to be voted by poll.
- Depositors who appear in the Record of Depositors as at 17 September 2021 shall be regarded as Member of the Company entitled to attend the Nineteenth Annual General Meeting or appoint one or two proxies to attend, speak and vote on his/her behalf.

+If it is desired to appoint another person as a proxy, the words "the Chairman of the Meeting" should be deleted and the name of the proxy should be inserted in block capitals, and the alteration should be initialed.

In the case of a corporation, the proxy must be executed under its Common Seal, or under the hand of a duly authorised officer.



----- fold -----

80 SEN STAMP
(Within Malaysia)

The Share Registrar
YNH Property Bhd
Registration No. : 200101026228 (561986-V)
11th Floor, Menara Symphony
No. 5, Jalan Professor Khoo Kay Kim
Seksyen 13, 46200 Petaling Jaya
Selangor Darul Ehsan, Malaysia

----- fold -----

YNH PROPERTY BHD

200101026228 (561986-V)
(Incorporated in Malaysia)

REQUEST FORM

To : The Company Secretary
YNH Property Bhd
55A, Medan Ipoh 1A
Medan Ipoh Bistari
31400 Ipoh
Perak Darul Ridzuan

Tel No. : 05-5474833
Fax No. : 05-5474363
Website : <http://www.ynhb.com.my>

Please send me/us a printed copy of YNH Property Bhd's.

* 2020 Annual Report

* Statement/Circular to Shareholders dated 30 August 2021

(*Please tick)

Particulars of Shareholders

Name of Shareholders	
I.C. No./Passport No.	
CDS Account No.	
Correspondence Address	
Telephone No.	

Date :

Signature:



----- fold -----

80 SEN STAMP
(Within Malaysia)

The Secretary
YNH Property Bhd
200101026228 (561986-V)
55A, MEDAN IPOH 1A,
MEDAN IPOH BISTARI
31400 IPOH, PERAK DARUL RIDZUAN.

----- fold -----

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 Code	:	Bursa Malaysia Securities Berhad (635998-W) The Malaysian Code on Take-Over and Mergers 2016
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’	:	Proposed renewal of existing 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

CONTENTS

STATEMENT/CIRCULAR TO SHAREHOLDERS IN RELATION TO:-

PART A

SHARE BUY-BACK STATEMENT

	Page
1. INTRODUCTION	2
2. PROPOSED SHARE BUY BACK	2
3. RATIONALE AND ADVANTAGE FOR THE PROPOSED SHARE BUY BACK	3
4. POTENTIAL DISADVANTAGE OF THE PROPOSED SHARE BUY BACK	4
5. EFFECTS OF THE PROPOSED SHARE BUY BACK	
5.1 Share Capital	4
5.2 NA	4
5.3 EPS	4
6. DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' SHAREHOLDINGS	5
7. PUBLIC SHAREHOLDING SPREAD	5
8. IMPLICATION ON THE CODE	5
9. PURCHASE OF THE COMPANY'S SHARES IN THE PREVIOUS TWELVE MONTHS	6
10. RESALE OF TREASURY SHARES FOR THE PREVIOUS TWELVE MONTHS	6
11. CANCELLATION OF SHARES FOR THE PREVIOUS TWELVE MONTHS	6
12. DIRECTORS' RECOMMENDATION	6
13. AGM	6

PART B

PROPOSED SHAREHOLDERS' MANDATE

1. INTRODUCTION	8
2. PROPOSED SHAREHOLDERS' MANDATE	
2.1 Details of the Proposed Shareholders' Mandate	8
2.2 Class, Nature and Estimated Value of the Recurrent Related Party Transactions	10
2.3 Amounts due and owing by Related Parties	24
2.4 Rationale and Benefits for the Proposed Shareholders' Mandate	24
2.5 Review Procedures for the Recurrent Transactions	24
2.6 Statement by Audit Committee	25
3. CONDITIONS OF THE PROPOSED SHAREHOLDERS' MANDATE	26
4. DIRECTORS AND MAJOR SHAREHOLDERS' INTERESTS	26
5. DIRECTORS' RECOMMENDATION	27
6. AGM	27

APPENDIX I - FURTHER INFORMATION

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 Eighteenth Annual General Meeting held on 28 September 2020, 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 which will be held on 28 September 2021.

On 30 March 2021, 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.

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 31 December 2020, the accumulated losses of the Company was RM12,363,683.

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 Articles of Association 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 19 August 2021, 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 19 August 2021	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 19 August 2021, the number of Shares held by the Directors and Substantial Shareholders of the Company respectively are as follows:-

	Based on Issued Capital as at 19 August 2021 of 528,487,067 Shares (after excluding 512,512 Treasury Shares)				Based on Pro-forma Issued Capital as at 19 August 2021 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
Dato' Robert Lim @ Lim Git Hooi, DPMP, JP	613,123	0.12	-	-	613,123	0.13	-	-
Ching Nye Mi @ Chieng Ngie Chay	7,231,628	1.37	28 **	0.00	7,231,628	1.52	28 **	0.00
Ding Ming Hea	383,640	0.07	-	-	383,640	0.08	-	-
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.

** Deemed interested by virtue of his interest in his spouse's interest.

7. PUBLIC SHAREHOLDING SPREAD

As at 19 August 2021 the public shareholding spread of the Company was 66.06%. The public shareholding spread is expected to be reduced to 62.32% 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. IMPLICATION ON THE CODE

The Board does not anticipate any implication relating to the Code even the allowed maximum amount of shares are purchased pursuant to the authority granted under the Proposed Share Buy Back.

9. PURCHASE OF THE COMPANY'S SHARES IN THE PREVIOUS TWELVE (12) MONTHS

In the preceding twelve (12) months from 1 August 2020 to 31 July 2021, the Company has not purchased its own Shares.

The number of shares purchased and retained as treasury shares as at 31 July 2021 was 512,512.

10. RESALE OF TREASURY SHARES FOR THE PREVIOUS TWELVE (12) MONTHS

As at 31 July 2021, there are 512,512 shares held as Treasury Shares. The Company has not made any resale of its Treasury Shares during the past twelve (12) months.

11. CANCELLATION OF SHARES FOR THE PREVIOUS TWELVE (12) MONTHS

The Company has not made any cancellation of its own shares in the previous twelve (12) months.

12. 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.

13. 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 herein.

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 30 August 2021.

PART B

CIRCULAR TO SHAREHOLDERS

IN RELATION TO

**PROPOSED RENEWAL OF 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

30 August 2021

Directors

Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS (Chairman/Executive Director)
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT (Managing Director)
Dato' Robert Lim @ Lim Git Hooi, DPMP, JP (Senior Independent Non-Executive Director)
Ching Nye Mi @ Chieng Ngie Chay (Independent Non-Executive Director)
Ding Ming Hea (Independent Non-Executive Director)

To the Shareholders of YNH Property Bhd

Dear Sirs/Madam

PROPOSED SHAREHOLDERS' MANDATE

1. INTRODUCTION

At the Eighteenth Annual General Meeting held on 28 September 2020, the Shareholders of the Company approved, inter alia, the Proposed Shareholders' Mandate. The said mandate shall, in accordance with the Main Listing Requirements, expire at the conclusion of the forthcoming AGM which will be held on 28 September 2021.

On 30 March 2021, the Board of Directors of the Company announced the Company's intention to seek approval for the Proposed Shareholders' Mandate.

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.

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; and

- (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.
- (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 2022, whereby which time it will lapse, unless by a resolution passed at the general meeting, the mandate is renewed;
- (ii) the expiration of the period within which the next AGM after the date is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (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 annual reports of the Company of the aggregate value of transactions conducted pursuant to the Proposed Shareholders' Mandate for Recurrent Related Party Transactions during the financial year in which the general mandate remains in force.

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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	• YKH is the Managing Director and major shareholder of YNHP.	50,000,000	50,000,000	NIL
			15,000,000	15,000,000	410,130
			15,000,000	15,000,000	NIL
Dato' Dr. 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	• YKC is the Chairman/Executive Director and major shareholder of YNHP.	50,000,000	50,000,000	8,730,220
			15,000,000	15,000,000	410,130
			15,000,000	15,000,000	NIL
Ching Nye Mi @ Chieng Ngie Chay (CNM)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• CNM is the Independent Non-Executive Director of YNHP.	15,000,000	15,000,000	NIL
			2,000,000	2,000,000	NIL
			15,000,000	15,000,000	NIL
Ding Ming Hea (DMH)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• DMH is the Independent Non-Executive Director of YNHP.	15,000,000	15,000,000	NIL
			2,000,000	2,000,000	NIL
			15,000,000	15,000,000	NIL
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	• TNS is the spouse of YKH.	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	3,600
			15,000,000	15,000,000	NIL
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	• Datin Dr. Chan Sow Keng is the spouse of YKC.	30,000,000	30,000,000	2,998,000
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
Yu Chon Moy	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• Yu Chon Moy is the sister of YKH and YKC.	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
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	• YCL is the sister of YKH and YKC.	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
Dr. Yu Choon Sian	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• Dr. Yu Choon Sian is the sister of YKH and YKC.	15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
Yu Choon Sing	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• Yu Choon Sing is the sister of YKH and YKC.	15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
Dr. Yu Chong Choo	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• Dr. Yu Chong Choo is the sister of YKH and YKC.	15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
Dr. Yu Choon Geok	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• Dr. Yu Choon Geok is the sister of YKH and YKC.	15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
Dr. Yu Chuan Choo	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• Dr. Yu Chuan Choo is the sister of YKH and YKC.	15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
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	• YK Leun is the son of YKH.	30,000,000	30,000,000	NIL
			5,000,000	5,000,000	NIL
			15,000,000	15,000,000	NIL
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	• YK Liang is the son of YKH.	30,000,000	30,000,000	NIL
			5,000,000	5,000,000	NIL
			15,000,000	15,000,000	NIL
Yu Huei Jiun (YHJ)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Construction works, renovation works and sales of building materials	• YHJ is the daughter of YKH.	30,000,000	30,000,000	NIL
			5,000,000	5,000,000	3,600
			15,000,000	15,000,000	NIL
Yu Huei Ying (YHY)	Sales of Property (Sub-divided land, commercial and residential unit) Rental of Property^ renovation works and sales of building materials	• YHY is the daughter of YKH.	30,000,000	30,000,000	NIL
			5,000,000	5,000,000	NIL
			15,000,000	15,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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% equity interest) (b) Ling Mooi Hung (LMH) (12.5% 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	2,178,547
			20,000,000	20,000,000	NIL
			15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
N.A.B. Holdings Sdn. Bhd. (NAB)	Rental of equipment and transportation changes 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% equity interest) (b) LMH (20% equity interest) YK Liang and TNS are the directors of NAB. 	5,000,000	5,000,000	84,240
			30,000,000	30,000,000	NIL
			15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
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	1,951,985
			3,000,000	3,000,000	24,000
			15,000,000	15,000,000	NIL
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% equity interest) (b) YKC (50% equity interest) YKH, YK Liang, YHJ and YHY are the directors of KSRM. 	50,000,000	50,000,000	312,708
			2,000,000	2,000,000	45,000
			5,000,000	5,000,000	432,000
			30,000,000	30,000,000	NIL
			15,000,000	15,000,000	NIL
Nor Ding & Co.	Providing professional legal services Sales of Property Construction works, renovation works and sales of building materials	<ul style="list-style-type: none"> DMH is the managing partner of Nor Ding & Co. 	3,000,000	3,000,000	NIL
			5,000,000	5,000,000	NIL
			15,000,000	15,000,000	NIL
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% equity interest) (b) YK Liang (50% equity interest) TNS and YK Liang are the directors of VPSB. 	5,000,000	5,000,000	173,288
			30,000,000	30,000,000	NIL
			2,000,000	2,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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	50,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	5,115
			5,000,000	5,000,000	NIL
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% equity interest). (b) TNS (50% equity interest). YKH and TNS are the directors of HYSB. 	30,000,000	30,000,000	NIL
			5,000,000	5,000,000	11,404
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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
			3,000,000	3,000,000	133,584
			15,000,000	15,000,000	5,671
			5,000,000	5,000,000	NIL
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
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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
			3,000,000	3,000,000	18,435
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 Non-Executive Director of RSB YKH is an Alternate Director to YKC in RSB DMH and CNM are Independent Non-Executive Directors of RSB YKC and YKH are major shareholders in RSB 	5,000,000	5,000,000	292,474
			15,000,000	15,000,000	NIL
			50,000,000	50,000,000	NIL
			5,000,000	5,000,000	NIL
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 a wholly owned subsidiary of RSB YKC is a Director of RRSB 	5,000,000	5,000,000	NIL
			15,000,000	15,000,000	NIL
			50,000,000	50,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of GVSB. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of BOE. 	50,000,000	50,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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 directors of KSE. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KSL. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KSP. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KSO. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KSA. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
Arena Innovasi Sdn Bhd (AISB)	Sale of Property (Sub-divided land, commercial and residential unit) Rental of Property^ Joint-Venture Business (Profit sharing) Construction works, renovation works and sales of building materials Rental of equipment and transportation charges	<ul style="list-style-type: none"> AISB is wholly owned 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 directors of AISB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			30,000,000	30,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KSG. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KSC. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KSPSB. 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	252,000
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KS Image 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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 directors of KS Bright 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KS Delight 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 Perfect 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 directors of KS Perfect 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
Chyne 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 directors of CRSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of CHSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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 directors of LRSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
Elit Jernih 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 directors of EJSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KS Power 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KS Target 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of EASB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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 directors of RTSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KS Focus 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
Kar Sin Fame 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 directors of KS Fame 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KS Square 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of KS Dream 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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 directors of KS Success 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of RLSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of TLV 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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	52,132
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 (20% of equity interest) YKH and YK Leun are directors of UAC 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
Rantau Juara Sdn Bhd (RJSB)	Sales of Property (Sub-divided land, commercial and residential unit)	<ul style="list-style-type: none"> RJSB is a wholly owned subsidiary of UAC YKH and YK Leun are directors of RJSB 	30,000,000	30,000,000	NIL
	Rental of Property^		3,000,000	3,000,000	NIL
	Construction works, renovation works and sales of building materials		15,000,000	15,000,000	NIL
	Rental of equipment and transportation charges		5,000,000	5,000,000	NIL
Leonard Tan Tong Loong (Leonard)	Sales of Property (Sub-divided land, commercial and residential unit)	Leonard Tan Tong Loong is the son-in-law of YKH	30,000,000	30,000,000	NIL
	Rental of Property^		3,000,000	3,000,000	NIL
	Construction works, renovation works and sales of building materials		15,000,000	15,000,000	NIL
	Rental of equipment and transportation charges		5,000,000	5,000,000	NIL
Caldera Construction Sdn Bhd (CCSB)	Sales of Property (Sub-divided land, commercial and residential unit)	<ul style="list-style-type: none"> Leonard owned 100% of equity interest in CCSB Leonard is a director of CCSB 	30,000,000	30,000,000	NIL
	Rental of Property^		3,000,000	3,000,000	NIL
	Rental of Machinery		5,000,000	5,000,000	NIL
	Construction works, renovation works and sales of building materials		15,000,000	15,000,000	NIL
	Rental of equipment and transportation charges		5,000,000	5,000,000	32,456
Caldera Machinery Sdn Bhd (CMSB)	Sales of Property (Sub-divided land, commercial and residential unit)	<ul style="list-style-type: none"> CMSB is owned by: <ol style="list-style-type: none"> YHJ (50% of equity interest) Leonard (50% of equity interest) YKH and Leonard are directors of CMSB 	30,000,000	30,000,000	NIL
	Rental of Property^		3,000,000	3,000,000	NIL
	Construction works, renovation works and sales of building materials		15,000,000	15,000,000	NIL
	Rental of equipment and transportation charges		5,000,000	5,000,000	14,146

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 30 June 2020 (RM)	Actual value transacted from 28 September 2020 to 19 August 2021 (RM)
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 directors of STSB 	30,000,000	30,000,000	30,292,600
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of ZGSB 	15,000,000	15,000,000	NIL
			3,000,000	3,000,000	NIL
			50,000,000	50,000,000	NIL
			10,000,000	10,000,000	NIL
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 Luen (50% of equity interest) YHY and YK Luen are directors of BCSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL
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 directors of SMSB 	30,000,000	30,000,000	NIL
			3,000,000	3,000,000	NIL
			15,000,000	15,000,000	NIL
			5,000,000	5,000,000	NIL

^ 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 year ended 31 December 2020, 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 19 August 2021, 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 19 August 2021 of 528,487,067 Shares (after excluding 512,512 Treasury Shares)						
Name of Directors	Direct		Indirect		Total	
	Interest (A)	%	Interest (B)	%	Interest (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
Ding Ming Hea	2,408,640	0.46	-	-	2,408,640	0.46
Ching Nye Mi @ Chieng Ngie Chay	7,231,628	1.37	28 (7)	0.00	7,231,628	1.37
Name of Major Shareholders	Direct		Indirect		Total	
	Interest (A)	%	Interest (B)	%	Interest (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)	12,911,249	2.44	-	-	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)	84,059	0.02	-	-	84,059	0.02
Yu Chon Moy (1)	49	0.00	-	-	49	0.00
Yu Chuon Choo (1)	106,808	0.02	-	-	106,808	0.02
Yu Choon Sian (1)	3	0.00	-	-	3	0.00
Yu Choon Geok (1)	43,484	0.01	-	-	43,484	0.01
Leonard Tan Tong Loong (8)	857	0.00	-	-	857	0.00
Chua Geok Sim @ Chua Goek Sim	28	0.00	-	-	28	0.00

Note

- Dato' Dr. Yu Kuan Chon, Dato' Yu Kuan Huat, Yu Kuan Seng Deceased, Yu Chong Hua, Yu Chon Lan, Yu Chong Choo, Yu Chon Moy, Yu Chuan Choo, 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.
- Chua Geok Sim @ Chua Goek Sim is the spouse of Ching Nye Mi @ Chieng Ngie Chay

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, Dato' Yu Kuan Huat, Ding Ming Hea and Ching Nye Mi @ Chieng Ngie Chay 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 herein.

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.

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' Robert Lim @ Lim Git Hooi, DPMP, JP
Senior Independent Non-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. 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 years ended 31 December 2019 and 31 December 2020.