



YNH PROPERTY BHD

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Extraordinary General Meeting ("EGM") of YNH Property Bhd ("YNH" or the "Company") will be held at Hotel Sfera of 2479, Jalan Dato' Yu Neh Huat, Taman Samudera, 32040 Sri Manjung, Perak Darul Ridzuan, Malaysia on Monday, 21 July 2025 at 12.00 noon, or at any adjournment thereof, for the purpose of considering and if thought fit, passing the following resolution: -

ORDINARY RESOLUTION

PROPOSED DISPOSAL OF AEON MALL SERI MANJUNG SITUATED AT PUSAT PERNIAGAAN MANJUNG POINT 3, 32040 SERI MANJUNG, PERAK BY KAR SIN BHD (REGISTERED OWNER) AND YNH HOSPITALITY SDN BHD (THE VENDOR) BOTH ARE WHOLLY-OWNED SUBSIDIARY OF THE COMPANY TO RHB TRUSTEES BERHAD (THE PURCHASER) AS TRUSTEE OF SUNWAY REAL ESTATE INVESTMENT TRUST FOR A TOTAL CASH CONSIDERATION OF RM138 MILLION ("PROPOSED DISPOSAL")

"THAT the Board of Directors be and is hereby authorised to do all acts, deeds and things and execute all necessary documents to comply with the condition precedents in the Sale and Purchase Agreement dated 20 January 2025, supplemental agreement dated 18 April 2025 and any supplemental agreement in relation thereto, as they may deem fit or expedient in order to carry out, finalise and give effect to the Proposed Disposal with full powers to assent to or make any conditions, modifications, variations and/or amendments as may be imposed by the relevant authorities and to take all steps as they may consider necessary or expedient in the best interest of the Company in order to implement, finalise and give full effect to the Proposed Disposal.

AND THAT upon the passing of this resolution, it shall duly give effect to the approval of the condition precedents, as stipulated in the pertinent agreements and/or supplemental agreements relating to the Proposed Disposal."

**By Order of the Board
YNH PROPERTY BHD**

**TAN TONG LANG (MAICSA 7045482/ SSM PC No.: 202208000250)
TAN LAY KHOON (MAICSA 7077867/ SSM PC No.: 202208000544)**
Company Secretaries

Kuala Lumpur
4 July 2025

NOTES:

- A member entitled to attend and vote at the EGM 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 Company's Share Registrar, Aldpro Corporate Services Sdn Bhd at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, Wilayah Persekutuan, Malaysia or alternatively, the Proxy Form may be received either via electronically at admin@aldpro.com.my or via facsimile at 03-2201 7774 not less than forty-eight (48) hours before the time appointed for holding the EGM. The resolution set out in the Notice of the EGM is to be voted by poll.*
- Depositors who appear in the Record of Depositors as at 14 July 2025 shall be regarded as Member of the Company entitled to attend the EGM or appoint one or two proxies to attend, speak and vote on his/her behalf.*