

**THIS CIRCULAR/STATEMENT 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.

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**YNH PROPERTY BHD**

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

**PART A**

**CIRCULAR TO SHAREHOLDERS IN RELATION TO:-**

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

**PART B**

**STATEMENT TO SHAREHOLDERS IN RELATION TO:-**

**PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY FOR THE PURCHASE OF ITS OWN ORDINARY SHARES ("PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY")**

The Resolutions in respect of the above Proposals will be tabled at the Twenty-Second Annual General Meeting ("**22<sup>nd</sup> AGM**") of YNH Property Bhd ("**YNHP** or "**the Company**") which will be conducted physically at Hotel Sfera of 2479, Jalan Dato' Yu Neh Huat, Taman Samudera, 32040 Sri Manjung, Perak Darul Ridzuan, Malaysia on Thursday, 19 December 2024 at 12.00 noon or at any adjournment thereof, and Notice of the 22<sup>nd</sup> AGM of the Company together with the Proxy Form is available on the Bursa Securities' website and the Company's website at <https://ynhb.listedcompany.com/home.html>.

A shareholder entitled to attend and vote at the AGM is entitled to appoint a proxy or proxies to attend and vote on his/her behalf. The Proxy Form must be deposited at the Share Registrar's office at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia, not less than forty-eight (48) hours before the time set for holding the AGM. The lodging of the Proxy Form will not preclude you from attending and voting in person at the AGM if you subsequently wish to do so.

The resolution set out in the Notice of 22<sup>nd</sup> AGM is to be voted by poll.

Last date and time for lodging the Proxy Form : Tuesday, 17 December 2024 at 12.00 noon

Date and time of the 22<sup>nd</sup> AGM : Thursday, 19 December 2024 at 12.00 noon

This Circular/Statement is dated 7 November 2024.

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## DEFINITIONS

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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
“Audit Committee”		The Audit Committee of YNHP
“Board”		Board of Directors of YNHP
“Bursa Securities”		Bursa Malaysia Securities Berhad (Registration No. 200301033577 (635998-W))
“Circular”		This Circular to our Shareholders in relation to the Proposals dated 7 November 2024
“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
“LPD”	:	8 October 2024, being the latest practicable date prior to the printing of this Circular
“Listing Requirements”	:	Main Market Listing Requirements of Bursa Securities, including any amendments made in respect thereof from time to time
“Market Day”	:	A day which Bursa Securities is open for the trading of securities, which may include a surprise holiday
“Major Shareholder(s)”	:	Means a person who has an interest or interests in one or more voting shares in a company and the nominal amount of that share, or the aggregate of the nominal amounts of those shares, is:  (a) 10% or more of the aggregate of the nominal amounts of all the voting shares in the Company; or  (b) 5% or more of the aggregate of the nominal amounts of all the voting shares in the Company where such person is the largest shareholder of the Company,  and includes any person who is or was within the preceding six (6) months of the date on which the terms of the transaction were agreed upon, such major shareholder of the company or any other company which is its subsidiary or holding company  For the purpose of this definition, “interest in shares” has the meaning given in Section 8 of the Act

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**DEFINITIONS (CONT'D)**

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“NA”	:	Net assets attributable to ordinary equity holders of YNHP
“Person Connected”	:	Shall have the same meaning given in Paragraph 1.01 of the Listing Requirements
“Proposed Renewal of Share Buy-Back Authority”	:	Proposed renewal of authority for the purchase by YNHP of up to ten percent (10%) of the issued share capital of the Company
“Proposed Renewal of Existing RRPT Mandate”	:	Proposed renewal of existing shareholders’ mandate for YNHP Group to enter into RRPTs of a revenue or trading nature
“Proposals”	:	Proposed Renewal of Existing RRPT Mandate and Proposed Renewal of Share Buy-Back Authority, collectively
“Purchased Shares”	:	Shares purchased by YNHP pursuant to Section 127 of the Act
“Related Party(ies)”	:	Director(s), major shareholder(s) or person(s) connected with such director(s) or major shareholder(s) of YNHP
“RRPT(s)”	:	A transaction entered into by YNHP Group which involves the interest, direct or indirect, of a Related Party, which is recurrent, of a revenue or trading nature and which is necessary for day-to-day operations of YNHP Group
“RM” and “sen”	:	Ringgit Malaysia and sen, respectively
“Shareholders”	:	Shareholders of YNHP
“Surprise Holiday”	:	A day that is declared as a public holiday in the Federal Territory of Kuala Lumpur that has not been gazetted as a public holiday at the beginning of the calendar year.
“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 “the Company”	:	YNH Property Bhd [Registration No. 200101026228 (561986-V)]
“YNHP Group” or “the Group”	:	Collectively, YNHP and its subsidiaries as defined in Section 4 of the Act.
“YNHP Shares” or “Share(s)”	:	Ordinary shares in YNHP

Words incorporating the singular shall, where applicable, include the plural and vice versa and words incorporating the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. Reference to persons shall include a corporation, unless otherwise specified.

Any reference in this Circular/Statement to any enactment is a reference to that enactment as for the time being amended or re-enacted. Any reference to a time of a day in this Circular/Statement shall be a reference to Malaysian time, unless otherwise specified.

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**PART A**

**PROPOSED RENEWAL OF EXISTING RRPT MANDATE**



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

**Registered Office**

B-21-1, Level 21, Tower B  
Northpoint Mid Valley City  
No. 1, Medan Syed Putra Utara  
59200 Kuala Lumpur  
W.P. Kuala Lumpur

7 November 2024

**Board of Directors**

Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS  
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT  
Khong Kam Hou  
Ching Lee Fong  
Lee Zhi Yan

*Chairman, Executive Director*  
*Managing Director*  
*Senior Independent Non-Executive Director*  
*Independent Non-Executive Director*  
*Independent Non-Executive Director*

**To: The Shareholders**

Dear Sir/Madam,

**PROPOSED RENEWAL OF EXISTING RRPT MANDATE**

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**1. INTRODUCTION**

At the 21<sup>st</sup> AGM of the Company held on 8 December 2023, the Company sought and obtained from its shareholders the general mandate for YNHP Group to enter into RRPTs of a revenue or trading nature in the ordinary course of business based on commercial terms which are not more favourable to the Related Parties than those generally available to the public and which are necessary for YNHP Group's day to day operations. In accordance with the Listing Requirements, the RRPT Mandate shall lapse at the conclusion of the 22<sup>nd</sup> AGM of the Company, unless renewed by the shareholders of the Company.

On 28 October 2024, the Board announced that the Company proposes to undertake the Proposed Renewal of Existing RRPT Mandate at the forthcoming 22<sup>nd</sup> AGM of the Company.

**THE PURPOSE OF THIS CIRCULAR/STATEMENT IS TO PROVIDE YOU WITH THE RELEVANT INFORMATION OF THE PROPOSED RENEWAL OF EXISTING RRPT MANDATE AND TO SEEK YOUR APPROVAL ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED RENEWAL OF EXISTING RRPT MANDATE TO BE TABLED AT THE FORTHCOMING AGM. THE NOTICE OF THE AGM TOGETHER WITH THE PROXY FORM IS AVAILABLE ON THE BURSA SECURITIES' WEBSITE AND THE COMPANY WEBSITE.**

**SHAREHOLDERS OF YNHP ARE ADVISED TO READ AND CONSIDER THE CONTENTS OF THIS CIRCULAR/STATEMENT CAREFULLY BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING THE PROPOSED RENEWAL OF EXISTING RRPT MANDATE AT THE FORTHCOMING AGM.**

## **2. DETAILS OF THE PROPOSED RENEWAL OF EXISTING RRPT MANDATE**

### **2.1 The Listing Requirements**

Pursuant to Paragraph 10.09(2) of the Listing Requirements, a listed issuer may seek a mandate from its shareholders in respect of RRPTs subject to the following:

- (a) 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;
- (b) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of the transactions conducted pursuant to the shareholders' mandate during the financial year where the aggregate value is equal to or more than the threshold prescribed under Paragraph 10.09(1) of the Listing Requirement;
- (c) this Circular to Shareholders for the Proposed Renewal of Existing RRPT Mandate includes the information as may be prescribed by Bursa Securities. The draft Circular must be submitted to Bursa Securities together with a checklist showing compliance with such information;
- (d) in a meeting to obtain shareholders' mandate, the interested directors, interested major shareholders or interested person 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 pertaining to the Proposed Renewal of Existing RRPT Mandate. An interested director or interested major shareholder must ensure that person connected with him abstain from voting on the resolution pertaining to the Proposed Renewal of Existing RRPT Mandate; and
- (e) the listed issuer immediately announces to Bursa Securities when the actual value of a RRPT entered into by the listed issuer, exceeds the estimated value of the RRPT disclosed in this Circular by 10% or more and must include the information as may be prescribed by Bursa Securities in its announcement.

Upon obtaining Shareholders' approval for the resolution pertaining to the Proposed Renewal of Existing RRPT Mandate, the provisions of Paragraph 10.08 of the Listing Requirements shall not apply.

### **2.2 Principal Activities of YNHP Group**

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 would, in the normal course of business, to enter into transaction(s) with the Related Party(ies), details of which are set out in Section 2.4 below. It is likely that such transaction(s) will occur with some degree of frequency and could arise at any time.

As such, the Board proposes to seek the Shareholders' approval for the Proposed Renewal of Existing RRPT Mandate for the YNHP Group to enter into transaction(s) in the normal course of business within the classes of Related Party(ies) set out in Section 2.4 below, provided such transaction(s) is entered into at arm's length and on normal commercial terms which are not more favourable to the Related Party(ies) than those generally available to the public and are not to the detriment of the minority shareholders. Such mandate will enable the Group to enter into the RRPTs without the necessity, in most instances, to make the required announcement or to convene meetings in order to procure specific prior approval of its shareholders. The RRPTs will also be subject to the review procedures set out in Section 2.5 below.

The Board is seeking the shareholders' approval for the Proposed Renewal of Existing RRPT 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 2.4 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.

### **2.3 Validity Period of the Proposed Renewal of Existing RRPT Mandate**

The Proposed Renewal of Existing RRPT Mandate, if approved by the Shareholders, shall take effect from the passing of the ordinary resolution proposed at the forthcoming AGM and shall continue to be in force until:

- (a) the conclusion of the next AGM of YNHP following the general meeting at which such mandate was passed, at which time it will lapse, unless by a resolution passed at the general meeting, the mandate is renewed;
- (b) the expiration of the period within which the next AGM of the Company 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
- (c) revoked or varied by resolution passed by the shareholders in general meeting,

whichever is earlier.

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## 2.4 Classes of Related Party(ies) and Nature of RRPTs

The Proposed Renewal of Existing RRPT Mandate will apply to the transactions with the following companies and persons:-

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT (YKH)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property ^</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	50,000  15,000 15,000	-  - -	50,000  15,000 15,000	YKH is the Managing Director and Major Shareholder of YNHP.
Dato' Yu Kuan Chon, DIMP, PPT, MBBS, (YKC)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property ^</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	50,000  15,000 15,000	-  - -	50,000  15,000 15,000	YKC is the Chairman/ Executive Director and Major Shareholder of YNHP.
Datin Teh Nai Sim (TNS)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property ^</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	30,000  3,000 15,000	-  - -	30,000  3,000 15,000	TNS is the spouse of YKH.

#### 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Datin Dr. Chan Sow Keng (CSK)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property ^</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	30,000 3,000 15,000	- - -	30,000 3,000 15,000	CSK is the spouse of YKC.
Yu Chon Moy (YCM)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	30,000 15,000	- -	30,000 15,000	YCM is the sister of YKH and YKC.
Yu Chon Lan (YCL)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property ^</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	30,000 3,000 15,000	- - -	30,000 3,000 15,000	YCL is the sister of YKH and YKC.
Dr Yu Choon Sian (Dr YCS)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	15,000 15,000	- -	15,000 15,000	Dr YCS is the sister of YKH and YKC.

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Yu Choon Sing (YCS)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	15,000 15,000	- -	15,000 15,000	YCS is the sister of YKH and YKC.
Dr. Yu Chong Choo (Dr YCC)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	15,000 15,000	- -	15,000 15,000	Dr. YCC is the sister of YKH and YKC.
Dr. Yu Choon Geok (Dr YCG)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	15,000 15,000	- -	15,000 15,000	Dr. YCG is the sister of YKH and YKC.
Yu Kai Leun (YK Leun)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property ^</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	30,000 5,000 15,000	- - -	30,000 5,000 15,000	YK Leun is the son of YKH.

2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Yu Kai Liang (YK Liang)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property ^</li> <li>• Construction works, renovation works and sales of building materials</li> </ul>	<p>30,000</p> <p>5,000</p> <p>15,000</p>	<p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>5,000</p> <p>15,000</p>	YK Liang is the son of YKH.
Yu Huei Jiun (YHJ)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property ^</li> <li>• Construction works, renovation works and sales of building materials</li> </ul>	<p>30,000</p> <p>5,000</p> <p>15,000</p>	<p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>5,000</p> <p>15,000</p>	YHJ is the daughter of YKH.
Yu Huei Ying (YHY)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property ^</li> <li>• Construction works, renovation works and sales of building materials</li> </ul>	<p>30,000</p> <p>5,000</p> <p>15,000</p>	<p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>5,000</p> <p>15,000</p>	YHY is the daughter of YKH.

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Hardware Sdn. Bhd. (KSH)	YNHP Group	<ul style="list-style-type: none"> <li>Rental of equipment and transportation charges</li> <li>Sales of Property</li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of Property ^</li> </ul>	30,000	1,385	30,000	KSH is owned by:  (a) YKH (85% of equity interest)  (b) Ling Mooi Hung (LMH) (12.5% of equity interest), who is the sister-in-law of YKH.  YKH, YK Leun and YK Liang are the directors of KSH.
N. A. B. Holdings Sdn. Bhd. (NAB)	YNHP Group	<ul style="list-style-type: none"> <li>Rental of equipment and transportation charges</li> <li>Sales of Property</li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of Property ^</li> </ul>	5,000	112	5,000	NAB is owned by:  (a) YKH (75% of equity interest)  (b) LMH (20% of equity interest)  YK Liang and TNS are the directors of NAB.
Yu & Associates	YNHP Group	<ul style="list-style-type: none"> <li>Providing professional legal services</li> <li>Rental of Property received ^</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	15,000	3,759	15,000	YCL is the sole proprietor of Yu & Associates.

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Ready Mix Sdn. Bhd. (KSRM)	YNHP Group	<ul style="list-style-type: none"> <li>Supply of ready mixed concrete and related construction materials</li> <li>Rental of Land<sup>^</sup></li> <li>Rental of equipment and transportation charges</li> <li>Sales of Property</li> <li>Construction works, renovation works and sales of building materials</li> </ul>	50,000	-	50,000	KSRM is owned by:  (a) YKH (50% of equity interest)  (b) YKC (50% of equity interest)  YKH and YK Liang are the directors of KSRM.
Various Promotion Sdn. Bhd. (VPSB)	YNHP Group	<ul style="list-style-type: none"> <li>Purchase of tools and building materials</li> <li>Sales of Property</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	5,000 30,000 2,000 15,000 5,000	- - - - -	5,000 30,000 2,000 15,000 5,000	VPSB is owned by:  (a) TNS (50% of equity interest)  (b) YK Liang (50% of equity interest)  TNS and YK Liang are the directors of VPSB.
Good Intensive Sdn. Bhd. (GISB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	50,000 3,000 15,000 5,000	- - 3 -	50,000 3,000 15,000 5,000	LMH is a Director and owned 70% equity interest in GISB.

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Halim & Yu Sdn. Bhd. (HYSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>5,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>251</p> <p>-</p>	<p>30,000</p> <p>5,000</p> <p>15,000</p> <p>5,000</p>	<p>HYSB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of HYSB.</p>
Mutual Boundary Sdn. Bhd. (MBSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>120</p> <p>49</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>MBSB is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of MBSB.</p>
Actual Future Sdn. Bhd. (AFSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>AFSB is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of AFSB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Pearl Total Sdn. Bhd. (PTSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>PTSB is owned by:</p> <p>(a) YHJ (50% of equity interest)</p> <p>(b) YHY (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of PTSB.</p>
Rapid Synergy Bhd. (RSB)	YNHP Group	<ul style="list-style-type: none"> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Sales of Property</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>5,000</p> <p>15,000</p> <p>50,000</p> <p>5,000</p>	<p>278</p> <p>-</p> <p>-</p> <p>-</p>	<p>5,000</p> <p>15,000</p> <p>50,000</p> <p>5,000</p>	<p>(a) YKC is Non-Independent and Executive Director of RSB.</p> <p>(b) YKH is an Alternate Director to YKC in RSB.</p> <p>(c) YKC and YKH are major shareholders in RSB.</p>
Rapid Retail Sdn. Bhd. (RRSB)	YNHP Group	<ul style="list-style-type: none"> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Sales of Property</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>5,000</p> <p>15,000</p> <p>50,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>5,000</p> <p>15,000</p> <p>50,000</p> <p>5,000</p>	<p>(a) RRSB is wholly owned subsidiary of RSB.</p> <p>(b) YKC is a Director of RRSB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)



Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Land Sdn. Bhd. (KSL)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KSL is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KSL.</p>
Kar Sin Property Sdn. Bhd. (KSP)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KSP is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KSP.</p>
Good Variety Sdn. Bhd. (GVSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>GVSB is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YHJ (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of GVSB.</p>

#### 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Blue Ocean Energy Sdn. Bhd. (BOE)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	50,000	-	50,000	BOE is owned by:  (a) YK Leun (50% of equity interest)  (b) YK Liang (50% of equity interest)  YK Leun and YK Liang are the directors of BOE.
Kar Sin One Sdn. Bhd. (KSO)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	30,000	-	30,000	KSO is owned by:  (a) YK Leun (50% of equity interest)  (b) YK Liang (50% of equity interest)  YK Leun and YK Liang are the directors of KSO.
Kar Sin Ace Sdn Bhd (KSA)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	30,000	-	30,000	KSA is owned by:  (a) YK Leun (50% of equity interest)  (b) YK Liang (50% of equity interest)  YK Leun and YK Liang are the directors of KSA.

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Estate Sdn. Bhd. (KSE)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KSE is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KSE.</p>
Arena Inovasi Sdn. Bhd. (AISB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>AISB is wholly subsidiary of Perumahan Manjung Sdn. Bhd. (PMSB)</p> <p>PMSB is owned by:</p> <p>(a) YKH (46.25% of equity interest)</p> <p>(b) YKC (46.25% of equity interest)</p> <p>(c) LMH (5.63% of equity interest)</p> <p>TNS and YK Liang are the directors of AISB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Growth Sdn. Bhd. (KSG)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property^</li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KSG is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KSG.</p>
Kar Sin City Sdn. Bhd. (KSC)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property^</li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KSC is owned by:</p> <p>(a) YHJ (50% of equity interest)</p> <p>(b) YHY (50% of equity interest)</p> <p>YHJ and YHY are the directors of KSG.</p>
Kar Sin Premium Sdn. Bhd. (KSPSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property^</li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>280</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KSPSB is owned by:</p> <p>(a) YHJ (50% of equity interest)</p> <p>(b) YHY (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KSPSB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Image Sdn. Bhd. (KS Image)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Image is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of KS Image.</p>
Kar Sin Bright Sdn. Bhd. (KS Bright)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Bright is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of KS Bright.</p>
Kar Sin Delight Sdn. Bhd. (KS Delight)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Delight is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of KS Delight.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Perfect Sdn. Bhd. (KS Perfect)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Perfect is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of KS Perfect.</p>
Chyne Resort Sdn. Bhd. (CRSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>CRSB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of CRSB.</p>
Carole House Sdn. Bhd. (CHSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>CHSB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of CHSB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Lafayette Resort Sdn. Bhd. (LRSB)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>LRSB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of LRSB.</p>
Elit Jernih Sdn. Bhd. (EJSB)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>EJSB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) TNS (50% of equity interest)</p> <p>YKH and TNS are the directors of EJSB.</p>
Kar Sin Power Sdn. Bhd. (KS Power)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Power is owned by:</p> <p>(a) YKC (50% of equity interest)</p> <p>(b) CKS (50% of equity interest)</p> <p>YKC and CKS are the directors of KS Power.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Target Sdn. Bhd. (KS Target)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Target is owned by:</p> <p>(a) YKC (50% of equity interest)</p> <p>(b) CKS (50% of equity interest)</p> <p>YKC and CKS are the directors of KS Target.</p>
Eleventh Avenue Sdn. Bhd. (EASB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>EASB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) YKC (50% of equity interest)</p> <p>YKH and YKC are the directors of EASB.</p>
Regal Target Sdn. Bhd. (RTSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>RTSB is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of RTSB.</p>



## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Focus Sdn. Bhd. (KS Focus)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Focus is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KS Focus.</p>
Kar Sin Fames Sdn. Bhd. (KS Fame)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Fame is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KS Fame.</p>
Kar Sin Square Sdn. Bhd. (KS Square)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>KS Square is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KS Square.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Kar Sin Dream Sdn. Bhd. (KS Dream)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> <li>Commission on Sale and Rental of Property</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p> <p>20,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>509</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p> <p>20,000</p>	<p>KS Dream is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KS Dream.</p>
Kar Sin Success Sdn. Bhd. (KS Success)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> <li>Commission on Sale and Rental of Property</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p> <p>20,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>24</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p> <p>20,000</p>	<p>KS Success is owned by:</p> <p>(a) YK Leun (50% of equity interest)</p> <p>(b) YK Liang (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of KS Success.</p>
Resort Legacy Sdn. Bhd. (RLSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>RLSB is owned by:</p> <p>(a) YHJ (50% of equity interest)</p> <p>(b) YHY (50% of equity interest)</p> <p>YHJ and YHY are the directors of RLSB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Tropical Lake View Sdn. Bhd. (TLV)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>TLV is owned by:</p> <p>(a) YHJ (50% of equity interest)</p> <p>(b) YHY (50% of equity interest)</p> <p>YHJ and YHY are the directors of TLV.</p>
Six Pack Fitness Center Sdn. Bhd. (SPFC)	YNHP Group	<ul style="list-style-type: none"> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>130</p> <p>-</p> <p>-</p>	<p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>YKH is a director and owned 100% of equity interest in SPFC.</p>
United Allied Commerce Sdn. Bhd. (UAC)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> <li>• Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>UAC is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) YK Leun (20% of equity interest)</p> <p>YKH and YK Leun are the directors of UAC.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Rantau Juara Sdn. Bhd. (RJSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>RJSB is a wholly owned subsidiary of UAC.</p> <p>YKH and YK Leun are the directors of RJSB.</p>
Leonard Tan Tong Loong (Leonard)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>Leonard is the son-in-law of YKH.</p>
Caldera Construction Sdn. Bhd. (CCSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Rental of Machinery</li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>5,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>263</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>5,000</p> <p>15,000</p> <p>5,000</p>	<p>Leonard is the director and owned 100% of equity interest in CCSB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Caldera Machinery Sdn. Bhd. (CMSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>25</p> <p>83</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>CMSB is owned by:</p> <p>(a) YHJ (50% of equity interest)</p> <p>(b) Leonard (50% of equity interest)</p> <p>YHJ and Leonard are the directors of CMSB.</p>
Simbolik Buah Sdn. Bhd. (STSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>50,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>50,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>STSB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) YKC (50% of equity interest)</p> <p>YKH and YKC are the directors of STSB.</p>
Zillion Gain Sdn. Bhd. (ZGSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>15,000</p> <p>3,000</p> <p>50,000</p> <p>10,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>15,000</p> <p>3,000</p> <p>50,000</p> <p>10,000</p>	<p>ZGSB is owned by:</p> <p>(a) YKH (50% of equity interest)</p> <p>(b) YKC (50% of equity interest)</p> <p>YKC and TNS are the directors of ZGSB.</p>

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Brave Capable Sdn. Bhd. (BCSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>BCSB is owned by:</p> <p>(a) YHY (50% of equity interest)</p> <p>(b) YK Leun (50% of equity interest)</p> <p>YK Leun and YK Liang are the directors of BCSB.</p>
Smart Miracle Sdn. Bhd. (SMSB)	YNHP Group	<ul style="list-style-type: none"> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>Rental of Property<sup>^</sup></li> <li>Construction works, renovation works and sales of building materials</li> <li>Rental of equipment and transportation charges</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p> <p>5,000</p>	<p>SMSB is owned by:</p> <p>(a) YK Liang (50% of equity interest)</p> <p>(b) YHJ (50% of equity interest)</p> <p>YK Liang and YK Leun are the directors of SMSB.</p>
The Ark Events Sdn. Bhd. (TAE)	YNHP Group	<ul style="list-style-type: none"> <li>Providing event management services</li> <li>Rental of Property<sup>^</sup></li> <li>Sales of Property (Sub-divided land, commercial and residential unit)</li> </ul>	<p>3,000</p> <p>5,000</p> <p>30,000</p>	<p>-</p> <p>34</p> <p>-</p>	<p>3,000</p> <p>5,000</p> <p>30,000</p>	<p>YK Liang owned 50% of equity interest in TAE.</p> <p>YK Liang and Yu Kai Ren are the directors in TAE and they are the sons of YKH.</p>

#### 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Teh Jin Yao (TJY)	YNHP Group	• Sales of Property (Sub-divided land, commercial and residential unit)	30,000	-	30,000	TJY is the son-in-law of YKH.
		• Rental of Property <sup>^</sup>	5,000	-	5,000	
Teh & Yu	YNHP Group	• Providing professional legal services	15,000	1,057	15,000	YHY and TJY are the partners of Teh & Yu.
		• Rental of Property <sup>^</sup>	5,000	-	5,000	
		• Sales of Property (Sub-divided land, commercial and residential unit)	30,000	-	30,000	
Yu Jian Loong (YJL)	YNHP Group	• Sales of Property (Sub-divided land, commercial and residential unit)	30,000	-	30,000	YJL is the son of YKC.
		• Rental of Property <sup>^</sup>	3,000	-	3,000	
		• Construction works, renovation works and sales of building materials	15,000	-	15,000	
Yu Xin Jing (YXJ)	YNHP Group	• Sales of Property (Sub-divided land, commercial and residential unit)	30,000	-	30,000	YXJ is the daughter of YKC.
		• Rental of Property <sup>^</sup>	3,000	-	3,000	
		• Construction works, renovation works and sales of building materials	15,000	-	15,000	

## 2.4 Classes of Related Party(ies) and Nature of RRPTs (cont'd)

Related Party	YNHP Group – Transacting Party	Nature of transaction	Estimated aggregate value as disclosed in the Circular to Shareholders dated 31 October 2023 (RM'000)	Actual value transacted (from date of AGM held on 8 December 2023 up to LPD) (RM'000)	Estimated aggregate value of transaction for the period from the forthcoming 22 <sup>nd</sup> AGM to the next AGM* (RM'000)	Nature of relationship between YNHP Group and the Related Party
Yu Xin Yi (YXY)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p>	<p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p>	YXY is the daughter of YKC.
Yu Xin Mei (YXM)	YNHP Group	<ul style="list-style-type: none"> <li>• Sales of Property (Sub-divided land, commercial and residential unit)</li> <li>• Rental of Property<sup>^</sup></li> <li>• Construction works, renovation works and sales of building materials</li> </ul>	<p>30,000</p> <p>3,000</p> <p>15,000</p>	<p>-</p> <p>-</p> <p>-</p>	<p>30,000</p> <p>3,000</p> <p>15,000</p>	YXM is the daughter of YKC.

### Notes:

\* The estimated values are calculated based on the historical data and best estimates by the management. Accordingly, the actual value of the transaction may vary from the estimated value disclosed above and subject to changes.

<sup>^</sup> Tenancies are for terms not exceeding 3 years with rentals payable on monthly basis.

- 1) None of the Actual Value of the Transactions has exceeded the Estimated Value by 10% or more
- 2) 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) of Practice Note 12.



## 2.5 Review Methods and Procedures

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 RRPT(s) 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 RRPT(s) 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 RRPT(s) of a revenue and trading nature as part of the internal audit programme;
- (v) the management of YNHP will ensure that the RRPT(s) 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 RRPT(s) 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 RRPT(s), 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 Renewal of Existing RRPT 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 RRPT(s) is not detrimental to the Group; and
- (x) there are no thresholds for approval of RRPT(s) as all the transactions will be reviewed and approved by executive directors and/or senior management.

## **2.6 Amounts due and owing by Related Parties**

As at LPD, there is no amount due and owing by the related party to YNHP Group under the RRPT(s) which have exceeded the credit term.

## **2.7 Statement by Audit Committee**

The Audit Committee has the overall responsibility of determining whether the procedures for reviewing all RRPT(s) 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 RRPT(s) 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 RRPT(s) 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 Renewal of Existing RRPT Mandate and is satisfied that the procedures for RRPT(s), as well as the annual reviews by the Audit Committee in relation thereto, are sufficient to ensure that RRPT(s) 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 RRPT(s) in a timely and orderly manner, and such procedures and processes are reviewed on a yearly basis or whenever the need arises.

## **2.8 Disclosure of Recurrent Related Party Transactions**

Disclosure will be made in the annual report of the Company in accordance with Paragraph 3.1.5 of Practice Note 12 of the Listing Requirements, which requires a breakdown of the aggregate value of the RRPTs entered into during the financial year based on the following information:

- (a) the type of the RRPTs made; and
- (b) the names of the Related Parties involved in each type of the RRPTs made and their relationships with YNHP Group.

The above disclosure will be made in the Company's annual report for each subsequent financial year after the Proposed Renewal of Existing RRPT Mandate had been obtained.

## **3. RATIONALE FOR THE PROPOSED RENEWAL OF EXISTING RRPT MANDATE**

The RRPT(s) 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 RRPT(s). As such, the Board is seeking shareholders' mandate pursuant to Paragraph 10.09 of Listing Requirements for the RRPT(s) described in Section 2.4 to allow YNHP Group to enter into such recurrent transactions. The Proposed Renewal of Existing RRPT 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 RRPT(s) 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.

#### 4. EFFECTS OF THE PROPOSED RENEWAL OF EXISTING RRPT MANDATE

The Proposed Renewal of Existing RRPT Mandate are administrative in nature and are therefore not expected to have any effect on the issued and paid-up capital, major shareholders' shareholdings and any material effect on the consolidated net assets, consolidated earnings per share and consolidated gearing of YNHP.

#### 5. INTERESTS OF DIRECTORS AND MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED TO THEM

Save as disclosed below, none of the Directors and/or Major Shareholders and/or persons connected to them have any interest, directly or indirectly in the Proposed Renewal of Existing RRPT Mandate:-

Names	As at LPD *			
	Direct		Indirect	
	No. of Shares	%	No. of Shares	%
<b><u>Interested Directors &amp; Major Shareholders</u></b>				
Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS <sup>(a)</sup>	128,982,770	24.41	43,180,507 <sup>(f)</sup>	8.17
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT <sup>(a)</sup>	23,656,810	4.48	131,402,938 <sup>(g)</sup>	24.86
<b><u>Person Connected</u></b>				
Yu Kuan Seng Deceased <sup>(a)</sup>	2	- <sup>(h)</sup>	-	-
Datin Teh Nai Sim <sup>(b)</sup>	1,403,112	0.27	-	-
Ling Mooi Hung <sup>(c)</sup>	1,017,056	0.19	-	-
Datin Chan Sow Keng <sup>(d)</sup>	17,103,529	3.24	-	-
Yu Chong Hua Deceased <sup>(a)</sup>	595,356	0.11	-	-
Yu Chon Lan <sup>(a)</sup>	326,496	0.06	-	-
Yu Chong Choo <sup>(a)</sup>	52,059	0.01	-	-
Yu Chon Moy <sup>(a)</sup>	49	- <sup>(h)</sup>	-	-
Yu Chuon Choo Deceased <sup>(a)</sup>	92,808	0.02	-	-
Yu Choon Sian <sup>(a)</sup>	149,003	0.03	-	-
Yu Choon Geok <sup>(a)</sup>	39,484	0.01	-	-
Leonard Tan Tong Loong <sup>(e)</sup>	857	- <sup>(h)</sup>	-	-

**Note:**

\* Based on Issued Shares of 528,487,067 (excluding 512,512 Treasury Shares).

(a) Dato' Dr. Yu Kuan Chon, Dato' Yu Kuan Huat, Yu Kuan Seng Deceased, Yu Chong Hua Deceased, Yu Chon Lan, Yu Chong Choo, Yu Chon Moy, Yu Chuon Choo Deceased, Yu Choon Sian and Yu Choon Geok are siblings.

(b) Datin Teh Nai Sim is the spouse of Dato' Yu Kuan Huat.

(c) Ling Mooi Hung is the spouse of Yu Kuan Seng Deceased.

(d) Datin Chan Sow Keng is the spouse of Dato' Dr. Yu Kuan Chon.

(e) Leonard Tan Tong Loong is the son-in-law of Dato' Yu Kuan Huat.

- (f) *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.*
- (g) *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.*
- (h) *Negligible.*

Accordingly, Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS and Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT (collectively referred to as "**Interested Directors and Major Shareholders**") have and will continue to abstain from all deliberations and voting on matters relating to the Proposed Renewal of Existing RRPT Mandate at Board meetings and will abstain from voting in respect of their direct and/or indirect shareholdings in YNHP at the forthcoming AGM on the resolution pertaining to the Proposed Renewal of Existing RRPT Mandate.

The above Interested Directors and Major Shareholders have undertaken that they shall ensure that persons connected to them will abstain from voting in respect of their direct and/or indirect shareholdings on the resolution, deliberating or approving the Proposed Renewal of Existing RRPT Mandate at the forthcoming AGM.

## **6. APPROVALS REQUIRED**

The Proposed Renewal of Existing RRPT Mandate is conditional upon the approval of the shareholders of the Company being obtained at the forthcoming AGM to be convened.

## **7. DIRECTORS' RECOMMENDATION**

The Directors of YNHP (save for the Interested Directors) having considered all aspects of the Proposed Renewal of Existing RRPT Mandate and after careful deliberation, are of the opinion that the Proposed Renewal of Existing RRPT Mandate is in the best interest of the Company and accordingly, the Board (save for the Interested Directors) recommended that the shareholders of YNHP vote in favour of the ordinary resolution pertaining to the Proposed Renewal of Existing RRPT Mandate to be tabled at the forthcoming AGM.

## **8. AGM**

The 22<sup>nd</sup> AGM will be conducted physically at Hotel Sfera of 2479, Jalan Dato' Yu Neh Huat, Taman Samudera, 32040 Seri Manjung, Perak Darul Rid'zuan, Malaysia on Thursday, 19 December 2024 at 12.00 noon to seek shareholders' approval for the purpose of considering and, if thought fit, to pass with or without modification, the resolution to give effect to the Proposed Renewal of Existing RRPT Mandate.

If you are unable to attend, participate, speak and vote at the AGM, you may appoint a proxy or proxies to attend, participate, speak and vote on your behalf. In such event, the Proxy Form must be lodged at Share Registrar's office at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, W.P. Kuala Lumpur not less than forty-eight (48) hours before the time for holding the AGM or at any adjournment thereof. The completion, signing and return of the Proxy Form will not preclude you from attending and voting in person, should you subsequently decide to do so.

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**9. FURTHER INFORMATION**

Shareholders are requested to refer to Appendix I contained in this Circular/Statement for further information.

Yours faithfully,  
For and on behalf of the Board of  
**YNH PORPERTY BHD.**

**KHONG KAM HOU**  
Senior Independent Non-Executive Director

**PART B**

**PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY**



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

**Registered Office**

B-21-1, Level 21, Tower B  
Northpoint Mid Valley City  
No. 1, Medan Syed Putra Utara  
59200 Kuala Lumpur  
W.P. Kuala Lumpur

7 November 2024

**Board of Directors**

Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS  
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT  
Khong Kam Hou  
Ching Lee Fong  
Lee Zhi Yan

*Chairman, Executive Director*  
*Managing Director*  
*Senior Independent Non-Executive Director*  
*Independent Non-Executive Director*  
*Independent Non-Executive Director*

**To: The Shareholders**

Dear Sir/Madam,

**PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY**

---

**1. INTRODUCTION**

At the 21<sup>st</sup> AGM of the Company held on 8 December 2023, the Company had obtained the approval of its Shareholders to purchase up to ten percent (10%) of the total number of issued shares of the Company at any point in time. The aforesaid shareholders' approval for the Company to purchase its own shares is subject to the annual renewal and will lapse at the conclusion of the 22<sup>nd</sup> AGM unless such authority is renewed by an ordinary resolution passed at the general meeting.

On 28 October 2024, the Board announced that the Company proposes to undertake the Proposed Renewal of Share Buy-Back Authority at the forthcoming 22<sup>nd</sup> AGM of the Company. The Proposed Renewal of Share Buy-Back Authority is subject to compliance with Section 127 of the Act and any prevailing laws, orders, requirements, guidelines, rules and regulations issued by any relevant authorities at the time of purchase.

**THE PURPOSE OF THIS CIRCULAR/STATEMENT IS TO PROVIDE YOU WITH THE RELEVANT INFORMATION OF THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY AND TO SEEK YOUR APPROVAL ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY TO BE TABLED AT THE FORTHCOMING AGM. THE NOTICE OF THE AGM TOGETHER WITH THE PROXY FORM IS AVAILABLE ON THE BURSA SECURITIES' WEBSITE AND THE COMPANY WEBSITE.**

**SHAREHOLDERS OF YNHP ARE ADVISED TO READ AND CONSIDER THE CONTENTS OF THIS CIRCULAR/STATEMENT CAREFULLY BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY AT THE FORTHCOMING AGM.**

## **2. DETAILS OF THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY**

### **2.1 Proposed Renewal of Share Buy-Back Authority**

The Board is proposing to seek the shareholders' approval for the renewal of the authority for the Company to purchase its own Shares for an aggregate amount of up to ten percent (10%) of the total number of issued shares at any point in time.

For illustrative purposes, as at LPD, the total number of issued share of YNHP stood at 528,999,579 Shares (including 512,512 Treasury Shares). Assuming no further Shares are issued, the maximum number of YNHP Shares which may be purchased by the Company pursuant to the Proposed Renewal of Share Buy-Back Authority shall not exceed 52,899,958 Shares in aggregate, which would include the 512,512 Treasury Shares. However, the actual number of Shares to be purchased and the timing of any purchase will depend on the market conditions and sentiments of Bursa Securities, the availability of financial resources and retained profits of our Company. In addition, the Board will ensure that the purchase of Shares will not result in the Company's public shareholding spread falling below the minimum public shareholding spread of twenty-five percent (25%) of the issued and paid-up share capital.

The Proposed Renewal of Share Buy-Back Authority, once approved by the Shareholders, shall take effect from the passing of the ordinary resolution pertaining thereto at the forthcoming AGM and shall continue to be in force until:

- (a) the conclusion of the next AGM of the Company following the general meeting at which such resolution is passed, at which time the authority will lapse unless renewed by ordinary resolution, either unconditionally or subject to conditions; or
- (b) the expiration of the period within which the next AGM of the Company is required by law to be held; or
- (c) the authority is revoked or varied by ordinary resolution passed by the Shareholders of the Company in general meeting,

whichever occurs first.

The Proposed Renewal of Share Buy-Back Authority does not impose an obligation on the Company to purchase its own Shares. Rather, it will allow the Board to exercise the power of the Company to purchase its own Shares at any time within the abovementioned time period.

### **2.2 Maximum Amount of Funds to be Allocated and the Source of Funds**

The Listing Requirements stipulate that the proposed purchase by a listed company of its own shares must be made wholly out of retained profits of the listed company. Therefore, the maximum amount of funds to be allocated for the Proposed Renewal of Share Buy-Back Authority shall not exceed the amount stated in the retained profits of the Company. Based on the latest audited financial statements for the financial year ended 30 June 2024 of the Company, the accumulated losses of YNHP amounted to approximately RM165,995,974.

The Proposed Renewal of Share Buy-Back Authority will be funded by internally generated funds and/or external borrowings. The amount of internally generated funds and/or external borrowings to be utilised will only be determined later depending on, amongst others, the availability of internally generated funds, actual number of Shares to be purchased and other relevant factors. The actual number of Shares to be purchased and/or held, and the timing of such purchases will depend on, amongst others, the market conditions and sentiments of the stock markets as well as the retained profits and financial resources available to the Company. In the event that the Proposed Renewal of Share Buy-Back Authority is to be partly financed by external borrowings, the Board will ensure



that the Company has sufficient funds to repay the external borrowings and that the repayment will not have a material effect on the cash flow of the Group. In addition, the Board will ensure that the Company satisfies the solvency test as stated in Section 112(2) of the Act before execution of the Proposed Renewal of Share Buy-Back Authority.

### **2.3 Treatment of the Purchased Shares**

Pursuant to Section 127(4) of the Act, where the Company has purchased the Shares, the Board may, at their discretion, resolve: -

- i) to cancel the shares so purchased;
- ii) to retain the shares so purchased in treasury, which is referred to as “treasury shares” in the Act; or
- iii) to retain part of the shares so purchased as treasury shares and cancel the remainder of the shares.

Accordingly, based on Section 127(7) of the Act, where such Shares are held as Treasury Shares, the Board may, at their discretion: -

- i) distribute the shares as dividends to shareholders, such dividend to be known as “share dividends”;
- ii) resell the shares or any of the shares in accordance with the relevant rules of Bursa Securities;
- iii) transfer the shares, or any of the shares for the purposes of or under an employees’ share scheme;
- iv) transfer the shares, or any of the shares as purchase consideration;
- v) cancel the shares or any of the shares; or
- vi) sell, transfer or otherwise use the shares for such other purposes as the Minister may by order prescribe.

Pursuant to Sections 127(8) and 127(9) of the Act, the Shares so bought back pursuant to Proposed Renewal of Share Buy-Back Authority 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 Shares shall also not be taken into account in calculating the number or percentage of Shares or of a class of shares in the Company for any purpose including, without limiting the generality of this provision, the provisions of any law or requirement of the Constitution of the Company or the 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.

Upon each Proposed Renewal of Share Buy-Back Authority, an immediate announcement will be made to Bursa Securities in respect of the intention of the Board to either retain the Shares purchased as treasury shares or cancel them or a combination of both. An immediate announcement will also be made to Bursa Securities of any resale, transfer or cancellation of Shares so purchased.

### **2.4 Purchase/Resale Price**

Pursuant to the Listing Requirements, the Company may only purchase Shares at a price which is not more than fifteen percent (15%) above the weighted average share price for the five (5) Market Days immediately preceding the date of the purchase(s). The Company may only resell the Purchased Shares held as Treasury Shares at a price which is:

- (a) not less than the weighted average share price of Shares for the five (5) Market Days immediately prior to the resale; or
- (b) at a discount of not more than 5% to the weighted average share price of Shares for the five (5) Market Days immediately prior to the resale provided that:

- (i) the resale takes place no earlier than thirty (30) days from the date of the purchase; and
- (ii) the resale price is not less than the cost of purchase of the shares being resold.

The Proposed Renewal of Share Buy-Back Authority and/or resale of the Purchased Shares shall only be effected on the market of Bursa Securities via its automated trading system and shall exclude any direct business transactions as defined in accordance with the rules of Bursa Securities. The Company shall ensure that all dealing(s) in its own Shares/Purchased Shares are made through stock broker(s) appointed by the Company.

## **2.5 Potential Advantages and Disadvantages of the Proposed Renewal of Share Buy-Back Authority**

The potential advantages of the Proposed Renewal of Share Buy-Back Authority are as follows:

- (a) allows the Company to take preventive measures against speculation particularly when its shares are undervalued, which would in turn, stabilise the market price of Shares and hence, enhance investors' confidence;
- (b) allows the Company flexibility in achieving the desired capital structure, in terms of debt and equity composition as well as size of equity;
- (c) if the Purchased Shares which are retained as treasury shares are resold at a higher price, it will provide the Company with opportunities for potential gains, and
- (d) if the treasury shares are distributed as dividends by the Company, it may then serve to reward the shareholders of the Company.

The potential disadvantages of the Proposed Renewal of Share Buy-Back Authority are as follows:

- (a) limit the Company's available financial resources, which could otherwise be retained and utilized for the Group's business activities, potentially preventing the Company from capitalizing on more favorable investment opportunities in the future. Nevertheless, the Board will be mindful of the interests of the Group and its Shareholders in undertaking the Proposed Renewal of Share Buy-Back Authority; and
- (b) as the Proposed Renewal of Share Buy-Back Authority can only be made out of retained earnings, it may result in the reduction of financial resources available for distribution as dividends and bonus issues to the shareholders of the Company.

Nevertheless, the Proposed Renewal of Share Buy-Back Authority is not expected to have any potential material disadvantages to the Company and its shareholders, as it will be implemented only after careful consideration of the financial resources of the Group and its resultant impact. The Board is mindful of the interest of the Company and the Shareholders and will be prudent with respect to the above exercise.

## **2.6 Public Shareholding Spread**

Pursuant to the Listing Requirements, the Proposed Renewal of Share Buy-Back Authority will be carried out in accordance with the prevailing laws at the time of the purchase including compliance of twenty-five percent (25%) public spread. As at LPD, the public spread of the Company was 68.07% (excluding treasury shares). The Board will endeavor to ensure that the Company complies with the public spread requirements and shall not buy back the Company's own shares if the purchase results in the public spread requirements not being met.

## **2.7 Implication Relating to the Malaysian Code on Take-Overs and Mergers 2016 (“Code”) And Rules on Take-Overs, Mergers and Compulsory Acquisitions (“Rules”)**

Pursuant to the Code, a person and/or any person acting in concert with him will be required to make a mandatory offer for the remaining shares not already owned by him/them if his and/or their holding of voting shares in a company is increased beyond 33% or, if his and/or their holding of voting shares is more than 33% but less than 50%, his and/or their holding of voting shares is increased by more than 2% in any 6 months period. However, an exemption from undertaking a mandatory offer when the company purchases its own voting shares may be granted by the Securities Commission Malaysia under Rule 4.15 of the Rules.

The Board takes cognizance of the requirements of the Code and the Rules and will be mindful of the requirements when making any purchases of shares pursuant to the Proposed Renewal of Share Buy-Back Authority.

As at LPD, the Proposed Renewal of Share Buy-Back Authority is not expected to result in any Shareholder triggering an obligation to undertake a mandatory general offer under the Code.

## **2.8 Purchase, Resale and Cancellation of Shares Made in Previous Twelve (12) Months**

There were no purchase, resale, transfer or cancellation of shares made by YNHP in the previous twelve (12) months preceding the date of this Circular/Statement. As at LPD, YNHP has 512,512 Treasury Shares.

## **3. RATIONALE FOR THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY**

The Proposed Renewal of Share Buy-Back Authority, if implemented, will enable YNHP to utilise any of its surplus financial resources, which is not immediately required for other uses, to purchase its own shares from the market. The Proposed Renewal of Share Buy-Back Authority is expected to stabilise the supply and demand, as well as the price of the Shares.

If the Shares purchased are subsequently cancelled, the Proposed Renewal of Share Buy-Back Authority may strengthen the EPS of the Group. Consequently, long-term and genuine investors are expected to enjoy a corresponding increase in the value of their investments in the Company.

The Purchased Shares can also be held as Treasury Shares and resold on Bursa Securities at a higher price therefore realising a potential gain. Should any Treasury Shares be distributed as share dividends, this would serve to reward the shareholders of the Company.

## **4. EFFECTS OF THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY**

### **4.1 Share Capital**

The Proposed Renewal of Share Buy-Back Authority 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 LPD, are purchased and entirely cancelled, the Proposed Renewal of Share Buy-Back Authority will have the following effects on the share capital of the Company:-

	<b>No. of Shares</b>
Number of Shares as at LPD **	528,999,579
Less: Maximum number of Shares which may be purchased and cancelled pursuant to the Proposed Renewal of Share Buy-Back Authority (10%) <i>(assuming all Purchased Shares are fully cancelled)</i>	(52,899,958)
<b>Resultant number of Shares</b>	<b>476,099,621</b>

\*\* Including a total of 512,512 Shares bought-back by the Company and retained as Treasury Shares as at LPD.

#### **4.2 NA and Gearing**

The effect of the Proposed Renewal of Share Buy-Back Authority on the consolidated net assets of the Company will depend on the actual number of shares purchased, the purchase prices of the shares, the effective cost of funding or any loss in interest income to the Company, and the treatment of the shares so purchased.

The Proposed Renewal of Share Buy-Back Authority will reduce the consolidated net assets per share when the purchase price exceeds the consolidated net assets per share of the Company at the time of purchase. On the contrary, the consolidated net assets per share will increase when the purchase price is less than the consolidated net assets per share of the Company at the time of purchase.

If the shares purchased under the Proposed Renewal of Share Buy-Back Authority are held as treasury shares and subsequently resold on Bursa Securities, the consolidated net assets per share would increase if the Group realise a gain from the resale or vice versa. If the treasury shares are distributed as share dividends, it will decrease the consolidated net assets by the cost of the treasury shares redistributed.

#### **4.3 Working Capital**

The implementation of the Proposed Renewal of Share Buy-Back Authority is likely to reduce the working capital of the Group, the quantum being dependent on the number of the Purchased Shares, the purchase price(s) and the amount of financial resources to be utilised for the purchase of the shares.

For the Purchased Shares retained as treasury shares as per Section 127 of the Act, upon its resale, the working capital of the Company will increase. Again, the quantum of the increase in the working capital will depend on the actual selling price of the treasury shares resold, the effective gain or interest saving arising and the gain or loss from the disposal.

#### **4.4 Earnings and EPS**

The effects of the Proposed Renewal of Share Buy-Back Authority on the earnings of YNHP Group are dependent on the number YNHP Shares purchased, the effective funding cost to finance such purchases and/or loss in interest income to YNHP Group if internally generated funds are utilised. Further, the purchase of the YNHP Shares will result in a lower number of shares being taken into account for purposes of EPS computation.

#### **4.5 Dividend**

Assuming the Proposed Renewal of Share Buy-Back Authority is implemented in full, the Proposed Renewal of Share Buy-Back Authority will have an effect of increasing the

dividend rate per ordinary share of the Company as a result of the reduction in the issued share capital of the Company.

The Board may have the option to distribute future dividends in the form of Treasury Shares purchased pursuant to the Proposed Renewal of Share Buy-Back Authority.

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#### 4.6 Shareholdings of Directors and Major Shareholders and/or Persons Connected to them

As at LDP, the effect of the Proposed Renewal of Share Buy-Back Authority on the shareholdings of the Directors, Major Shareholders and/or Persons Connected to them, assuming the Proposed Renewal of Share Buy-Back Authority is implemented in full by YNHP, are as follows:

	No of Shares held as at the LPD				After Proposed Renewal of Share Buy-Back Authority			
	Direct	% <sup>(a)</sup>	Indirect	% <sup>(a)</sup>	Direct	% <sup>(b)</sup>	Indirect	% <sup>(b)</sup>
<b>Directors</b>								
Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS <sup>(c)</sup>	128,982,770	24.41	43,180,507 <sup>(d)</sup>	8.17	128,982,770	27.09	43,180,507 <sup>(d)</sup>	9.07
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT <sup>(c)</sup>	23,656,810	4.48	131,402,938 <sup>(e)</sup>	24.86	23,656,810	4.97	131,402,938 <sup>(e)</sup>	27.60
Khong Kam Hou	-	-	-	-	-	-	-	-
Ching Lee Fong	2,998,600	0.57	-	-	2,998,600	0.63	-	-
Lee Zhi Yan	-	-	-	-	-	-	-	-
<b>Major Shareholders</b>								
Dato' Dr. Yu Kuan Chon, DIMP, PPT, MBBS <sup>(c)</sup>	128,982,770	24.41	43,180,507 <sup>(d)</sup>	8.17	128,982,770	27.09	43,180,507 <sup>(d)</sup>	9.07
Dato' Yu Kuan Huat, DPMP, PMP, AMP, PPT <sup>(c)</sup>	23,656,810	4.48	131,402,938 <sup>(e)</sup>	24.86	23,656,810	4.97	131,402,938 <sup>(e)</sup>	27.60

Notes:-

- (a) Calculated based on 528,487,067 issued Shares (excluding 512,512 Treasury Shares) as at the LPD.
- (b) Calculated based on 476,099,621 issued Shares (excluding 52,899,958 Treasury Shares), assuming the maximum of Shares are bought-back by the Company and cancelled pursuant to the Proposed Renewal of Share Buy-Back Authority.
- (c) Dato' Dr. Yu Kuan Chon and Dato' Yu Kuan Huat are brothers.
- (d) 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.
- (e) 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.

## 5. INTEREST OF DIRECTORS AND MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED WITH THEM

Save for the proportionate increase in percentage of shareholdings and/or voting rights of Shareholders of the Company as a result of the Proposed Renewal of Share Buy-Back Authority, none of the Directors and Major Shareholders of the Company and/or persons connected with them have any interests, direct or indirect, in the proposed purchase of shares or resale of Treasury Shares, if any, in the future.

## 6. APPROVALS REQUIRED

The Proposed Renewal of Share Buy-Back Authority is conditional upon the approval of the Shareholders of the Company being obtained at the forthcoming AGM to be convened.

## 7. HISTORICAL SHARE PRICES

The monthly highest and lowest prices of YNHP Shares traded on Bursa Securities for the past twelve (12) months from October 2023 to LPD are as follows:-

Month/Year	High (RM)	Low (RM)
<b>2023</b>		
October	5.100	4.990
November	5.100	4.800
December	5.080	4.110
<b>2024</b>		
January	4.480	0.555
February	0.700	0.510
March	0.575	0.410
April	0.545	0.440
May	0.540	0.435
June	0.890	0.440
July	0.545	0.455
August	0.475	0.410
September	0.535	0.420

The last transacted price of YNHP Shares on LPD was RM0.4450.

(Source: <https://finance.yahoo.com/quote/3158.KL/history/>)

## 8. DIRECTORS' RECOMMENDATION

The Board after having considered all aspects of the Proposed Renewal of Share Buy-Back Authority is of the opinion that the Proposed Renewal of Share Buy-Back Authority is fair, reasonable and in the best interests of the Company and accordingly recommended that the Shareholders of the Company to vote in favour of the ordinary resolution for the Proposed Renewal of Share Buy-Back Authority to be tabled at the forthcoming AGM.

## 9. AGM

The 22<sup>nd</sup> AGM will be conducted physically at Hotel Sfera of 2479, Jalan Dato' Yu Neh Huat, Taman Samudera, 32040 Seri Manjung, Perak Darul Rid'zuan, Malaysia on Thursday, 19 December 2024 at 12.00 noon to seek shareholders' approval for the purpose of considering and, if thought it, to pass with or without modification, the resolution to give effect to the Proposed Renewal of Share Buy-Back Authority.

If you are unable to attend, participate, speak and vote at the AGM, you may appoint a proxy or proxies to attend, participate, speak and vote on your behalf. In such event, the Proxy Form must be lodged at Share Registrar's office at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, W.P. Kuala Lumpur not less than forty-eight (48) hours before the time for holding the AGM or at any adjournment thereof. The completion, signing and return of the Proxy Form will not preclude you from attending and voting in person, should you subsequently decide to do so.

## **10. FURTHER INFORMATION**

Shareholders are requested to refer to Appendix I contained in this Circular/Statement for further information.

Yours faithfully,  
For and on behalf of the Board of  
**YNH PORPERTY BHD.**

**KHONG KAM HOU**  
Senior Independent Non-Executive Director



**FURTHER INFORMATION****1. DIRECTORS' RESPONSIBILITY**

This Circular/Statement 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 Circular/Statement and confirm that after making all reasonable enquiries and to the best of their knowledge and belief, there are no other facts, the omission of which would make any statement herein misleading.

**2. MATERIAL LITIGATION**

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

**3. MATERIAL CONTRACTS**

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

- a) On 16 May 2023, YNHP had announced that its wholly owned subsidiary, Kar Sin Bhd (“**KSB**”) had entered into a conditional sales and purchase agreement to dispose a freehold vacant land held under the individual title H.S.(D) 47941 P.T. 48632 in the Mukim of Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 20,630.47 square meters (approximately 5.098 acres) with vacant possession free from all encumbrances and subject to the terms and conditions of the sales and purchase agreement dated 12 May 2023, for a total consideration of RM170.00 million only, to Sunway Living Space Sdn Bhd. KSB shall be entitled to an additional consideration of RM50.0 million subject to KSB is able to obtain the revision of the development order with a plot ratio of 5 to a new development order with a plot ratio of 7 before 12 May 2024, and it was subsequently extended to one more year to 12 May 2025.
- b) On 29 January 2024, YNH announced that its wholly-owned subsidiary, D’Kiara Place Sdn Bhd had entered into a conditional Sales and Purchase Agreement (“**SPA**”) with the RHB Trustees Berhad for the Proposed Disposal of 163 Retail Park for RM215 million in cash consideration on as is where is basis with all the fixtures and fittings, free from encumbrances, together with the existing tenancies and leases remain valid and subsisting. Subsequent thereto, YNHP announced the entry of Supplemental Agreement 1, Supplemental Agreement 2, Supplemental Agreement 3 and Supplemental Agreement 4 to the SPA. Approval had been sought from YNHP’s Shareholders for the Proposed Disposal on 19 September 2024. The completion period of the SPA shall be within 3 months from the Unconditional Date and shall expire on 22 December 2024.

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#### **4. DOCUMENTS FOR INSPECTION**

Copies of the following documents are available for inspection at the Registered Office of the Company at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, W.P. Kuala Lumpur following the date of this Circular/Statement from Mondays to Fridays (except Public Holidays) during business hours up to and including the date of the AGM.

- a) the Company's Constitution;
- b) the audited financial statements of YNHP for the past two (2) financial year ended 31 December 2021 and period ended 30 June 2023 and the latest unaudited results since the last audited financial statement; and
- c) the material contracts as mentioned under item 3 above.

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**EXTRACT OF THE NOTICE OF THE AGM**

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AS SPECIAL BUSINESS :-

**“Ordinary Resolution 7**

- **Proposed Renewal of Existing Shareholders’ Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature (“Proposed Renewal of Existing RRPT Mandate”)**

**THAT**, subject to the Act, the Constitution of the Company and the Main Market Listing Requirements of Bursa Securities, 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 2.4 of the Circular/Statement to Shareholders dated 7 November 2024, 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.

**THAT** the Proposed Renewal of Existing RRPT 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 AGM of the Company at which time it will lapse unless authority is renewed by a resolution passed at the next AGM;
- ii) the expiration of the period within which the next AGM 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 AGM,

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 Proposed Renewal of Existing RRPT Mandate.”

**“Ordinary Resolution 8**

**– Proposed Renewal of Share Buy-Back Authority for the Purchase of its own Ordinary Shares (“Proposed Renewal of Share Buy-Back Authority”)**

That, subject to the Act, the provisions of the Company’s Constitution, the Main Market Listing Requirements of 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 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 Renewal of Share Buy-Back Authority 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 Renewal of Share Buy-Back Authority; and
- iii) the shares purchased by the Company pursuant to the Proposed Renewal of Share Buy-Back Authority 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.

**THAT** any authority conferred by this resolution may only continue to be in force until:

- i) the conclusion of the next AGM 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 AGM 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 Act, the provisions of the Constitution of the Company and the Main Market Listing Requirements and/or guidelines of the Bursa Securities and all other relevant governmental and/or regulatory authorities.”