

**YNH PROPERTY BERHAD (“YNH PROPERTY” OR THE “COMPANY”)**

**A TRUE AND FAIR VIEW OF THE FINANCIAL POSITION IN AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024 EXCEPT FOR POSSIBLE EFFECTS NOTED IN "BASIS FOR QUALIFIED OPINION" (“POSSIBLE EFFECTS NOTED IN “BASIS FOR QUALIFIED OPINION IN AFS FYE 30 JUNE 2024”)**

---

Reference is made to the Company’s announcement on 1 November 2024 in relation to the Possible Effects noted in “Basis for Qualified Opinion” in AFS FYE 30 June 2024 (“**Earlier Announcement(s)**”) and the query letter from Bursa Securities dated 5 November 2024. Unless otherwise stated, defined terms in this announcement shall carry the same meanings as defined in the Earlier Announcement(s).

The Company wishes to response to Bursa Malaysia Securities Berhad’s (“**Bursa Securities**”) query as follows:-

1. **On the Special Independent Review (“SIR”), we note from your announcement dated 12 June 2024, the independent assessment was expected to be completed within 3 months from the appointment date. In this respect, please provide the following information/ explanation:**

- (a) Reason for the delay in completing the independent assessment.**

The finance team was focused on meeting the 2024 audit reporting deadline, which was due by October 31, 2024. This period of heightened activity has strained resources, as both the audit process and the SIR report were being managed concurrently.

- (b) To tabulate the original and revised timeline together with details of key action items.**

<b>Key Action Items</b>	<b>Original Date</b>	<b>Revised Date</b>
Completion of SIR	12 September 2024	30 November 2024
Issuance of SIR report	12 September 2024	15 December 2024

- (c) Cost incurred for the appointment of the independent reviewer.**

The engagement fee is RM370,000-00

2. **On the appointment of an Investment Committee, please provide the following information:**

- (a) Name of the members of the independent Investment Committee together with their background/profile.**

- (i) Mr Ching Nye Mi – Chairman**

He is a retired independent director of YNHP Property and was appointed to the Investment Committee on 1 January 2024. He has graduated with a Bachelor of Arts (Econs) from University Malaya in 1971. Prior to his appointment to the Board of the Company, he was a bank manager of Public Bank Berhad before his retirement in August 2002. He has over 31 years of professional experience in all aspects of the banking industry.

**(ii) Mr Ding Lai Hong – Member**

Mr Ding Lai Hong, Managing Director of Desa Jelas Sdn Bhd is a businessman and a senior consultant of IGM Academy and has over 35 years of Treasury, Corporate Financial Management, Accounting and Business experience, including an 8-year stint in Standard Chartered Bank as a National Officer and Senior Treasury Dealer.

He has conducted training in the areas of Treasury, Finance, Accounting, Management and Marketing for various local and international banks, corporations, professional bodies and educational institutions. He was previously one of the examiners for Asian Institute of Chartered Bankers [*formerly known as Institute of Bankers Malaysia (IBBM)*] Professional Diploma Programme. He is also the author of two books (reference manual) published by Institute of Bankers Malaysia. The first Treasury Manual-Foreign Exchange Market was published in 2007 and the second on the Subject - Money Markets was published in September 2009.

He holds an IBBM Professional Diploma in Banking, a Master in Business Administration (Finance & Economics) from University of North Texas, USA and a Bachelor of Economics (Accounting & Economics) from Monash University, Melbourne, Australia. He was conferred a Fellow (Associate) - Institute of Bankers Malaysia (2005) and a Life Member, Institute of Marketing Malaysia (2007).

**(iii) Mr Koh Liong Boon– Member**

With 45 years of distinguished experience, Mr Koh Liong Boon has built a prolific career spanning various critical roles in the construction and real estate development sectors. His expertise encompasses public service, private development, and engineering consultancy. Starting his career with the Public Works Department (JKR), Mr Koh acquired extensive experience in infrastructure development and public projects.

He later transitioned into the private sector, taking on roles in real estate development, where he successfully managed large-scale projects, combining strategic planning with a deep understanding of structural design. As a civil and structural engineering consultant, Mr Koh has been involved in numerous high-profile projects, bringing technical excellence and a commitment to quality.

His comprehensive knowledge of both public and private sector dynamics, coupled with his hands-on approach to civil engineering challenges, has earned him a reputation for delivering innovative, efficient, and sustainable solutions.

**(b) To specify the date(s) of appointment and clarify the tenure of such appointments.**

Appointment of all committee members are on 1 January 2024 for a term of 12 months.

**(c) Cost incurred in the appointment of the Investment Committee.**

Each committee member will receive an allowance of RM12,000 for the 12 months terms with quarterly payment of RM3,000 or as a single annual payment subject to Company's discretion.

This announcement is dated 6 November 2024.