

MUI PROPERTIES BERHAD

Registration No.: 196501000314 (6113-W)

PRIVATE & CONFIDENTIAL

Minutes of the 58th Annual General Meeting (“AGM”) of the Company held virtually through live streaming from the Broadcast Venue at Ballroom 2, Level 1, Corus Hotel Kuala Lumpur, Jalan Ampang, 50450 Kuala Lumpur on Wednesday, 4 December 2024 at 4.00 p.m.

Present

Directors	: Mr Andrew Khoo Boo Yeow Mr Yoong Swie Leong Datuk Goh Lee Yen Encik Abdul Rashid bin Ismail Mr Wong Nyen Faat	- Executive Chairman and Chief Executive Officer - Senior Independent Non-Executive Director - Independent Non-Executive Director - Non-Independent Non-Executive Director - Non-Independent Non-Executive Director
By Invitation	: Ms Kwa Kim Li* Mr Ong Hung Ming Mr George Tang Kim Siw Ms Pel Loh Pooi Ling Mr Eric Chau Woon Choon Ms Francis Tung Ming Choo Mr Steven Tan Khim Chuan Ms Nadia Firdaus Fernandez Cik Siti Mardhiyah binti Aziz Puan Nor Azrina Binti Mohd Azubir Ms Alissa Sun Ling Ling Mr Kaw Hoong Siang* Mr Ong Hwai Yong* Mr Tan Chee Keong* Encik Mohd Kamal Mohd Din Encik Muhammad Ashraff Rubiah Abu Hassan* Encik Mohamad Shahrilhafizan bin Rashid Cik Adreina Yasmin Cik Nurul Athira	- Group Adviser - Senior Vice President, The MUI Group - Senior Vice President, The MUI Group - Senior Vice President - Operations, The MUI Group - General Manager, West Synergy Sdn Bhd - Assistant General Manager, Group Chairman & Chief Executive Office, The MUI Group - Assistant General Manager, Group Finance, The MUI Group - Senior Manager, Group Legal, The MUI Group - Special Assistant to Group Chief Executive Officer, The MUI Group - Finance Manager, Group Finance, The MUI Group - Customer Experience Manager, The MUI Group - Representatives from Crowe Malaysia PLT - Representatives from Tricor Investor & Issuing House Services Sdn Bhd - Representatives from H. H. Fong & Co.
Absent with Apologies	: Tan Sri Dato’ Dr Yeoh Oon Kheng	- Non-Independent Non-Executive Director
In Attendance	: Madam Wong Shuk Fuen Mr Lee Chik Siong	- Group Financial Controller, The MUI Group/Joint Company Secretary - Joint Company Secretary
Members	: As per Attendance List	

*Participated via video conferencing

MUI PROPERTIES BERHAD

Registration No.: 196501000314 (6113-W)

1/24

Commencement of Meeting

The Chairman called the Meeting to order at 4.00 p.m. and thanked the shareholders and proxies for attending the AGM.

The Chairman then proceeded to introduce the members of the Board, the Senior Vice President, the Group Financial Controller cum Joint Company Secretary, and the Joint Company Secretary. The Chairman also introduced the Group Adviser, the representative of Crowe Malaysia PLT and the Scrutineer from H. H. Fong & Co. who participated via video conferencing.

The Chairman informed the Meeting that our Director, Tan Sri Dato' Dr Yeoh Oon Kheng sent his regrets that he was not able to be present at the AGM.

2/24

Quorum

The Joint Company Secretary confirmed that a quorum was present.

3/24

Notice of Meeting

The Notice convening the Meeting having been circulated to all the Members of the Company within the statutory period, was taken as read. A certificate from the Joint Company Secretary is attached to these minutes as "**Appendix A**".

4/24

Polling and Procedures

The Chairman announced his wish to exercise his right as Chairman to demand for a poll vote on each of the resolutions set out in the Notice of the Meeting in accordance with Clause 80 of the Company's Constitution.

The Chairman informed the Meeting that the Company had appointed Tricor Investor and Issuing House Services Sdn Bhd ("Tricor") as the Poll Administrator to conduct the poll voting electronically using their remote participation and voting facility and H. H. Fong & Co. had been appointed as the Scrutineers to verify the poll results.

The Chairman explained that the remote voting was available from the commencement of the AGM until the closure of the voting session which he would announce later.

The Chairman then invited the representative from Tricor to explain the voting procedures.

The Chairman informed the shareholders and proxies that they were welcomed to raise questions in real time by transmitting their questions using the Query Box. The Board and Management would endeavour to respond to questions submitted during the Questions & Answers ("Q&A") session after the conclusion of the agenda of the Meeting. If there was time constraint, the responses would be published on the Company's website after the Meeting.

5/24

Agenda of Meeting

The Company's audited financial statements for the financial year ended 30 June 2024 and the Reports of the Directors and the Auditors thereon ("AFS") were laid before the Company at this Meeting pursuant to Section 340(1)(a) of the Companies Act 2016.

MUI PROPERTIES BERHAD

Registration No.: 196501000314 (6113-W)

5/24 (Cont'd)

The Chairman explained that the Company's AFS was meant for discussion only as it does not require shareholders' approval. Hence, it would not be put for voting. If shareholders and proxies had any questions, they could submit them in the Query Box to be answered during the Q&A session.

The Chairman declared the AFS as received by the Meeting.

The Chairman then presented to the Meeting all the resolutions as mentioned below for approval by the shareholders.

6/24

Q&A Session

The Company had received some questions from shareholders prior to the Meeting. The Chairman then addressed the following questions submitted by the shareholders:

Question 1:

How much does the Company spend on this virtual AGM?

Answer:

Apart from the postage fees and other costs for sending the Notice of AGM, the cost incurred for the virtual AGM was approximately RM15,000.

Question 2:

Will the Board consider giving door gift, such as e-voucher or e-wallet for those who have participated in this AGM?

Answer:

RM20.00 Metrojaya voucher and Ming Palace's 20% discount voucher have been included alongside the Notice of AGM and despatched to all shareholders accordingly.

Question 3:

I would like to request a printed hard copy of the Company's Annual Report.

Answer:

The Joint Company Secretary will arrange for the Company's Annual Report to be sent to the shareholder in due course.

The Chairman then moved on to the live questions received via the Query Box during the Meeting. The shareholders were notified that questions posted in the Query Box might be moderated or summarised to avoid repetition.

The Chairman addressed the following live question submitted by a shareholder:

Question:

Tell us about West Synergy Sdn Bhd ("WSSB").

A Shenzhen-based manufacturer of medical instruments, Antmed Malaysia Sdn Bhd ("Antmed"), is set to open its factory in Bandar Springhill following the signing of an agreement with WSSB.

MUI PROPERTIES BERHAD

Registration No.: 196501000314 (6113-W)

6/24 (Cont'd)

WSSB, an indirect 60%-owned subsidiary of MUI Properties Berhad, entered into a sale and purchase agreement with Antmed to dispose of 53 acres of freehold land in Bandar Springhill for a consideration of RM80.8 million.

Answer

WSSB is currently developing an integrated township and has reached an advanced stage, with a well-established residential component. WSSB has also commenced the launch of phases for Industrial Park 1 and Industrial Park 2. Notably, WSSB has successfully secured a significant sale of land to Antmed, a subsidiary of Shenzhen Antmed Company Limited, which is a Shenzhen-based medical device manufacturer. This marks Antmed's first manufacturing facility outside of China.

As part of the China Plus One strategy, Malaysia has emerged as a key beneficiary, attracting numerous Chinese manufacturers seeking to diversify their operations offshore. WSSB was selected as the preferred partner for Antmed's expansion. WSSB is honoured to welcome Antmed and views this partnership as a strategic milestone that could spur further industrial property development in Bandar Springhill.

There being no further questions raised, the Chairman proceeded with the voting session.

7/24

Polling Process

The Chairman informed the shareholders and proxies to cast their votes if they had not submitted their votes earlier as the voting session would end in 5 minutes.

After 5 minutes, the Chairman announced that the voting session had closed and the Meeting would resume immediately upon the conclusion of the Scrutineers' validation of the votes cast, for the announcement of poll results.

8/24

Poll Results

The Chairman welcomed the shareholders and proxies back to the Meeting. The poll results, validated by the Scrutineers, annexed hereto as "**Appendix B**", were shown on the screen.

Based on the poll results, the Chairman declared that all the resolutions tabled at the AGM were carried.

9/24

Resolution 1**Approval of payment of Directors' Fees of RM260,000**

On a poll, with 539,583,283 ordinary shares voted in favour and 35,121 ordinary shares voted against the said resolution, it was resolved by a majority that the payment of Directors' Fees of RM260,000 for the financial year ended 30 June 2024 be and were thereby approved.

10/24

Resolution 2**Approval of payment of Directors' Benefits (other than Directors' Fees) of up to RM78,000**

On a poll, with 539,583,183 ordinary shares voted in favour and 35,221 ordinary shares voted against the said resolution, it was resolved by a majority that the payment of Directors' Benefits (other than Directors' Fees) of up to RM78,000 for the period from 5 December 2024 until the next AGM be and were thereby approved.

MUI PROPERTIES BERHAD

Registration No.: 196501000314 (6113-W)

11/24

Resolution 3**Re-election of Encik Abdul Rashid bin Ismail as Director of the Company**

Encik Abdul Rashid bin Ismail has expressed his decision not to seek for re-election as Director of the Company during the AGM and plan to retire from the Board at the conclusion of the AGM.

As such, the resolution under item 4(a) of the agenda concerning the re-election of Encik Abdul Rashid bin Ismail as Director of the Company is no longer relevant and will be withdrawn. Consequently, Encik Abdul Rashid bin Ismail be retired at the conclusion of the AGM held on 4 December 2024.

The Board of Directors wishes to place on record the Company's appreciation to Encik Abdul Rashid bin Ismail for his past contributions to the Company and the Group.

12/24

Resolution 4**Re-election of Tan Sri Dato' Dr Yeoh Oon Kheng as Director of the Company**

Tan Sri Dato' Dr Yeoh Oon Kheng retired in accordance with Clause 118 of the Company's Constitution, and being eligible, offered himself for re-election.

On a poll, with 539,608,421 ordinary shares voted in favour and 10,121 ordinary shares voted against the said resolution, it was resolved by a majority that Tan Sri Dato' Dr Yeoh Oon Kheng be and was thereby re-elected as Director of the Company.

13/24

Resolution 5**Re-appointment of Crowe Malaysia PLT as auditors of the Company and to authorise the Directors to fix their remuneration**

The auditors, Crowe Malaysia PLT, have expressed their willingness to accept re-appointment as auditors of the Company.

On a poll, with 539,608,422 ordinary shares voted in favour and 10,120 ordinary shares voted against the said resolution, it was resolved by a majority that Crowe Malaysia PLT be and were thereby re-appointed as auditors of the Company for the financial year ending 30 June 2025 AND THAT the Directors be and were thereby authorised to fix their remuneration.

Special Business

14/24

Resolution 6**Ordinary Resolution – Proposed authority to allot and issue shares pursuant to Sections 75 and 76 of the Companies Act 2016 and waiver of pre-emptive rights**

On a poll, with 539,603,283 ordinary shares voted in favour and 15,259 ordinary shares voted against the said resolution, it was resolved by a majority:

THAT, pursuant to Sections 75 and 76 of the Companies Act 2016 and subject to the approval of the relevant authorities, the Directors be and are hereby authorised to allot and issue shares in the Company at any time until the conclusion of the next AGM or until the expiration of the period within which the next AGM is required by law to be held, whichever is the earlier and upon such terms and conditions and for such purposes as the Directors may, in their absolute discretion, deem fit, provided always that the aggregate number of shares to be issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company for the time being.

MUI PROPERTIES BERHAD

Registration No.: 196501000314 (6113-W)

14/24 (Cont'd)

THAT the Directors be and are hereby empowered to obtain the approval for the listing of and quotation for the additional shares so issued on Bursa Malaysia Securities Berhad ("Bursa Securities").

THAT, in connection with Section 85(1) of the Companies Act 2016 read together with Clause 56 of the Company's Constitution, approval be and is hereby given to waive the statutory pre-emptive rights of the existing shareholders of the Company to be first offered the new shares to be allotted and issued by the Company which rank equally to the existing issued shares of the Company AND THAT the Board be exempted from the obligation to first offer such new shares to the existing shareholders of the Company in respect of the issuance and allotment of the new shares pursuant to the authority granted under Sections 75 and 76 of the Companies Act 2016.

15/24

Resolution 7**Ordinary Resolution – Proposed renewal of authority for the purchase of own shares by MUI Properties Berhad**

On a poll, with 539,603,421 ordinary shares voted in favour and 15,121 ordinary shares voted against the said resolution, it was resolved by a majority:

THAT, subject to the Companies Act 2016 and all other applicable laws, guidelines, rules and regulations, approval be and is hereby given to the Company to purchase such amount of ordinary shares in the Company ("Proposed Share Buy-Back") as may be determined by the Directors of the Company from time to time through Bursa Securities provided that:

- (a) the aggregate number of ordinary shares which may be purchased and/or held by the Company pursuant to this resolution shall not exceed 10% of the total number of issued shares of the Company at the time of purchase; and
- (b) the maximum funds to be allocated by the Company for the purpose of the Proposed Share Buy-Back shall not exceed the Company's retained profits;

AND THAT the authority conferred by this resolution will be effective immediately upon the passing of this resolution, and will, subject to renewal thereat, expire at the conclusion of the next AGM of the Company following the passing of this Ordinary Resolution or the expiry of the period within which the next AGM is required by law to be held (unless earlier revoked or varied by ordinary resolution in a general meeting of shareholders of the Company), whichever occurs first and in any event, in accordance with the provisions of the Bursa Securities Main Market Listing Requirements and/or any other relevant authorities;

AND THAT authority be and is hereby given to the Directors of the Company to decide in their absolute discretion to:

- (a) cancel the shares so purchased; or
- (b) retain the shares so purchased as treasury shares; or
- (c) retain part of the shares so purchased as treasury shares and cancel the remainder; or
- (d) deal with the shares in any other manner as may be permitted by the applicable laws and/or regulations in force from time to time;

AND THAT the Directors be and are hereby authorised to do all such acts and things (including executing any relevant documents) as they may consider expedient or necessary to complete and give effect to the aforesaid authorisation with full powers to assent to any conditions, modifications, variations or amendments (if any) as may be imposed by the relevant governmental/regulatory authorities from time to time.

MUI PROPERTIES BERHAD

Registration No.: 196501000314 (6113-W)

Conclusion of Meeting

There being no other business of which due notice had been received from Members for discussion at the Meeting, the 58th AGM of the Company was concluded at 4.45 p.m. with a vote of thanks to the Chair.

CHAIRMAN

Dated: 10 January 2025

[Minutes of the 58th Annual General Meeting (“AGM”) of the Company held virtually through live streaming from the Broadcast Venue at Ballroom 2, Level 1, Corus Hotel Kuala Lumpur, Jalan Ampang, 50450 Kuala Lumpur on Wednesday, 4 December 2024 at 4.00 p.m.]



4 December 2024

To the Shareholders
present at the Company's
58th Annual General Meeting
held on 4 December 2024

This is to certify that 5,770 covers containing the notice of the Company's 58th Annual General Meeting were properly addressed and delivered to the General Post Office for posting. Acknowledgements of the posting to the respective shareholders by the Postmaster General of the General Post Office are attached herewith.

Yours faithfully
for **MUI PROPERTIES BERHAD**

LEE CHIK SIONG
Joint Company Secretary

Encl.



POS MALAYSIA BERHAD
199101019653(229990-M)

SST Reg No.: W10-1808-32000408
Tel: 03-2276 2276
Fax: 03-2274 4312

INVOICE

Lodgement Acceptance

Company Name: GHC MEDIA SDN. BHD.

SST Reg No. : 922486-V

Imprest Acc No. : 05570010872

License No. : SG1087

Address: B1-9, MIDFIELDS SQUARE WEST JALAN 11/108C, OFF LEBUHRAYA SUNGAI BESI 57100 KUALA LUMPUR W.P Kuala Lumpur

Invoice Date: 30/10/2024

Invoice No.: AD00055718988457

Arrival Date/Time: 30/10/2024 11:26

Docket-Transaction Number: AD00055718988457

Lodgement Date/Time: 30/10/2024 11:26

SubDocket Transaction Number: AD01055719038074

Lodgement Location: NMPH

Acceptance Transaction Number: AE01057217949516

Ref. No.	Product	Tax Code	Mail Type	Vol.	Vol. QC	AMS	Remark	Zone	Weight / Piece (gm)	Surcharge	Unit Price (RM)	Amount Before Rebate (RM)	Rebate (RM)	Rebate%	Amount (RM)	Amount SST (RM)	Non License Mail Charge(RM)	Price (include SST) (RM)	Total Amount (RM)	Mail Owner	Imprest Account	Sorting
AD02055742705777	BulkMail Standard	SO(0%)	Others	5589	0	No		Default	12.00	0.00	1.80	10060.20	0.00	0.00	10060.20	0.00	0.00	10060.20	10060.20	GHC MEDIA SDN. BHD.	05570010872	No

SUB TOTAL(RM): 10,060.20

SST 6%: 0.00

TOTAL WITH SST: 10,060.20

ROUNDING ADJUSTMENT: 0.00

GRAND TOTAL: 10,060.20

SST Summary	Amount(RM)	Tax(RM)
SO (SST NIL)	10,060.20	0.00

Print Date: 30/10/2024 11:27:31

Print By: zainuddin

Created By: zainuddin

ARRIVAL TIME: 10:31

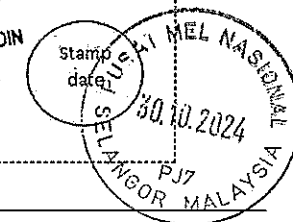
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- Please stated phone number or email of person incharge for confirmation on the lodgement
- Please check the transaction before leaving the counter

Checked by,
Mohammad Zainuddin Ismail
KL R&H BMC PMN

Verified by,
Zainul Azwan Bin Zainal Abidin
1126
PENYELIA BMC PMN

Stamp date



Address:
Pos Malaysia Berhad 199101019653(229990-M)
Tingkat 8, Ibu Pejabat Pos Malaysia,
Kompleks Dayabumi,
50670 Kuala Lumpur
+603 2274 1122



MEMBER FIRM OF
MALAYSIAN INSTITUTE OF ACCOUNTANTS



**H. H. FONG
& CO.** (AF 0724)
Chartered Accountants (M)

610, Block A, Kelana Centre Point
3, Jalan SS 7/19, Kelana Jaya
47301 Petaling Jaya, Selangor
Tel: 7805 3633 / 7805 2799 Fax: 7804 7191

Appendix B to Minutes of the
58th Annual General Meeting
held on 4 December 2024

4 December 2024

The Chairman of the Meeting

Dear Sir,

**MUI PROPERTIES BERHAD
POLLING RESULTS FOR THE ANNUAL GENERAL MEETING ("AGM") HELD ON
4 DECEMBER 2024 @ 04.00 P.M. ON A VIRTUALLY THROUGH LIVE STREAMING FROM THE
BROADCAST VENUE AT BALLROOM 2, LEVEL 1, CORUS HOTEL KUALA LUMPUR, JALAN
AMPANG, 50450 KUALA LUMPUR**

In accordance with the Terms of Engagement dated 17 October 2024, we have attended the AGM of **MUI Properties Berhad** held on 4 December 2024 and are pleased to set out the polling results for the following resolutions:

Yours faithfully,

.....
H.H. FONG & CO. (AF 0724)
Chartered Accountants (M)

04-December-2024

The Chairman Of The Meeting

Dear Sir

MUI PROPERTIES BERHAD

58th Annual General Meeting

Ballroom 2, Level 1, Corus Hotel Kuala Lumpur, Jalan Ampang, 50450 Kuala Lumpur

On 04-December-2024 at 04:00PM

Result of Voting

We, as Poll Administrator in attendance at the above-mentioned meeting, hereby enclose the result of the poll.

Yours faithfully

For TRICOR INVESTOR & ISSUING HOUSE SERVICES SDN BHD



MOHD KAMAL MOHD DIN
MANAGER

MUI PROPERTIES BERHAD
(6113-W)

58th Annual General Meeting
Ballroom 2, Level 1, Corus Hotel Kuala Lumpur, Jalan Ampang, 50450 Kuala Lumpur

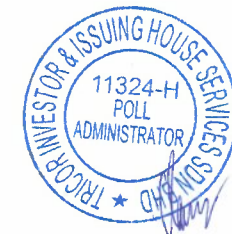
On 04-December-2024 at 04:00PM

Result On Voting By Poll

Resolution(s)	Vote For		Vote Against		Total Votes	
	No of Units	%	No of Units	%	No of Units	%
Resolution 1	539,583,283	99.9935	35,121	0.0065	539,618,404	100.0000
Resolution 2	539,583,183	99.9935	35,221	0.0065	539,618,404	100.0000
Resolution 4	539,608,421	99.9981	10,121	0.0019	539,618,542	100.0000
Resolution 5	539,608,422	99.9981	10,120	0.0019	539,618,542	100.0000
Resolution 6	539,603,283	99.9972	15,259	0.0028	539,618,542	100.0000
Resolution 7	539,603,421	99.9972	15,121	0.0028	539,618,542	100.0000

H. H. FONG & CO (AF0724)
610, Block A, Kelana Centre Point
3, Jalan SS 7/19, Kelana Jaya
47301 Petaling Jaya, Selangor
Tel: 78053633/78053799 Fax: 78047191

JH



MUI PROPERTIES BERHAD
(6113-W)

58th Annual General Meeting

Ballroom 2, Level 1, Corus Hotel Kuala Lumpur, Jalan Ampang, 50450 Kuala Lumpur

On 04-December-2024 at 04:00PM

Result On Voting By Poll

Resolution(s)	Vote For				Vote Against				Total Votes			
	No of Units	%	No of P/S	%	No of Units	%	No of P/S	%	No of Units	%	No of P/S	%
Resolution 1	539,583,283	99.9935	48	85.7143	35,121	0.0065	8	14.2857	539,618,404	100.0000	56	100.0000
Resolution 2	539,583,183	99.9935	47	83.9286	35,221	0.0065	9	16.0714	539,618,404	100.0000	56	100.0000
Resolution 4	539,608,421	99.9981	51	89.4737	10,121	0.0019	6	10.5263	539,618,542	100.0000	57	100.0000
Resolution 5	539,608,422	99.9981	52	91.2281	10,120	0.0019	5	8.7719	539,618,542	100.0000	57	100.0000
Resolution 6	539,603,283	99.9972	49	85.9649	15,259	0.0028	8	14.0351	539,618,542	100.0000	57	100.0000
Resolution 7	539,603,421	99.9972	50	87.7193	15,121	0.0028	7	12.2807	539,618,542	100.0000	57	100.0000

H. H. FONG & CO (AF0724)

610, Block A, Kelana Centre Point

3, Jalan SS 7/19, Kelana Jaya

47301 Petaling Jaya, Selangor

Tel: 78053633/78052799 Fax: 78047191

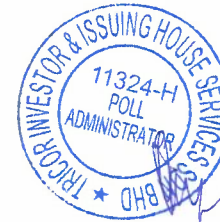


Resolution(s)	Pre-determined Abstain *		Abstain / Spoilt #	
	No of Units	No of P/S	No of Units	No of P/S
Resolution 1	0	0	138	1
Resolution 2	0	0	138	1
Resolution 4	0	0	0	0
Resolution 5	0	0	0	0
Resolution 6	0	0	0	0
Resolution 7	0	0	0	0

* These votes refer to holders who have pre-determined abstain from voting in proxy forms or holders refrained from voting due to conflict of interest.

These refer to:

- 1) Holders who have chosen not to vote (e-voting) or
- 2) Abstain / Spoilt votes as reflected in poll slips (poll slip voting)



H. H. FONG & CO (AF0724)
 610, Block A, Kelana Centre Point
 3, Jalan SS 7/19, Kelana Jaya
 47301 Petaling Jaya, Selangor
 Tel: 78053633/78052799 Fax: 78047191