



LTKM BERHAD
(Company No. 442942-H)

(Incorporated in Malaysia under the Companies Act, 1965)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("EGM") of LTKM Berhad ("LTKM" or "Company") will be held at Merrida Hotel, No. 18A, Lebuhraya Enggang, Off Persiaran Sultan Ibrahim, 41050 Klang, Selangor Darul Ehsan on Monday, 5 September 2016 at 11:00 a.m. or immediately following the conclusion of the Company's Nineteenth Annual General Meeting which will be held at the same venue on the same day at 10.00 a.m. or any adjournment thereof, for the purpose of considering and, if thought fit, to pass the following resolutions:

ORDINARY RESOLUTION 1

PROPOSED ACQUISITIONS BY LTK PROPERTIES SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF LTKM, OF TWO (2) PARCELS OF LEASEHOLD LANDS MEASURING IN AGGREGATE APPROXIMATELY 16,228 SQUARE METRES TOGETHER WITH BUILDINGS AND AMENITIES ERRECTED THEREON FOR A TOTAL CASH CONSIDERATION OF RM36,682,500 ("PROPOSED ACQUISITIONS 1")

"THAT subject to the conditions precedent and approvals of relevant authorities being obtained, approval be and is hereby given for LTK Properties Sdn Bhd ("LTKPSB"), a wholly-owned subsidiary of the LTKM, to acquire the following:

- A leasehold land measuring approximately 9,669 square metres known as H.S (M) 20480, PT No. 17040, Tempat Jalan Balakong Serdang, Mukim and District of Petaling, State of Selangor together with a 5-storey office building and two (2) factory buildings from Chip Ngai Engineering Works Sdn Bhd for a cash consideration of RM21,856,200; and
- A vacant leasehold land measuring approximately 6,559 square metres known as H.S. (M) 20479, PT No. 17041, Tempat Jalan Balakong Serdang, Mukim and District of Petaling, State of Selangor from Douwin Sdn Bhd for a cash consideration of RM14,826,300;

upon the terms and conditions as contained in the respective conditional sale and purchase agreements both dated 13 June 2016 for each of the abovementioned property.

AND THAT the Directors of the Company be and are hereby authorised to give full effect to the Proposed Acquisitions 1 with full powers to assent to or effect any conditions, modifications, variations and/or amendments in any manner as may be imposed or required by any relevant authorities or otherwise, and to take all such steps as they may deem necessary or expedient in order to implement, finalise and give full effect to the Proposed Acquisitions 1."

ORDINARY RESOLUTION 2

PROPOSED ACQUISITIONS BY LTK DEVELOPMENT SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF LTKM, OF TWO (2) PARCELS OF LEASEHOLD LANDS MEASURING IN AGGREGATE APPROXIMATELY 9,609 SQUARE METRES TOGETHER WITH BUILDINGS AND AMENITIES ERRECTED THEREON FOR A TOTAL CASH CONSIDERATION OF RM21,720,600 ("PROPOSED ACQUISITIONS 2")

"THAT subject to the conditions precedent and approvals of relevant authorities being obtained, approval be and is hereby given for LTK Development Sdn Bhd ("LTKDSB"), a wholly-owned subsidiary of the LTKM, to acquire the following:

- A vacant leasehold land measuring approximately 4,760 square metres known as H.S. (M) 20481, PT No 17042, Tempat Jalan Balakong Serdang, Mukim and District of Petaling, State of Selangor from Crystal Bond Sdn Bhd for a cash consideration of RM10,759,700; and
- A leasehold land measuring approximately 4,849 square metres known as PM 8925, Lot 1196, Tempat Jalan Balakong Serdang, Pekan Baru Sungai Besi, District of Petaling, State of Selangor together with a single storey factory and a guardhouse from Marvellous Production Sdn Bhd for a cash consideration of RM10,960,900

upon the terms and conditions as contained in the respective conditional sale and purchase agreements both dated 13 June 2016 for each of the abovementioned property.

AND THAT the Directors of the Company be and are hereby authorised to give full effect to the Proposed Acquisitions 2 with full powers to assent to or effect any conditions, modifications, variations and/or amendments in any manner as may be imposed or required by any relevant authorities or otherwise, and to take all such steps as they may deem necessary or expedient in order to implement, finalise and give full effect to the Proposed Acquisitions 2."

ORDINARY RESOLUTION 3

PROPOSED DIVERSIFICATION OF THE PRINCIPAL ACTIVITIES OF LTKM BERHAD AND ITS SUBSIDIARIES TO INCLUDE PROPERTY DEVELOPMENT ("PROPOSED DIVERSIFICATION")

"THAT subject to all approvals being obtained from the relevant regulatory authorities, approval be and is hereby given to the Directors of the Company to diversify the principal activities of LTKM and its subsidiaries to include property development.

AND THAT the Directors of the Company be and are hereby authorised to take all steps as they may deem fit and expedient in order to implement, finalise, complete and do all acts, deeds and things as they may deem fit or expedient and in the best interest of the Company (including to execute, sign and deliver on behalf of the Company all such documents as may be necessary) so as to give full effect to the Proposed Diversification."

BY ORDER OF THE BOARD LTKM Berhad

NG YIM KONG

Company Secretary

Selangor Darul Ehsan

Dated: 19 August 2016

Notes:

- A member of the Company entitled to attend and vote at the meeting of the Company, or at a meeting of any class of members of the Company, shall be entitled to appoint any person as his proxy to attend and vote on his/her behalf. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll.
- A member holding one thousand (1,000) ordinary shares or less may appoint only one (1) proxy to attend and vote at a general meeting who shall represent all the shares held by such member. A member holding more than one (1,000) ordinary shares may appoint up to ten (10) proxies to vote at the same meeting and each proxy appointed shall represent a minimum of one thousand (1,000) shares.
- A Proxy may but need not be a member of the Company and the provision of Section 149(1)(b) of the Companies Act, 1965 shall not apply.
- A Form of Proxy shall be signed by the appointor or his/her attorney duly authorised in writing or, if the member is a corporation, must be executed under its common seal or by its duly authorised attorney or officer.
- Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.
- The instrument appointing a Proxy must be deposited at the Registered Office of the Company at Unit 07-02, Level 7, Persoft Tower, 6B Persiaran Tropicana, Tropicana Golf & Country Resort, 47410 Petaling Jaya, Selangor Darul Ehsan not less than forty-eight (48) hours before the time appointed for holding the meeting or any adjournment thereof at which the person named in the instrument proposes to vote, and in default the instrument of Proxy shall not be treated as valid.
- For the purpose of determining a member who shall be entitled to attend this meeting, the Company will request Bursa Malaysia Depository Sdn Bhd in accordance with Article 33 of the Company's Articles of Association and Section 34(1) of the Securities Industry (Central Depositories) Act 1991, to issue a General Meeting Record of Depositors as at 30 August 2016. Only depositors whose name appears on the Records of Depositors as at 30 August 2016 shall be entitled to attend this meeting or appoint proxy/proxies to attend and/or vote in his/her stead.