



CN ASIA CORPORATION BHD

(Company No.: 399442-A)

(Incorporated in Malaysia under the Companies Act, 1965)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("EGM") of CN Asia Corporation Bhd ("CN Asia" or "Company") will be held at Meeting Room 1, UG Level, Hotel ibis Styles Kuala Lumpur Cheras, Jalan C180/1, Dataran C180, 43200 Cheras, Selangor Darul Ehsan on Monday, 5 September 2016 at 10.00 a.m. for the purpose of considering and if thought fit, passing the following resolution:

ORDINARY RESOLUTION

PROPOSED DISPOSAL BY CHIP NGAI ENGINEERING WORKS SDN BHD ("CHIP NGAI") AND DOUWIN SDN BHD ("DOUWIN"), BOTH WHOLLY-OWNED SUBSIDIARIES OF CN ASIA OF TWO (2) PARCELS OF LEASEHOLD LAND HELD UNDER H.S.(M)20480 (PT NO. 17040) AND H.S.(M)20479 (PT NO. 17041), TEMPAT JALAN BALAKONG, SERDANG, MUKIM AND DISTRICT OF PETALING, STATE OF SELANGOR TO LTK PROPERTIES SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF LTKM BERHAD ("LTK PROPERTIES"), FOR A TOTAL CASH CONSIDERATION OF RM36,682,500 ("PROPOSED DISPOSALS")

"THAT subject to fulfilment of the conditions precedent and approvals of relevant authorities being obtained, approval be and is hereby given for Chip Ngai to dispose a parcel of leasehold land measuring approximately 9,669 sqms held under H.S.(M)20480, PT No. 17040, Tempat Jalan Balakong, Serdang, Mukim and District of Petaling, State of Selangor together with one (1)-storey steel frame structure annexed with two (2)-storey office, one (1)-storey steel frame structure detached factory, a five (5)-storey office building and a single storey temporary shed erected thereon to LTK Properties for a cash consideration of RM21,856,200, subject to the terms and conditions as contained in the Sale and Purchase Agreement dated 13 June 2016 between Chip Ngai and LTK Properties,

THAT subject to fulfilment of the conditions precedent and approvals of relevant authorities being obtained, approval be and is hereby given for Douwin to dispose a parcel of leasehold land measuring approximately 6,559 sqms held under H.S.(M)20479, PT No. 17041, Tempat Jalan Balakong, Serdang, Mukim and District of Petaling, State of Selangor together with two (2) single storey temporary sheds erected thereon to LTK Properties for a cash consideration of RM14,826,300, subject to the terms and conditions as contained in the Sale and Purchase Agreement dated 13 June 2016 between Douwin and LTK Properties,

AND THAT the Directors of the Company be and are hereby authorised to do all acts, deeds and things and to execute, sign and deliver for and on behalf of the Company all such documents as may be necessary to give full effect to the Proposed Disposals with full powers to assent to any terms, conditions, amendments and/or modifications or as a consequence of any requirement or as may be deemed necessary and/or expedient in the best interests of the Company."

By Order of the Board

LIM PAIK GOOT (MIA 13304)

KOH MUI TEE (LS 03057)

Company Secretaries

Kuala Lumpur

19 August 2016

Notes:

1. Only depositors whose names appear in the record of depositors as at 29 August 2016 shall be regarded as members and entitled to attend, speak and vote at the meeting.
2. A member entitled to attend and vote at the meeting is entitled to appoint one (1) or more proxies to attend and vote instead of him. A proxy may but need not be a member of the Company and the provision of Section 149(1)(b) of the Act shall not apply to the Company. A proxy appointed to attend and vote at the meeting shall have the same rights as the member to speak at the meeting.
3. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless the member specifies the proportion of his shareholdings to be represented by each proxy.
4. The instrument appointing a proxy in the case of an individual shall be under the hand of the appointor or of his attorney duly authorised or if the appointor is a corporation, either under seal or under the hand of an officer or attorney duly authorised.
5. The Proxy Form must be deposited at the registered office of the Company at Lot 7907, Batu 11, Jalan Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan, not less than 48 hours before the time set for holding the meeting or any adjournment thereof.