



YNH PROPERTY BHD

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Extraordinary General Meeting (“EGM”) of YNH Property Bhd (“YNH” or the “Company”) will be held physically at Hotel Sfera of 2479, Jalan Dato’ Yu Neh Huat, Taman Samudera, 32040 Sri Manjung, Perak Darul Ridzuan, Malaysia on Thursday, 19 September 2024 at 12.00 noon, or at any adjournment thereof, for the purpose of considering and if thought fit, passing the following resolution: -

ORDINARY RESOLUTION

PROPOSED DISPOSAL OF A SEVEN-STOREY RETAIL SHOPPING CENTRE KNOWN AS “163 RETAIL PARK” BY D’KIARA PLACE SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY TO RHB TRUSTEES BERHAD AS TRUSTEE OF SUNWAY REAL ESTATE INVESTMENT TRUST FOR A TOTAL CASH CONSIDERATION OF RM 215 MILLION (“PROPOSED DISPOSAL”)

“THAT the Board of Directors be and is hereby authorised to do all acts, deeds and things and execute all necessary documents to comply with the condition precedents in the Sale and Purchase Agreement dated 26 January 2024 and any supplemental agreements in relation thereto, as they may deem fit or expedient in order to carry out, finalise and give effect to the Proposed Disposal with full powers to assent to or make any conditions, modifications, variations and/or amendments as may be imposed by the relevant authorities and to take all steps as they may consider necessary or expedient in the best interest of the Company in order to implement, finalise and give full effect to the Proposed Disposal.

AND THAT upon the passing of this resolution, it shall duly give effect to the approval of the condition precedents, as stipulated in the pertinent agreements and/or supplemental agreements relating to the Proposed Disposal”.

**By Order of the Board
YNH PROPERTY BHD**

TAN TONG LANG (MAICSA 7045482/ SSM PC No.: 202208000250)

TAN LAY KHOON (MAICSA 7077867/ SSM PC No.: 202208000544)

CHENG GHEE CHENG (LS 0004598/ SSM PC No.: 202008002000)

Company Secretaries

Kuala Lumpur
30 August 2024

NOTES:

- A member entitled to attend and vote at the EGM is entitled to appoint one or two proxies to attend, speak and vote instead of him/her. A proxy must be 18 years and above.*
- A proxy may but need not be a member of the Company and there shall be no restriction as to the qualification of the proxy.*
- 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.*
- Where a member appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.*
- The instrument appointing a proxy must be deposited at the Share Registrar’s 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, Malaysia not less than forty-eight (48) hours before the time appointed for holding the EGM. The resolution set out in the Notice of the EGM are to be voted by poll.*
- Depositors who appear in the Record of Depositors as at 9 September 2024 shall be regarded as Member of the Company entitled to attend the EGM or appoint one or two proxies to attend, speak and vote on his/her behalf.*