

**SUNSURIA BERHAD**  
("Sunsuria" or "the Company")  
**Registration No.: 196801000641 (8235-K)**  
**(Incorporated in Malaysia)**

**SUMMARY OF KEY MATTERS DISCUSSED AT THE FIFTY-SECOND ANNUAL GENERAL MEETING ("52<sup>nd</sup> AGM")**

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**DATE AND TIME**

Wednesday, 17 March 2021 at 10.00 a.m.

**BROADCAST VENUE**

Tricor Business Centre, Manuka 2 & 3 Meeting Room, Unit 29-01, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur

**MODE OF MEETING**

Virtual Manner through Live Streaming and Online Remote Voting via Remote Participation and Voting Facilities

**ATTENDEES**

- 1) All members of the Board of Directors
- 2) Company Secretary
- 3) Representatives from Messrs Deloitte PLT, the external auditors
- 4) Shareholders/Proxies/Authorised Representative/Invitees and others as per the attendance list

**CHAIRMAN**

Tan Sri Datuk Ter Leong Yap ("Tan Sri Chairman") chaired the Meeting and welcomed all shareholders/proxy holders/invitees present at the Fifty-Second Annual General Meeting ("52<sup>nd</sup> AGM" or "Meeting") of the Company. The Chairman introduced the members of the Board and Company Secretary at the head table and the key senior management to all who had dialled-in to attend the Meeting held virtually.

**QUORUM**

The presence of quorum was confirmed by the Company Secretary pursuant to Article 80 of the Company's Constitution.

**NOTICE**

Notice of the 52<sup>nd</sup> AGM to convene the Meeting fully virtual was issued and circulated on 29 January 2021, with the permission of the Meeting, the Notice of the 52<sup>nd</sup> AGM was taken as read.

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**POLL VOTING**

All resolutions as set out in the Notice of the 52<sup>nd</sup> AGM dated 29 January 2021 were conducted by way of poll. The Company had appointed Tricor Investor & Issuing House Services Sdn Bhd as Poll Administrator to conduct the polling process by way of electronic voting (“e-voting”) and Quantegic Services Sdn Bhd appointed as Independent Scrutineers to verify and confirm the results of the poll.

**SUMMARY OF KEY MATTERS DISCUSSED AT THE 52<sup>nd</sup> AGM**

At the invitation of the Chairman, Mr. Simon Kwan Hoong Wai, the Chief Operating Officer (“COO”) presented the performance of the Group for the financial year ended 30 September 2020.

The Company received a letter dated 2 March 2021 from the Minority Shareholder Watch Group (“MSWG”) raising questions pertaining to financial matters of the Group and management had on 10 March 2021 responded to MSWG. A copy of the reply letter to MSWG is attached herewith marked as Appendix A. For the benefits of the attendees of the meeting, the questions raised by MSWG and answers provided by management were provided thereto, shared on the screen during the Meeting.

At the question-and-answer session, the following salient points were duly discussed:

- a) The total gross development value for projects to be launched in financial year 2021 by the Company was estimated at RM315 million comprised of RM131 million by Sunsuria City project and RM184 million by Bangsar Hill Park Project.
- b) The total sales target for financial year 2021 was estimated at RM482 million attributed to RM309 million by Sunsuria City and Sunsuria Forum projects and RM173 million by Bangsar Hill Park Project.
- c) As at 31 December 2020, the Group had recorded unbilled sales of RM321.65 million.
- d) As at 31 December 2020, the Group had total land bank of approximately 222 acres.
- e) For the unsold properties at Suria Hills, management had taken the steps to change its layout plan to build smaller units of Bungalow which would be launched post the COVID-19 pandemic. Whereas, the unsold shop offices at Sunsuria Forum had all been leased out.
- f) Pre COVID-19 pandemic, the Group had been cautiously reducing its launches to preserve cash for the possible economic downturn and post COVID-19 pandemic, the Company would expand cautiously through replenishing land bank at strategic locations with strong growth potential and to scale up our property development activities to generate long term sustainable income.
- g) In the time of COVID-19, the Group had digitalised most of its work processes, working remotely and embraced connecting with customers virtually by adopting automation in business processes to be more efficient and effective. In addition, the Company’s Crisis Management Committee was deployed to support Sunsuria’s Emergency Response Team to ensure Standard Operating Procedures were in place throughout the various stages of Movement Control Order.
- h) In terms of the 2021 performance and prospect, with the positive vaccination outlook contributed to the economic recoveries, the Group would remain cautiously confident moving into year 2021. The sales for the Bangsar Hill Park project had been very positive achieving 57% sales within 6 months from its launch.
- i) Sunsuria’s strategy has always been partnering with all potential partners whom could create values to its projects, for example the creation of synergy by providing a complete education eco-system in Sunsuria City township as an “Edu-City” in pursuit to enhance the value and vibrancy of the Sunsuria City project.

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- j) In order to increase sales for new and existing launches, the sales team had been actively engaged in social media marketing to increase business visibility and sales activities had been conducted through zooms and webinars. It was noteworthy that in March 2020 during the movement control orders, the sales team was able to close up to 200 units sales conducted through zooms and webinars.

**THE POLL RESULTS**

The following poll results, which were duly verified and confirmed by the independent scrutineer, Quantegic Services Sdn Bhd as presented to the Shareholders/Proxies:

Resolution	For		Against	
	Number of Shares	%	Number of Shares	%
<u>Ordinary Resolution 1</u> To approve the payment of Directors' fees	621,468,755	99.9944	35,100	0.0056
<u>Ordinary Resolution 2</u> To re-elect Tan Sri Ter Leong Yap as Director pursuant to Clause 114 of the Company's Constitution	683,202,055	99.9949	35,100	0.0051
<u>Ordinary Resolution 3</u> To re-appoint Auditors	683,201,953	99.9948	35,302	0.0052
<u>Ordinary Resolution 4</u> To approve the Authority to allot and issue shares pursuant to Sections 75 of the Companies Act 2016	683,201,853	99.9948	35,302	0.0052
<u>Ordinary Resolution 5</u> To approve the renewal of proposed shareholders' mandate as specified in the Circular to Shareholders dated 29 January 2021	83,201,073	99.9577	35,202	0.0423
<u>Ordinary Resolution 6</u> To approve the renewal of Share-Buy Back Authority	683,202,055	99.9949	35,100	0.0051

Based on the poll results, all resolutions as set out in the Notice of the 52<sup>nd</sup> AGM of the Company were duly carried.