

# JIANKUN INTERNATIONAL BERHAD

[Registration No. 198301015973 (111365-U)]  
(Incorporated in Malaysia)

MINUTES OF THE EXTRAORDINARY GENERAL MEETING (“EGM”) OF JIANKUN INTERNATIONAL BERHAD (“JIANKUN OR “THE COMPANY”) CONDUCTED ON A VIRTUAL BASIS VIA REMOTE PARTICIPATION AND ELECTRONIC VOTING (“RPV”) VIA ONLINE MEETING PLATFORM [HTTPS://REBRAND.LY/JKI-EGM](https://rebrand.ly/jki-egm) OPERATED BY INSHUB SDN. BHD. FROM THE BROADCAST VENUE AT L21-03, LEVEL 21, PJX-HM SHAH TOWER, NO.16A, PERSIARAN BARAT, 46050 PETALING JAYA, SELANGOR ON MONDAY, 21 AUGUST 2023 AT 10.00 A.M.

**PRESENT AT THE BROADCAST VENUE / REMOTELY** : Tan Sri Dato’ Sri Haji Mohamed Apani Bin Haji Ali (“Tan Sri Chairman”)  
– *Independent Non-Executive Chairman*  
Dato’ Saiful Nizam Bin Mohd Yusoff (“Dato’ Saiful”)  
– *President*  
Mr Edwin Silvester Das (“Mr Edwin”)  
– *Executive Director / Chief Executive Officer*  
Dato’ Ir Lim Siang Chai (“Dato’ Ir Lim”)  
– *Executive Director*  
Azmi Bin Osman (“Encik Azmi”)  
– *Non-Independent Non-Executive Director (Via Video Conferencing)*  
Mr P Ellango A/L Ponramu (“Mr Ellango”)  
– *Independent Non-Executive Director*  
Madam Chew Huey Yen (“Madam Chew”)  
– *Independent Non-Executive Director*  
Mr Terence Cheah Eu Lee (“Mr Terence”)  
– *Independent Non-Executive Director*

**ABSENT WITH APOLOGIES** : Dato’ Yong Chong Long

**IN ATTENDANCE** : Ms Low Ven Sin (Company Secretary)

*The shareholders and proxyholders (collectively referred to as “Members”) is as per the Summary of Attendance List via the Remote Participation and Voting (“RPV”) facilities operated by InsHub Sdn. Bhd. in Malaysia via [HTTPS://REBRAND.LY/JKI-EGM](https://rebrand.ly/jki-egm).*

## 1. CHAIRMAN

Tan Sri Chairman was in the Chair. He welcomed all present at the Company’s EGM. Tan Sri Chairman then introduced the other members of the Board and the Company Secretary to the meeting.

## 2. QUORUM

Tan Sri Chairman advised that the Constitution of the Company required the presence of three (3) members present in person or proxies or corporate representatives to form a quorum and as the EGM was being conducted virtually, the quorum for the meeting would be determined by the number of members who logged-in at the start of the meeting. He then informed that there was a requisite quorum present to the Company’s Constitution and he called the Meeting to order at 10.00 a.m.

### 3. NOTICE

The Notice convening the Meeting having been circulated within the prescribed period, was with the permission of the Meeting, was taken as read.

### 4. POLLING AND ADMINISTRATIVE MATTERS

Before the Meeting dealt with the business on hand, Tan Sri Chairman briefed the Members that pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), the resolution set out in the Notice shall be voted by poll.

Tan Sri Chairman informed that the Company had appointed Aldpro Corporate Services Sdn. Bhd. ("Aldpro") as the Poll Administrator to conduct the online voting process and CSC Securities Services Sdn. Bhd. as the Independent Scrutineer to validate the votes cast and verify the poll results.

The polling process for the resolution tabled at the Meeting would be conducted upon completion deliberation of the items to be transacted at the Meeting. Tan Sri Chairman informed that Members present virtually at the Meeting their right to pose question on the proposed resolution tabled at the Meeting and if the Company was unable to address all the questions received, the Company would reply via email as soon as possible after the Meeting.

Tan Sri Chairman informed the Members that they may submit their votes at any time from the commencement of the EGM at 10.00 a.m. until the announcement of closure of voting session.

A video clip guiding the Members on how the electronic poll voting was presented to the Meeting.

Tan Sri Chairman also presented and displayed on screen the replies to the public on the questions raised by Minority Shareholders Watch Group ("MSWG") on 11 August 2023.

### 5. ORDINARY RESOLUTION 1

**PROPOSED ACQUISITION OF A PARCEL OF LEASEHOLD LAND IN KLEBANG, MELAKA MEASURING 40,469 SQUARE METRES IDENTIFIED AS H.S.(D) 89612, PT 10, KAWASAN BANDAR XLV, DISTRICT OF MELAKA TENGAH, STATE OF MELAKA ("LAND") BY KEY SUCCESS DEVELOPMENT SDN. BHD. ("PURCHASER"), A WHOLLY-OWNED SUBSIDIARY OF JIANKUN INTERNATIONAL BERHAD, FROM CASH SUPPORT GROUP SDN. BHD. ("VENDOR") FOR A CASH CONSIDERATION OF RM26.00 MILLION ("PURCHASE CONSIDERATION") ("PROPOSED LAND ACQUISITION")**

Tan Sri Chairman proceeded to the first agenda of the Meeting which was to seek shareholders' approval for Proposed Acquisition of a Parcel of Leasehold Land in Klebang, Melaka Measuring 40,469 Square Metres Identified As H.S.(D) 89612, PT 10, Kawasan Bandar XLV, District Of Melaka Tengah, State Of Melaka by Key Success Development Sdn. Bhd. ("Purchaser"), a wholly-owned subsidiary of Jiankun International Berhad, from Cash Support Group Sdn. Bhd. ("Vendor") for a Cash Consideration of RM26.00 million. The details of the Proposed Land Acquisition was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**6. ORDINARY RESOLUTION 2**

**PROPOSED PRIVATE PLACEMENT OF 70,000,000 NEW ORDINARY SHARES IN JIANKUN, REPRESENTING APPROXIMATELY 19.42% OF THE TOTAL NUMBER OF ISSUED SHARES OF JIANKUN, TO ECLIPSE INTERNATIONAL SDN. BHD. AT AN ISSUE PRICE OF RM0.20 PER SHARE ("PROPOSED PRIVATE PLACEMENT")**

Tan Sri Chairman proceeded the second agenda of the Meeting which was to seek shareholders' approval for Proposed Private Placement of 70,000,000 New Ordinary Shares in Jiankun, representing approximately 19.42% of the total number of issued shares of Jiankun, to Eclipse International Sdn. Bhd. at an issue price of RM0.20 per share. The details of the Proposed Private Placement was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**7. ORDINARY RESOLUTION 3**

**PROPOSED ESTABLISHMENT OF A SHARE ISSUANCE SCHEME ("SIS") OF UP TO 15% OF THE TOTAL NUMBER OF ISSUED SHARES OF JIANKUN (EXCLUDING TREASURY SHARES, IF ANY) FOR ELIGIBLE DIRECTORS AND EMPLOYEES OF JIANKUN AND ITS SUBSIDIARIES ("PROPOSED SIS")**

Tan Sri Chairman presented the next agenda of the Meeting which was to seek shareholders' approval for Proposed Establishment of a Share Issuance Scheme ("SIS") of up to 15% of the total number of issued shares of Jiankun (Excluding Treasury Shares, if any) for eligible Directors and employees of Jiankun and its subsidiaries ("Proposed SIS"). The details of the Proposed SIS was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**8. ORDINARY RESOLUTION 4**

**PROPOSED ALLOCATION OF SIS OPTIONS TO TAN SRI DATO' SRI HAJI MOHAMED APANDI BIN HAJI ALI, INDEPENDENT NON-EXECUTIVE CHAIRMAN**

Tan Sri Chairman informed that the next Agenda was the allocation of SIS Options to himself. Given his direct involvement in this matter, he then handed over the chairmanship to Mr. Edwin Silvester to proceed with this particular agenda item. Mr Edwin Silvester Das informed that the Ordinary Resolution 4 was to seek shareholders' approval for Proposed Allocation of SIS Options to Tan Sri Dato' Sri Haji Mohamed Apandi Bin Haji Ali, Independent Non-Executive Chairman. The details of the Proposed Allocation of SIS Options to Tan Sri Dato' Sri Haji Mohamed Apandi Bin Haji Ali was set out in the Circular to Shareholders dated 4 August 2023.

Mr Edwin Silvester Das then invited question from the shareholders on the Proposed Allocation of SIS Options to Tan Sri Dato' Sri Haji Mohamed Apandi Bin Haji Ali. There being no question received during the Questions and Answer ("Q&A") Session. Mr Edwin Silvester Das then passed the chairmanship back to Tan Sri Chairman.

**9. ORDINARY RESOLUTION 5**

**PROPOSED ALLOCATION OF SIS OPTIONS TO DATO' SAIFUL NIZAM BIN MOHD YUSOFF, PRESIDENT**

Tan Sri Chairman presented the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to Dato' Saiful Nizam Bin Mohd Yusoff,

President. The details of the Proposed Allocation of SIS Options to Dato' Saiful Nizam Bin Mohd Yusoff was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**10. ORDINARY RESOLUTION 6  
PROPOSED ALLOCATION OF SIS OPTIONS TO EDWIN SILVESTER DAS, EXECUTIVE DIRECTOR  
/ CHIEF EXECUTIVE OFFICER**

Tan Sri Chairman proceeded the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to Edwin Silvester Das, Executive Director / Chief Executive Officer. The details of the Proposed Allocation of SIS Options to Edwin Silvester Das was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**11. ORDINARY RESOLUTION 7  
PROPOSED ALLOCATION OF SIS OPTIONS TO DATO' IR LIM SIANG CHAI, EXECUTIVE  
DIRECTOR**

Tan Sri Chairman presented the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to Dato' Ir Lim Siang Chai, Executive Director. The details of the Proposed Allocation of SIS Options to Dato' Ir Lim Siang Chai was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**12. ORDINARY RESOLUTION 8  
PROPOSED ALLOCATION OF SIS OPTIONS TO P ELLANGO A/L PONRAMU, INDEPENDENT  
NON-EXECUTIVE DIRECTOR**

Tan Sri Chairman proceeded the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to P Ellango A/L Ponramu, Independent Non-Executive Director. The details of the Proposed Allocation of SIS Options to P Ellango A/L Ponramu was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**13. ORDINARY RESOLUTION 9  
PROPOSED ALLOCATION OF SIS OPTIONS TO AZMI BIN OSMAN, NON- INDEPENDENT NON-  
EXECUTIVE DIRECTOR**

Tan Sri Chairman proceeded the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to Azmi Bin Osman, Non-Independent Non-Executive Director. The details of the Proposed Allocation of SIS Options to Azmi Bin Osman was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**14. ORDINARY RESOLUTION 10  
PROPOSED ALLOCATION OF SIS OPTIONS TO DATO' YONG CHONG LONG, NON-  
INDEPENDENT NON-EXECUTIVE DIRECTOR**

Tan Sri Chairman presented the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to Dato' Yong Chong Long, Non-Independent Non-Executive Director. The details of the Proposed Allocation of SIS Options to Dato' Yong Chong Long was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**15. ORDINARY RESOLUTION 11**

**PROPOSED ALLOCATION OF SIS OPTIONS TO CHEW HUEY YEN, INDEPENDENT NON-EXECUTIVE DIRECTOR**

Tan Sri Chairman proceeded the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to Chew Huey Yen, Independent Non-Executive Director. The details of the Proposed Allocation of SIS Options to Chew Huey Yen was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**16. ORDINARY RESOLUTION 12**

**PROPOSED ALLOCATION OF SIS OPTIONS TO TERENCE CHEAH EU LEE, INDEPENDENT NON-EXECUTIVE DIRECTOR**

Tan Sri Chairman presented the next agenda of the Meeting which was to seek shareholders' approval for Proposed Allocation of SIS Options to Terence Cheah Eu Lee, Independent Non-Executive Director. The details of the Proposed Allocation of SIS Options to Terence Cheah Eu Lee was set out in the Circular to Shareholders dated 4 August 2023.

The Members were invited to submit their questions on this agenda item via the query box.

**17. Q & A SESSION**

Following the presentation of all resolutions in the agenda, and before moving to vote by poll, the meeting moved on to the Q&A session. The questions received in the query box were grouped where applicable to avoid repetition.

For the benefit of the Members participating remotely, the Chairman read out the question submitted by shareholders via Tricor's online TIIH platform at the EGM and the response to the question as set out below:

Questions	Answers
Are there any progresses / resolutions to Amani Residences' Problems / Issues raised during the Annual General Meeting in June 2023?	Armani Residence problems are settled as received. The outstanding issue is that the owners are not taking up their titles hence causing us to continue with the management of the property. If the residence abide to the MOT immediately they can form their committees and take over the management of the property. We wish to highlight that many owners are not paying their maintenance fee hence causing a lot of problems in maintaining the property.
Any door gifts?	Yes

## 18. VOTING SESSION

Tan Sri Chairman informed that a further 5 minutes will be allocated for those Members who have yet to cast their votes. Tan Sri Chairman then announced the closing of the online voting session and then adjourned the Meeting for approximately 20 minutes for counting of the votes by the appointed Poll Administrator and verification by the appointed Scrutineer.

## 19. ANNOUNCEMENT OF POLL RESULTS

The Meeting resumed at 10:50 a.m. and Tan Sri Chairman called the Meeting to order for the declaration of results.

Tan Sri Chairman informed that he had received the poll results from the appointed Scrutineer and read out the poll result as follows:

Resolutions	Voted For		Voted Against	
	No of Units	%	No of Units	%
Ordinary Resolution 1	164,890,455	99.9999	145	0.0001
Ordinary Resolution 2	164,878,455	99.9926	12,145	0.0074
Ordinary Resolution 3	164,878,355	99.9926	12,245	0.0074
Ordinary Resolution 4	164,878,255	99.9925	12,345	0.0075
Ordinary Resolution 5	141,378,355	99.9913	12,245	0.0087
Ordinary Resolution 6	164,878,355	99.9926	12,245	0.0074
Ordinary Resolution 7	164,878,355	99.9926	12,245	0.0074
Ordinary Resolution 8	164,878,255	99.9925	12,345	0.0075
Ordinary Resolution 9	164,878,355	99.9926	12,245	0.0074
Ordinary Resolution 10	164,878,355	99.9926	12,245	0.0074
Ordinary Resolution 11	164,878,255	99.9925	12,345	0.0075
Ordinary Resolution 12	160,174,155	99.9923	12,345	0.0077

Based on the poll results shown on the screen, Tan Sri Chairman declared that all the Resolutions tabled at the EGM were carried.

## 20. CLOSURE OF MEETING

There being no other matters, the Chairman closed the Meeting closed at 11:00 a.m. upon thanking the shareholders for their attendance and support.

Confirmed as a correct record by:



Chairman of the Meeting  
TAN SRI DATO' SRI MOHAMED APANDI BIN ALI

Dated: