

**RESPONSES TO QUESTIONS ASKED BEFORE AND DURING  
MRCB'S EGM HELD ON 24<sup>TH</sup> OCTOBER 2023**

QUESTIONS	ANSWERS
<b>DOOR GIFTS / E-VOUCHERS</b>	
<ol style="list-style-type: none"> <li>1. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>2. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>3. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>4. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>5. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>6. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>7. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>8. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</li> <li>9. Is the company giving any doorgift to shareholders attending this EGM</li> <li>10. Got gift?</li> <li>11. What gift?</li> <li>12. Pls provide us with an eWallet/eVoucher as token of appreciation. TQ</li> <li>13. An eWallet/eVoucher for participants of this EGM would be much appreciated. TQ</li> <li>14. Kindly give eVoucher/eWallet to attendees as a token of appreciation for this event</li> <li>15. Any door gift will be given?</li> <li>16. Will the BOD consider an eWallet / eVoucher for attendees in this EGM?</li> <li>17. Will the Board consider giving door gift such e-voucher or e-wallets for those participating in this EGM as a token of appreciation?</li> <li>18. What gift?</li> </ol>	<ul style="list-style-type: none"> <li>• There will be no door gifts or e-vouchers, as advised in our Administrative Guide circulated together with the EGM.</li> </ul>

<p>19. Would appreciate budgeted some funds for door gift distribution to those shareholders who attending this virtual EGM. As this is claimable entertainment expenses to the company.</p> <p>20. Got gift?</p> <p>21. Please give us voucher</p> <p>22. What gift?</p> <p>23. We would want some vouchers. Thanks</p> <p>24. What gift?</p> <p>25. Dear Sir Please give us e-breakfast for EGM participation. Thank you</p> <p>26. I humbly request BOD to give e-wallet or e-voucher to attendees as a token of appreciation. I believe the token sum is small, manageable and within annual budgeted expenses. TQ.</p> <p>27. Hope the board of directors will give us faithful shareholders shopping vouchers or e vouchers</p> <p>28. Reward participant to encourage support for virtual meeting to avoid hassle.</p> <p>29. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</p> <p>30. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</p> <p>31. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</p> <p>32. Would the BOD kindly give Touch n Go e- wallet as a token of appreciation for attending this virtual meeting</p> <p>33. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</p> <p>34. Good morning Chairman, did the company (BOD) consider to give door gift such as e voucher/ e wallets to those attending this EGM, tq</p> <p>35. Please give us some doorgifts/e vouchers/e wallet for attending this RPV as a token of appreciation. Tq</p> <p>36. Why no doorgifts fur attendee shareholders online?</p>	
<b>QUESTIONS</b> <span style="float: right;"><b>ANSWERS</b></span>	
<b>DISPOSAL OF MENARA CELCOMDIGI</b>	
<p><b><u>Evaluation Process</u></b></p> <p>37. If open tender process conducted for the sales of Menara Celcom Digi? If yes, how about the evaluation process? If the higher bidding price being awarded?</p>	<ul style="list-style-type: none"> <li>We have gone to the market for the sale of Menara CelcomDigi. The sale to Sentral REIT is the best offer that we have received.</li> </ul>

	<ul style="list-style-type: none"> <li>In addition, Sentral REIT has the first right of refusal to purchase any office buildings offered for sale by MRCB subject to the terms of the Right of First Refusal Agreement.</li> </ul>
<p><b>Risk factor</b></p> <p>38. You mentioned 2 risk factors on the disposal proposal, non-completion of the proposed disposal, and loss of rental income from the property. Have you conduct any assessment how high the chances for the second risk factor?</p>	<ul style="list-style-type: none"> <li>Our Company will continue to indirectly enjoy recurring income from the Property via future income distributions by Sentral REIT based on our unitholdings in Sentral REIT.</li> <li>Furthermore, the Property has a long-term lease in place with Celcom Berhad.</li> </ul>
<p><b>Transaction fee</b></p> <p>39. Any transaction fees or charges pertaining to the sale of Proposal 1?</p>	<ul style="list-style-type: none"> <li>There is no agent commission in relation to the sale of Menara CelcomDigi.</li> <li>However, the estimated expenses in relation to the Proposals are RM1.16 million as shown in Section 2.1.9 of Part A of the Circular to Shareholders.</li> </ul>
<p><b>Cost of Investment</b></p> <p>40. What was our Co's original purpose &amp; cost of having this asset that our Co. now wants to dispose? Why cannot our Co. realise its full potential? Our Co's performance has been very poor and its share price has declined to penny stocks levels; so disposing this assets looks like a way out but how are you ensuring no leakages or improprieties thereafter?</p>	<ul style="list-style-type: none"> <li>The original cost of investment for the Property was approximately RM426.95 million.</li> <li>The Proposed Disposal is in line with our Company's strategy to unlock the value from investment properties once a long-term lease has been secured, and to continue to support and grow Sentral REIT.</li> <li>The utilisation of proceeds is detailed in Section 2.1.9 of the Circular.</li> </ul>
<p><b>Rationale</b></p> <p>41. May I know what's the rationale for this proposal? Please advise</p>	<ul style="list-style-type: none"> <li>To unlock value from our investment properties once a long-term lease has been secured.</li> <li>The Proposed Disposal is exempted from RPGT and thus increasing the net proceeds to us.</li> <li>Sale proceeds received will be partly utilised to pare down the borrowings which will result in interest savings of RM10.8 million per annum.</li> <li>We will continue to indirectly enjoy recurring income from Property via future income distributions by Sentral REIT.</li> </ul>

QUESTIONS	ANSWERS
<b>SUBSCRIPTION IN SENTRAL REIT UNITS</b>	
<p><b><u>Rationale</u></b></p> <p>42. Why want to subscribe Sentral Reit units? Any significant benefit to the company? Any loss of opportunity cost?</p>	<ul style="list-style-type: none"> <li>• Allows our Company to maintain our unitholding level in Sentral REIT.</li> <li>• Demonstrates our commitment to support the continued growth of Sentral REIT.</li> <li>• We will continue to indirectly enjoy recurring income from the Property and the other properties in the Sentral REIT portfolio via future income distributions by Sentral REIT.</li> </ul>
<b>QUESTIONS</b>	
<b>SHAREHOLDERS MATTERS</b>	
<p><b><u>Special Dividend</u></b></p> <p>43. Will there be a special dividend if exercise is approved at this EGM?            44. Will the disposal translate into extra dividend payout            45. Why didnt distribute dividend after the sale of the celcomdigi building</p>	<ul style="list-style-type: none"> <li>• No.</li> <li>• Proceeds from the sale will be utilised for:               <ul style="list-style-type: none"> <li>(i) repayment of borrowings,</li> <li>(ii) working capital,</li> <li>(iii) Proposed Subscription of Sentral REIT's units, and</li> <li>(iv) defrayment of estimated expenses in relation to the Proposals.</li> </ul> </li> </ul>
<p><b><u>Bonus</u></b></p> <p>46. Any bonus issue after this proposal</p>	<ul style="list-style-type: none"> <li>• No bonus issue of shares will be given after the completion of the Proposals</li> </ul>
<b>QUESTIONS</b>	
<b>EGM MATTERS</b>	
<p><b><u>Voting matters</u></b></p> <p>47. How we know that our votes are counted in order? We can't see the ongoing process through our ball eyes?            48. How the company determine the genuine of physical proxy form?            49. Since third party being paid by the company, independency of third party to ensure voting process done accordingly is highly questionable especially with the advancement of technology. How the company intends to minimize the worrying situation raised by the shareholder?</p>	<ul style="list-style-type: none"> <li>• The voting will be conducted by way of electronic polling ("e-Polling") in accordance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.</li> <li>• The Company has appointed Boardroom as the Poll Administrator to conduct the e-Polling.</li> </ul>

	<ul style="list-style-type: none"> <li>• KPMG has also been appointed as an Independent Scrutineer.</li> <li>• The Scrutineer will verify and validate the poll results.</li> </ul>
<p><b>Virtual Platform</b></p> <p>50. Use local platform for meeting so the money don't go out of our country, ZOOM is by US, they will use the profit to weaker our Ringgit and create war all over the world including South East Asia</p>	<ul style="list-style-type: none"> <li>• Noted. Zoom is not being used in this meeting.</li> </ul>
<p><b>EGM Cost</b></p> <p>51. How much does the company spend on this virtual EGM?</p> <p>52. Your MRCB results is not good, your Sentral Reit is also not doing well. Your proposals does not seem to give shareholders or unitholders any rewards! Due to the low return, share price is down. Have the company give it a thought before spending thousands and millions on advisers and holding general meetings??????</p>	<ul style="list-style-type: none"> <li>• Cost for virtual EGM is RM61,000.</li> <li>• Thank you for your feedback. AGMs and EGMs are the main avenue for engaging with the shareholders.</li> <li>• The Proposed Disposal is in line with our Company's strategy to unlock the value from investment properties once a long-term lease has been secured, and to continue to support and grow Sentral REIT</li> </ul>
<p><b>Physical meeting</b></p> <p>53. May I know when physical AGM will resume?</p> <p>54. When will the company going back to physical meeting? So that the shareholders can meet the BOD physically.</p> <p>55. When will the company will start to hold physical AGM or egm</p>	<ul style="list-style-type: none"> <li>• Section 327 of Companies Act 2016 allows the use of technology for the conduct of general meetings.</li> <li>• We will assess from time to time the effectiveness of the virtual meetings.</li> </ul>
<b>QUESTIONS</b>	
<b>ANSWERS</b>	
<b>NON-EGM QUESTIONS</b>	
<p><b>Redevelopment of KL Sentral Station</b></p> <p>56. Hi, any status update on the sentral station that MOT has announced on the press conference that MRCB will take up the station upgrade project? How much would it cost to handle this project?</p>	<ul style="list-style-type: none"> <li>• We apologise, but the question is not related to the purpose and agenda of this meeting. However, if there are any developments, in line with good corporate governance, we will make the necessary announcements.</li> </ul>
<p><b>Budget 2024</b></p>	<ul style="list-style-type: none"> <li>• We apologise, but the question is not related to the purpose and agenda of this meeting.</li> </ul>

<p>57. During malaysia 2024 budget, PMX has announced 2 projects about the additional 5 stations of lrt 3 &amp; penang mrt project. Any update that mrcb will be given to continue the 5 station of lrt 3 as previously awarded to mrcb? Does mrcb involving the tender of penang mrt project as well? Does mrcb has enough reserved funds to handle all these projects if successfully bid?</p>	<p>However, if there are any developments, in line with good corporate governance, we will make the necessary announcements.</p>
<p><b>High Speed Rail</b> 58. Did MRCB secure any contract of High Speed Rail from KL to Singapore</p>	<ul style="list-style-type: none"> <li>• We apologise, but the question is not related to the purpose and agenda of this meeting. However, if there are any developments, in line with good corporate governance, we will make the necessary announcements.</li> </ul>
<p><b>Dividend</b> 59. When to pay dividend</p>	<ul style="list-style-type: none"> <li>• The dividend payout will be approved by the Board after considering factors such as the Company's performance in respect of profitability, cash flow, balance sheet and indebtedness.</li> </ul>