

**RESPONSES TO QUESTIONS ASKED BEFORE AND DURING
MRCB'S 53RD AGM HELD ON 24TH MAY 2024**

QUESTIONS	ANSWERS
DOOR GIFTS / E-VOUCHERS	
<ol style="list-style-type: none"> 1. Please give us some e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq 2. Please give us some e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq 3. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq 4. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq 5. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq 6. Please provide door gifts. Thank you. 7. Is the company giving any doorgift to shareholders attending the AGM 8. I am a long time shareholder. I would like to request for e voucher as a token of appreciation for attending this meeting 9. Would the Board kindly reward shareholders/proxies with touch & go e wallet as a token of appreciation for taking time to attend this AGM 10. May I know any e-voucher or door gift will be provided to those who participate in the upcoming virtual AGM 11. Would the BOD kindly give Touch n Go e- wallet as a token of appreciation for attending this RPV 12. Can the BOD give e- wallet as a token of appreciation for attending RPV 13. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq 14. Will The Board consider giving door gift such e-voucher or e-wallets for those participating in this AGM as a token of appreciation? 	<ul style="list-style-type: none"> • As per our Administrative Guide circulated with the Notice of the 53rd AGM, there will be no door gifts or e-vouchers provided at the AGM.

15. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq
16. May I know will I get any door gift or token for this AGM?
17. Please give us some e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq
18. Please give us some e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq
19. Kindly consider providing an eWallet / eVoucher to participants in this virtual AGM. TQVM
20. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq
21. Please give us some e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq
22. PLS PROVIDE US A DOOR GIFT OR EWALLET. TQ
23. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq
24. The late Tan Sri Azlan came to my dream on yesterday. Tan Sri advised the chairman and CEO of the company to treat all shareholder with dignity. No point of accumulate wealth without reward the shareholder by distributing of e-voucher to those who participate in this virtual AGM
25. Wii an eWallet / eVoucher be given to participants in this virtual AGM.? TQVM
26. Please give us some doorgifts/e vouchers/e wallet for attending this RPEV as a token of appreciation. Tq
27. Shareholder welfare diminishing upon post covid. Our door gift allocation also diverted to fund director remuneration and medical expenses. This was evidenced from increase on cost to income.
28. got gift?
29. Good morning Mr.Chairman and board of directors. Kindly give us rm50 Touch-n-Go e-wallet for being loyal shareholders and attending this AGM. Thank you.
30. Got gift?
31. Door gift??

<p>32. Got gift? 33. Please give us Doorgifts. TQ 34. Door gift? 35. Got gift? 36. Can the Board please give e vouchers, as a token of appreciation, to shareholders attending this agm virtually? 37. Dear BoDs, Please give us ebreakfast for our participation. Thank you. 38. Got gift???? 39. Is the company giving out any form of vouchers for this AGM? 40. I spend time to REGISTER and APPROVED the Director FEES and allowance, please REWARD or at least provide some REFRESHMENY via e WALLET 41. Would the board be giving attending shareholders a token of doorgift of e-wallet for the time & effort, not forgetting the internet usage on mobile, draining the battery usage too! While board gets AGM allowance for the past few years too. 42. IF no door gift, at least provide some refreshment or a cup of COFFEE as we spend time to approved the DIRECTOR FEES.</p>	
<div style="display: flex; justify-content: space-between;">QUESTIONSANSWERS</div>	
AGM MATTERS	
<p><u>AGM Cost</u> 43. How much does the company spend on this virtual AGM ?</p>	<ul style="list-style-type: none"> • The cost of the AGM is RM103,000. This figure is in line with the average spending on virtual AGMs over the last few years.
<p><u>Physical / Virtual AGM</u> 44. Any plan to revert hybrid AGM meeting in the future since face to face meeting will enhance fluid conversation among all participants with direct interaction / engagement session. Secondly, doubt on any issue can resolve instantly. Aside from that, Bursa Malaysia also conducted AGM via hybrid mode of meeting and MSWG opined to conduct AGM meeting via hybrid mode. Hope the management will taken into my view for consideration and at the same time good corporate practice would benefit to the company ESG framework</p>	<ul style="list-style-type: none"> • Thank you for your feedback. We are constantly evaluating our practices with respect to organising a physical AGM, taking into consideration the best practices and guidelines provided by Bursa Malaysia and the Securities Commission. This is something we will work towards for future years. Please be assured that we are already adhering to all necessary best practices, ESG frameworks, and guidelines from Bursa Malaysia, including addressing MSWG

<p>45. Don't hide behind virtual AGM and talk like ostrich while avoiding facing shareholders. Meanwhile, all staffs are not allowed to work from home permanently. Human touch interaction is with scientific proven. If this is not truth as what management though, why peoples are still organizing event launching & team building physically? Please conduct physical AGM soonest.</p> <p>46. When will a physical AGM be resume? Tq</p> <p>47. Morning to the board, when will our company holds physically AGM since big brother, Bursa Bhd had held its physically AGM this year along with many other listed companies, it would be better for a face to face AGM for better humane interactions & surely the board would like it too unless the board don't like to meet up face to face for an annual AGM affairs!</p> <p>48. I kindly request that MRCB considers holding a Hybrid Annual General Meeting (AGM) for the coming year. This format would enhance interaction, transparency, accessibility, networking, and regulatory compliance, benefiting both shareholders and the company. Thank you for considering this request.</p>	<p>questions, making sure that all our shareholders questions are answered and other related matters.</p>
<p><u>Technical issues</u></p> <p>49. why is broadcasted sound in broken condition???</p>	<ul style="list-style-type: none"> • We have not had other feedback of this nature from any other shareholders, therefore it may be a localised internet network connectivity issue in your area, nevertheless, we apologise for any interruption due to any technical issue from our service provider, and we thank you for your patience and understanding.
<p><u>Hard copy of printed Integrated Annual Report</u></p> <p>50. Can I have a copy of current year financial report? Thank you.</p> <p>51. Please send hard copy annual reports to the following address, [REDACTED]</p> <p>52. I would like to request a printed hard copy of the company annual report</p> <p>53. Pls send me a copy of printed annual report, tq</p> <p>54. Morning BOD please send a copy of annual report to me. Please give ewallact or evouchers to those attend this meeting. Tq Annie Goh</p> <p>55. Can I have a hardcopy of the annual report to be sent to me?</p>	<ul style="list-style-type: none"> • Please provide your address by replying to this email at bsr.helpdesk@boardroomlimited.com. We will then send you hard copies of the annual reports.

<p>56. I had requested a print AR but had not received yet. Please send one to me at [REDACTED]</p>	
<div style="display: flex; justify-content: space-between;">QUESTIONSANSWERS</div>	
BOARD MATTERS	
<p>Gratuity 57. Since the deceased is not around anymore, why does the company propose a gratuity for him?</p>	<ul style="list-style-type: none"> • The resolution has been withdrawn.
<p>Board Allowance 58. Since our Board of Directors had decided not to give any door gift as appreciation of shareholders' efforts, time, cost and participation in the AGM, then it is advisable that Boards should also not be getting any fees for their work and in attending AGMs. Thank you for your support and understanding. 59. No door gift, no allowance for the directors who attended the AGM</p>	<ul style="list-style-type: none"> • No fees or allowances are provided to the board members who attend the AGM.
<div style="display: flex; justify-content: space-between;">QUESTIONSANSWERS</div>	
PROPERTY DEVELOPMENT & INVESTMENT	
<p><u>Bledisloe House, Auckland, New Zealand</u> 60. Update on Auckland project. News report mentioned that MRCB has taken additional project of rejuvenating Bledishoe House which is just beside Symphony Centre</p>	<ul style="list-style-type: none"> • MRCB is currently undertaking the refurbishment of Bledisloe House , which has a GDV of NZD137 million (approximately RM398 million). The building is a heritage building located right next to our TOD project called The Symphony Centre in Auckland CBD, notable for its 1950s modernist heritage façade, which cannot be altered. • The Bledisloe House project is seen as a complementary development to The Symphony Centre Project. • It is expected to attract small-medium enterprises, for example, legal practices, architects and those in the creative, arts, and design fields, due to its strategic location.

	<ul style="list-style-type: none"> • The development aims to create conducive working spaces within the overall development and is part of the broader masterplan for the area.
<p><u>9 Seputeh</u> 61. Any plan to enhance the development of 9 Seputeh ? and what is future plan for Parcel D at 9 Seputeh ? Thank you</p>	<ul style="list-style-type: none"> • We are continually striving to enhance the value proposition of all our developments, with a key focus on 9 Seputeh, which is a significant project for MRCB. We are currently in the planning stage for Parcel D, but the launch of this will be later in the future. • Our immediate attention is geared towards Parcel A, which is located next to Tria and closer towards the Mid Valley side of the development. We are particularly excited and confident about this upcoming launch and remain bullish about its prospects.
<p><u>VISTA & Residensi Tujuh</u> 62. To date what is the sales achieved for Residensi 7, Vista Gold Coast</p>	<ul style="list-style-type: none"> • As of the end of April 2024, for Residensi Tujuh, we have sold 60 units, representing 10% of the total units, equivalent to RM38 million. • Similarly, for Vista in Gold Coast, we have successfully sold 135 units, which makes up 48% of the total units, equivalent to AUD152 million.
<p><u>Unsold Units</u> 63. How many UNSOLD UNITS?</p>	<ul style="list-style-type: none"> • As of the end of December 2023, we had an inventory of 642 residential units, consisting of both completed unsold units as well as units still under construction, with a combined sales value of RM1.6 billion. • Despite this, we have been effectively increasing our sales and expect the number of unsold units to decrease moving forward

<p><u>PJ Sentral Development</u></p> <p>64. Did MRCB intends to initiate any legal action to one opposition state assemblyman who alleged misconduct element in respect of development rights on PJ Sentral?</p> <p>65. If the acquisition of PJ Sentral commercial development project being completed?</p> <p>66. How MRCB intend to finance the PJ Sentral commercial development project? Will the gearing level of the company being affected?</p> <p>67. Can update latest progress of PJ Sentral commercial development project?</p>	<ul style="list-style-type: none"> • No legal action will be taken regarding the matters discussed in the State Assembly due to the privilege granted for freedom of speech during these discussions. This decision is based on advice from external legal advisors. • The transactions were completed on 22nd December 2023. • The development of PJ Sentral will be financed via a blend of debt financing and internally generated funds. MRCB maintains a careful approach towards managing its debt levels to ensure its balance sheet strength. • Two new towers are planned to be launched in 2025; Tower 5 in Q2 and Tower 1 in Q4. These commercial towers will include a mix of small unit strata offices and general office spaces.
<p>QUESTIONS ANSWERS</p>	
<p>ENGINEERING, CONSTRUCTION & ENVIRONMENT</p>	
<p><u>Waste-to-energy (WTE)</u></p> <p>68. Any update on the WTE. MD review in the AR mentioned that the discussion with the government in ongoing</p>	<ul style="list-style-type: none"> • MRCB is currently in negotiations with the Malaysian government regarding the updates to waste-to-energy technology and the implementation of a zero-waste output system. The discussions are progressing well. • In the process of these negotiations, MRCB is thoroughly evaluating the most optimal technology for this project. The main considerations include achieving zero or minimised waste, fulfilling sustainability aspirations, efficiency, and cost-effectiveness. This approach aligns with the method already mentioned in our annual report.

<p><u>Building Design</u></p> <p>69. Most Consultant drawing are OVER DESIGN, drawing must forward to CONTRACTOR, DEFECT TEAM and MAINTENANCE TEAM for checking or COST CUTTING, which can SAVE COST up to many million, all building must design for EASY MAINTENANCE to SAVE COST, simple is beautiful, aesthetic outlook design come later.</p>	<ul style="list-style-type: none"> • We are incorporating low-maintenance and standardised designs into our building projects to reduce costs and improve quality for both buyers and the tenants of the building. • This approach forms part of our design requirement agenda and is implemented through a methodology we have been developing over the past few years.
<p><u>MRCB's Projects</u></p> <p>70. How many project in PROGRESS and how many project not yet START WORK</p> <p>71. How many project had BREAK EVEN?</p>	<ul style="list-style-type: none"> • MRCB has several construction projects in progress including LRT3 and the Muara Sungai Pahang project. The unbilled construction order book is RM15.7 billion and excludes the redevelopments of Shah Alam Stadium and Kuala Lumpur Sentral Station, and an additional 5 stations and other related infrastructure for LRT3. • Property development projects in progress include Alstonia Rahman Putra, Tujuh Residence in Kwasa Damansara , an industrial park in Chuping Valley, Perlis and Vista in Gold Coast Australia. • We also have upcoming development projects in Malaysia and New Zealand amounting to about RM 3.6 billion. • MRCB maintains high standards in project management and is particular about monitoring costs against revenue. We are careful in managing costs and are clear about costs and expected revenue, which is particularly important for the upcoming Q2.
<p><u>Construction Development Ratio</u></p> <p>72. For construction, what is the contribution ratio government n private sector?</p>	<ul style="list-style-type: none"> • MRCB's strategy is focused on large infrastructure projects where there is relatively less competition in the tender process. This results in a significant portion of our projects being associated with the

	<p>government or quasi-government entities, which account for approximately 50% of our overall order book.</p> <ul style="list-style-type: none"> • Moving forward, MRCB aims to expand into the industrial construction sector to increase our private sector order book.
<div style="display: flex; justify-content: space-between;"> QUESTIONS ANSWERS </div>	
FINANCIAL PERFORMANCE	
<p>Financials</p> <p>73. Why group reported lower revenues but staff cost increase</p>	<ul style="list-style-type: none"> • Despite a 20% decrease in revenue, Profit After Tax saw a significant increase of 89%, indicating an overall improvement in profitability. • The 11% increase in staff costs is attributed to bonuses being declared for the first time after the pandemic based on financial performance, and the recruitment of new personnel, who are integral to supporting and facilitating our growth and diversification plans for future business e expansion. Staff are very important for us to drive our businesses, especially getting the right skillsets in to drive our diversification programmes.
<div style="display: flex; justify-content: space-between;"> QUESTIONS ANSWERS </div>	
SHAREHOLDERS / INVESTORS	
<p>Dividends</p> <p>74. Shall shareholder anticipate higher dividend for the coming years?</p> <p>75. When to pay DIVIDEND and distribute TREASURY shares</p>	<ul style="list-style-type: none"> • MRCB has around 4.5 billion ordinary shares in circulation, meaning that every 1 sen declared in dividends equates to a payout of approximately RM44 million to shareholders. • In the second quarter of 2024, MRCB distributed the first and final single-tier dividend for the financial year ending 31st December 2023, amounting to 1.00 sen per ordinary share or a total of RM44.6 million. This dividend was paid on 20th May 2024.

	<ul style="list-style-type: none"> • Dividend declarations are carefully considered, taking into account the availability of funds, maintaining a strong balance sheet and the company's commitment to ensure continuous growth in profitability and shareholder value in future years. • The company does not currently intend to issue any new equity shares. Share buybacks are only undertaken if they can create shareholder value, arises and require shareholders' approval.
QUESTIONS	ANSWERS
MOVING FORWARD / STRATEGIES	
<p>Overall Business Outlook</p> <p>76. What's the future outlook and prospects of the company's property development ? Please advise</p> <p>77. May I know, what is the company's future outlook ?</p> <p>78. Good morning, what is the group's strategies to improve on the value of the company, moving forward?</p>	<ul style="list-style-type: none"> • The Group has a large pipeline of new projects, with RM3.6 billion of property launches earmarked in 2024. • An unbilled construction order book of RM15.3 billion and a RM30 billion external client construction tender book marking the emergence of a new project growth cycle for the Group. • Future growth drivers also include the redevelopments of Stadium Shah Alam and Kuala Lumpur Sentral Station, and the construction of five additional stations and other related works for the LRT3 project, all of which are currently undergoing negotiations with the relevant clients. • Other than transportation infrastructure projects, the Group is also targeting climate change adaptation projects, like flood mitigation, renewable and clean energy infrastructure, and water projects.
<p>2024 Outlook</p> <p>79. 2024 be better than 2023 or be worse?</p> <p>80. What is the grow engine for 2024? for construction what is the current outstanding order book? thanks</p>	<ul style="list-style-type: none"> • Over the past two years, the engineering and construction division primarily drove our revenue. Due to concerns about inflation, costs, and project delays during and after the COVID years, we deliberately

	<p>delayed our property launches. These resumed last year, now that we have a clear understanding of the construction industry's cost structure. We are now focusing on other jurisdictions and are more optimistic about securing concession projects and projects with recurring revenues. We constantly strive for improvement.</p>
<p><u>Data Center & Infrastructure & Renewable Projects</u></p> <p>81. Since the government promise to implement NETR and NIMP, does MRCB have plans to involve in data center or other infrastructure related to the government policy in developing Malaysia?</p> <p>82. Will MRCB had any plan to involve in Data Center business and partner with AI player like NVIDIA or Microsoft?</p> <p>83. Have company tender data center related job?</p>	<ul style="list-style-type: none"> • MRCB is actively venturing into new sectors, especially focusing on climate change adaptation projects which include flood mitigation, water rehabilitation, water recycling, and water treatment projects. We are also bidding for quotas from the government for solar panel developments, specifically under the LSS programmes which are overseen by the PETRA ministry. • Developing data centers is a key target for MRCB. However, at this moment, we plan to focus on building and developing them rather than operating them, as running a data center business requires specific skillsets that MRCB does not have. • MRCB has tendered for several jobs and is also discussing with interested parties about developing a few sites on a build-and-lease model, which we find more appealing than plain construction