

TELADAN SETIA GROUP BERHAD
[Registration No. 201901004975 (1314302-V)]
(Incorporated in Malaysia)

MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE COMPANY HELD ON A FULLY VIRTUAL BASIS VIDE THE ONLINE MEETING PLATFORM HOSTED ON SECURITIES SERVICES E-PORTAL AT [HTTPS://SSHSB.NET.MY/](https://sshsb.net.my/) PROVIDED BY SS E SOLUTIONS SDN. BHD. AT LEVEL 7, MENARA MILENIUM, JALAN DAMANLELA, PUSAT BANDAR DAMANSARA, DAMANSARA HEIGHTS, 50490 KUALA LUMPUR, WILAYAH PERSEKUTUAN ON FRIDAY, 27 AUGUST 2021 AT 10:00 A.M.

PRESENT

Directors	:	Mr. Roy Thean Chong Yew (<i>Chairman</i>) Mr. Teo Lay Ban Mr. Sia Ah Piew Mr. Teo Lay Lee Ms. Teo Siew May Mr. Annandan a/l Chandran Ms. Madeline Lee May Ming Ms. Foo Yit Lan
In Attendance	:	Mr. Jason Cheng Chia Ping (<i>Company Secretary</i>) Ms. Abby Ang Yen Pei (<i>Assisting the Company Secretary</i>) Mr. Simon Chong Kah Tah (<i>Assisting the Company Secretary</i>) Ms. Anis Farhanni Ahmad Fozi (<i>Assisting the Company Secretary</i>)
Shareholders	:	As per Attendance List
Proxy Holders	:	As per Attendance List
Corporate Representatives	:	As per Attendance List
Invitees	:	As per Attendance List

CHAIRMAN

Mr. Roy Thean Chong Yew ("**Chairman**") was in the chair and welcomed all participating the Extraordinary General Meeting ("**EGM**" or the "**Meeting**") of the Company remotely. The Chairman thereafter called the Meeting to order at 10:00 a.m.

The Chairman informed the Meeting that in line with the announcements made by the Prime Minister's Department as well as the implementation of Full Movement Control Order beginning 1 June 2021 and the revised Guidance Note and Frequently Asked Questions (FAQs) on the Conduct of General Meetings for Listed Issuers issued by the Securities Commission Malaysia, the EGM was conducted on a fully virtual basis via live stream webcast and online remote voting using the remote participation and voting facilities of Securities Services e-Portal ("**SSeP**") without any physical attendance.

The Chairman then introduced all the Directors, the Company Secretary and the Advisor from M&A Securities Sdn. Bhd. who joined the Meeting from their respective locations.

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QUORUM

The requisite quorum being present pursuant to Clause 19.2 of the Constitution of the Company, Chairman declared the Meeting duly convened.

PROCEEDINGS AND POLL VOTING

The Chairman informed the Meeting that in compliance with the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("**Bursa Securities**"), the voting for the Meeting was conducted by way of poll.

The Chairman informed the Meeting that the Company was using 20 August 2021 as the determinant date of the General Meeting Record of Depositors.

The Chairman apprised the Meeting that there were shareholders who were unable to participate in the Meeting and had appointed him to vote on their behalf. Accordingly, Chairman would be voting as their proxy in accordance with the voting instruction, where indicated.

The Chairman briefed the Meeting that there is no legal requirement for a proposed resolution to be seconded and the voting session would commence from the start of the Meeting and an additional five (5) minutes would be given for shareholders, proxies or corporate representatives to cast their vote after all questions and answers in relation to the sole item on the agenda and resolution had been dealt with.

Mr. Cheng Chia Ping, the Company Secretary informed that the Chairman would take the Meeting through the sole item on the agenda, then followed by a question-and-answer ("**Q&A**") session to respond to questions transmitted by shareholders and proxies.

He further informed the shareholders and proxies that questions or remarks in relation to the item on the agenda can be submitted through the text box underneath the live stream player within the SSeP and the same would be responded at the Q&A session.

The Meeting was further informed that SS E Solutions Sdn. Bhd. was the poll administrator and Commercial Quest Sdn. Bhd. was the appointed independent scrutineer to verify the results of the poll voting.

The Meeting noted on the voting procedure as explained by the step-by-step guide together with a short audio clip on the online voting module within the SSeP.

NOTICE OF THE MEETING

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

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1.0 PROPOSED BONUS ISSUE OF UP TO 241,589,400 WARRANTS ("WARRANT(S)") ON THE BASIS OF THREE (3) WARRANTS FOR EVERY TEN (10) EXISTING ORDINARY SHARES IN THE COMPANY ON AN ENTITLEMENT DATE TO BE DETERMINED LATER ("PROPOSED BONUS ISSUE OF WARRANTS")

The Chairman informed the Meeting that the sole item of the agenda was to seek approval of the Ordinary Resolution for Proposed Bonus Issue of Warrants.

The Meeting took note that the details of the proposal were provided in the Circular to Shareholders dated 12 August 2021 that was sent and published to the shareholders earlier.

Q&A SESSION

After having dealt with the sole item on the Agenda, Chairman proceeded to the Q&A session, the questions and answers were recorded and annexed hereto as '**Annexure A**'.

POLLING PROCESS

At this juncture, the Chairman requested shareholders, proxies and corporate representatives to submit their votes as the voting session would continue for another five (5) minutes.

The Meeting then proceeded with the casting of votes and verification of votes results by Independent Scrutineer, Commercial Quest Sdn. Bhd.

ANNOUNCEMENT OF POLL RESULTS

The Meeting resumed at 10:21 a.m. after the verification of poll results by the Independent Scrutineer. The results of the poll was shown on the screen as follows:-

Resolution	Voted in Favour		Voted Against		Results
	No. of Shares	%	No. of Shares	%	
<u>Ordinary Resolution</u> Proposed Bonus Issue of Warrant	604,253,332	100.0000	20	^	Carried

Remark

^ - Negligible

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Based on the above results of the poll voting, the Chairman declared that the following resolution be **CARRIED** and the Meeting **RESOLVED:-**

ORDINARY RESOLUTION

PROPOSED BONUS ISSUE OF UP TO 241,589,400 WARRANTS ON THE BASIS OF THREE (3) WARRANTS FOR EVERY TEN (10) EXISTING ORDINARY SHARES IN THE COMPANY ON AN ENTITLEMENT DATE TO BE DETERMINED LATER

THAT subject to the approvals of all relevant regulatory authorities being obtained, the Board of Directors of the Company ("**Board**") be and is hereby authorised to issue and allot of up to 241,589,400 Warrants on the basis of three (3) Warrants for every ten (10) existing ordinary shares in Teladan ("**Teladan Shares**") held by the shareholders whose names appear on the Record of Depositors of the Company as at the close of business on the entitlement date to be determined and announced later;

THAT fractional entitlements arising from the Proposed Bonus Issue of Warrants, if any, will be disregarded and the aggregate of such fractions shall be dealt with in such manner as the Board shall in its absolute discretion deem fit or expedient and in the best interest of the Company;

THAT up to 241,589,400 Warrants be allotted and issued in registered form and constituted by a deed poll to be executed by the Company constituting the Warrants ("**Deed Poll**");

THAT the Board be and is hereby authorised to enter into and execute the Deed Poll on behalf of the Company with full powers to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or imposed by the relevant authorities or deemed necessary by the Board, and subject to all provisions and adjustments contained in the Deed Poll, to assent to any modifications and/or amendments to the exercise price, exercise period and/or number of Warrants ("**Additional Warrants**") as may be required or permitted to be revised as consequence of any adjustments under the provisions of the Deed Poll with full power to implement and give effects to the terms and conditions of the Deed Poll, and to take all steps as the Board deems fit and/or expedient in order to implement, finalise and give full effect to the Deed Poll;

THAT the new Teladan Shares to be issued and allotted arising from the exercise of the Warrants and/or the Additional Warrants shall, upon allotment and issuance, rank equally in all respects with the existing Teladan Shares, save and except that the new Teladan Shares to be issued and allotted arising from the exercise of the Warrants and/or the Additional Warrants will not be entitled to participate in any rights, allotments, dividends, and/or other distributions that may be declared, made or paid to the shareholders of the Company, where the entitlement date is before the date of allotment and issuance of such new Teladan Shares;

THAT the proceeds raised from the exercise of the Warrants, if any, be utilised for the purposes set out in the Circular to shareholders of the Company dated 12 August 2021 and the Board be authorised with full power to vary the manner and/or purpose of utilisation of such proceeds in such manner as the Board may deem fit, necessary and/or expedient, subject (when required) to the approval of the relevant authorities;

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AND THAT the Board be and is hereby authorised to sign and execute all documents, do all things and acts as may be required to give effect to the Proposed Bonus Issue of Warrants with full power to assent to any condition, modification, variation and/or amendment in any manner as may be required or permitted by the relevant authorities or at the Board may deem necessary in the interest of the Company and to deal with all matters relating thereto and to take all such steps and do all acts, deeds and things for and on behalf of the Company in any manner as they may deem fit or necessary or expedient to implement, finalise and give full effect to the Proposed Bonus Issue of Warrants.

CONCLUSION

There being no other business, the Chairman concluded the Meeting at 10:25 a.m. and thanked all present for their attendance.

SIGNED AS A CORRECT RECORD

-duly signed-

MR. ROY THEAN CHONG YEW
CHAIRMAN

Dated: 27 August 2021

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Annexure "A"

RESPONSES TO THE LIVE QUESTIONS RECEIVED DURING THE EXTRAORDINARY GENERAL MEETING ("EGM") OF THE COMPANY HELD ON FRIDAY, 27 AUGUST 2021

No.	Name	Shareholder / Proxy	Questions	Answers
1.	Kok Sak Lin	Shareholder	In this difficult pandemic period, please give e-Wallet credits (e.g.: Touch 'n Go) for us as loyal minority shareholders voting today.	Mr. Teo Lay Ban (" Mr. Teo "), the Managing Director of the Company replied that the Company would consider giving e-Wallet credits as door gift at the forthcoming Annual General Meeting but not for EGM for the time being.
2.	Teo Boon Tong	Shareholder	<p>1) How about those shareholders e.g.: with 65,000 ordinary shares with the odd lots of Warrants?</p> <p>2) What is the implication based on the Movement Control Order ("MCO") /Conditional MCO for the forthcoming quarter?</p> <p>3) Any timeframe for the Company to propose to transfer to Main Board of Bursa Malaysia Securities Berhad ("Bursa Securities") based on the latest good quarter and Proposed Bonus Issue of Warrants?</p>	<p>1) Ms. Rachel Ho, the representative from M&A Securities Sdn. Bhd. responded that any fractional entitlement of Warrants would be disregarded and decided by the Board of Directors in the best interest of the Company. She illustrated that a shareholder who hold 65 ordinary shares would entitle to 19 Warrants and the fractional entitlement of 0.5 Warrant would be disregarded.</p> <p>2) Mr. Teo replied that the construction works have resumed since early August 2021 and sales of property are moving. He shared that most of the sales were transacted online and viewings were conducted virtually since MCO 1.0.</p> <p>However, the Company was unable to ascertain the financial implications prior to closing of the current quarter ending 30 September 2021.</p> <p>3) Mr. Teo replied that the Company was newly listed on the ACE Market of Bursa Securities and was getting accustomed to the Listing Requirements of Bursa Securities and other related rules and regulations. The Company would aim to achieve the goal of transfer listing to Main Market of Bursa Securities.</p>