



RESPONSES TO QUESTIONS RECEIVED

IN RELATION TO THE 15TH ANNUAL GENERAL MEETING ("AGM") OF THE COMPANY

UEM SUNRISE BERHAD ("THE COMPANY")

200801028815 (810144-W)

A. Questions received from Minority Shareholders Watch Group ("MSWG")

– Operational/Financial Matters

Question 1

Setia Haruman Sdn. Bhd., ("SHSB"), the Group's associate company reported a much higher revenue of RM98.5 million in FY2022 as compared to RM62.5 million in FY2021.

However, SHSB reported a much lower profit before tax, ("PBT") of RM11.6 million in FY2022 as compared to PBT of RM53.8 million in FY2021. (Page 315 of IAR).

(a) Why did SHSB record a higher revenue but a lower PBT in FY2022?

(b) What is the outlook of SHSB in FY2023?

Response

- (a) In FY2021, SHSB recognised a one-off gain on disposal of certain assets, which was recognised under other income. For FY2022, the profit margin normalised without the one-off gain.
- (b) SHSB is expected to contribute positively to our FY2023 results mainly from its ongoing land monetisation exercise.

Question 2

Nusajaya Tech Park Sdn. Bhd., (“NTPSB”), the Group’s joint-venture company reported a much higher profit of RM31.3 million in FY2022 as compared to a loss of RM0.7 million in FY2021. (Page 320 of IAR).

- (a) Why did NTPSB report a much higher profit in FY2022?**
- (b) Can NTPSB continue to record high profit in FY2023? If not, why?**

Response

- (a) The profit was mainly contributed by land sales which materialised in FY2022.
- (b) There has been strong interest from investors for the industrial properties within the Nusajaya Tech Park. NTPSB is in the process of completing the transaction to acquire a further 234.5 acres of lands for the extension of the Nusajaya Tech Park development (as per our announcement to Bursa Malaysia dated 15 December 2022). As such, we expect NTPSB to continue to contribute positively to our FY2023 results.

Question 3

Total Sales in 2022 from digital platform has decreased to 23% in FY2022 from 51% in FY2021. (Page 53 of IAR).

- (a) What were the reasons for the lower sales from the digital platform in FY2022?**
- (b) Is the lower trend expected to continue in FY2023? If yes, why?**
- (c) What are the plans to further improve the sales from the digital platform in FY2023.**

Response

- (a) During the pandemic, leads were primarily generated through digital channels. Sales from these channels were proportionately higher. As the country progressed into endemicity, prospects returned to offline channels, word of mouth (recommendations and/or referrals) with preference towards face-to-face interactions. Visits to show units increased. Notwithstanding the trend, digital channels remain crucial especially in terms of targeted lead generation and will continue to be an essential component of our marketing strategy.
- (b) We do not expect the lower trend to continue this year. We look forward to a more balanced distribution of sales between our online and offline channels. As we continuously strive to enhance and improve our online customer journey, we anticipate to see an increase in online reservations over time.
- (c) We have conducted a thorough review of our online customer journey and have identified several enhancements that are currently in our pipeline. These include:
 - implementation of online forms i.e. online quotations;
 - improvements to our loan checking journey and process; and
 - the introduction of online reservation capabilities via our official website.

Question 4

In early 2022, The Group signed up with Paddle Battle, which is interested in leasing up to 1,680 square meters (18,083 square feet) of the Group's retail area on the Lower Ground Floor of Aurora Melbourne Central. Paddle Battle is expected to be operational in the second half of 2023. (Page 126 of IAR).

- (a) What is the expected yearly rental income from leasing the Lower Ground Floor of Aurora Melbourne Central?**
- (b) How long is the lease agreement with Paddle Battle?**

Response

- (a) As per the lease agreement, the gross rental for the area is AUD1.3 million per annum.
- (b) The lease term is for fifteen (15) years with a further term of three (3) years.

Question 5

The Group has sold industrial plots in phase 3 of SiLC and recognised RM173.7 million (33 industrial plots) for FY2022 and sell non-strategic lands in Mersing, Johor and Seputeh, Kuala Lumpur, as well as a few pocket lands amounting to RM133.4 million also in FY2022. (Page 85 of IAR).

- (a) Please explain what strategic land sales are and its difference from sales of development land?**
- (b) Which of the land sales mentioned above is considered strategic land sales and sales of development land respectively?**
- (c) What is the financial impact on the Group arising from the disposal of SiLC land, lands in Mersing, Seputeh and a few pockets of lands respectively?**

Response

- (a) Strategic lands are lands that have been identified as tactical in nature in terms of location and connectivity, within the ambit of a particular development's master plan. The Group resorted to selling strategic lands to entities and/or partners to leverage on their capabilities and resources in conforming to our township development master plan.

Development lands are lands which have been improved with the appropriate infrastructure connectedness and further subdivided into smaller plots with the intention of selling them to interested buyers and/or investors.

- (b) An example of a strategic land sale is the sale of the 234.5 acres of land to NTPSB as mentioned in our answer for question 2(b) above.

The sale of the industrial plots in phase 3 of SiLC referred to in the question above is an example of a development land sale.

- (c) The total revenue from the sale of strategic and development lands amounted to RM307.09 million, which generated gross profits of RM65.39 million in FY2022. Further information is detailed out in Note 3 and 4, on pages 298 and 299 of the IAR.

B. Questions received from shareholders prior to the AGM

Shareholder 1

For the development in Forest Heights, Seremban, how many units have yet to be taken up at Broadhill dan Arden Hill Phase 1? How much is the construction cost and when will the entire development be completed?

Response

Broadhill, phases 1 and 2 totaling 333 units are 98% taken up as of 29 May 2023 leaving a balance of 8 units unsold. Arden Hill Phase 1, which offers 218 units in total, is 99% taken up with a balance of 3 units unsold. The entire development of Forest Heights is expected to be completed in 2030. The construction cost is within industry standards and competitively sourced.

(Translation in English)

Shareholder 2

Any gift this year for those who are present at the virtual AGM?

Response

After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

C. Questions received from shareholders, proxies and/or corporate representatives during the AGM

No	Question	Answer
1.	<p>1. Dear Board of Directors - Kindly give us some e-vouchers, food vouchers or e-wallets (no discount vouchers, please) for being a loyal shareholder and attending this meeting. Times are so bad now that people have to go to Toyota Car Service Centre to bring back toilet paper. Please be considerate to us as shareholders during these trying times. Thank you.</p> <p>2. Mr. Chairman - Do not use Boardroom for RPV in the future. It is not integrated and doesn't allow us to vote when the meeting starts. We need a separate app for RPV. Complaints made to Boardroom Senior Management are ignored. Use Securities Services or Tricor in the future. Thank you.</p> <p>3. Mr. Chairman - Kindly allow us to vote when the meeting starts and not keep us waiting long. Thank you.</p>	<p>1. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p> <p>2. UEMS has successfully held its past three AGMs by deploying the remote participation voting facilities provided by Boardroom Share Registrars Sdn Bhd. Boardroom Share Registrars Sdn Bhd, a leading regional Corporate Secretarial/AGM services provider, partners with Lumi, a third party meeting platform provider to deliver the technology components of a meeting. Lumi has a good track record and has not encountered any technology disruptions in the past years. Lumi has also given assurance that their virtual meeting platform can support up to 10,000 shareholders concurrently, which meets most of the large listed companies' requirements. Boardroom Share Registrars Sdn Bhd have not encountered any technology disruptions in their past AGMs.</p> <p>3. The poll voting will be opened at 10am.</p>

No	Question	Answer
2.	Kindly consider giving light refreshments (e-voucher and/or e-wallet and/or Grab Food) to attendees for this annual event.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
3.	Is there any door gift for this year's AGM?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
4.	Is there any door gift?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
5.	Is there any door gift?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
6.	Is there any door gift?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
7.	Is there any door gift?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
8.	Good morning, Dato' Chairman and Board of Directors. I wish to request e-wallets as a token of appreciation for today's AGM for the attendees in light of the holy month of Ramadhan. Thank you very much.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
9.	<ol style="list-style-type: none"> 1. How much does the company spend on this virtual AGM? 2. Would the Board of Directors kindly give e-food voucher as a token of appreciation for taking time and effort to participate in today's RPV? 	<ol style="list-style-type: none"> 1. The cost spent for this AGM is around RM75,200. 2. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
10.	<p>1. Mr. Chairman, I am a long-time and loyal shareholder of the company. I would like to request that the Board of Directors kindly give me an e-food voucher as a token of appreciation for taking time to attend today's RPV.</p> <p>2. I would like to request a printed hard copy of the company's annual report.</p>	<p>1. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p> <p>2. We will send the printed copy of the Integrated Report 2022 to you. Thank you.</p>
11.	<p>1. How much profit was made this year, and when will dividend to be paid?</p> <p>2. Is there any reward for the participants to encourage support for the virtual meeting?</p>	<p>1. We do not provide profit forecast for the current or future financial years. In terms of dividend, our policy is to pay out between 20% to 40% of the Company's consolidated realised profit after tax and minority interests subject to the availability of distributable reserves and adequate free cash flow from operations.</p> <p>2. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p>
12.	Can the Board of Directors give e-food voucher as a token of appreciation for attending today's RPV. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
13.	I am a long-time shareholder and I would like to request for e-voucher as a token of appreciation for attending today's meeting.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
14.	<p>1. Outlook on page 42 of the Annual Report states that "Despite the challenges, we remain focused on strengthening our competitive advantages and capitalising on opportunities in the various market segments we have presence in." Can the CEO please share what are the unique competitive advantages our Company has?</p> <p>2. We only achieved sales of RM924 million in FY2022, which is quite far away from the target of RM1.5 billion, partly due to delays in project launches. What caused the lower sales and the delay in launches?</p> <p>3. Our company is monetising non-strategic assets, and at the same time, we are also raising substantial debts from Islamic MTN. Why do we need to raise so much capital? What is the plan for these raised capitals?</p>	<p>1. We are a flagship company for township and property development for Khazanah Nasional Berhad. We offer diverse property portfolios and have an availability of landbank of approximately 8,500 acres. Our potential pipeline GDV is RM106 billion and we are a constituent of the FTSE4Good of Bursa Malaysia which only ESG driven companies are listed in. We listed our competitive advantages on page 18 of the 2022 Integrated Report.</p> <p>2. Our sales in 2022 were impacted by delays in securing the relevant authorities' approvals for our new product launches. The setback affected our planned schedule resulting in a total GDV launch of RM 517 million in 2022. We focused on monetising our inventories and new launches.</p> <p>3. The monetisation of the non-strategic assets is in progress and is subject to various authorities' approvals thus taking time to complete. In addition, we are also expanding our landbank in Central. Both the Sukuk and the proceeds from the monetisation exercise are required to meet our financial needs.</p>

No	Question	Answer
15.	Kindly provide an e-voucher (i.e., Touch 'n Go amounting to RM100) to shareholders who attend the AGM. Thank you very much.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
16.	<p>1. Hope online AGM will continue in the future so more shareholders can join in.</p> <p>2. Open voting immediately when AGM starts. Do not waste time.</p>	<p>1. We take note. Thank you.</p> <p>2. The poll voting will be opened at 10am.</p>
17.	Is there any door gift for shareholders as a token of appreciation?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
18.	<p>1. Based on the Balance Sheet, the Land held for Property Development stands at RM5.158 billion.</p> <p>(a) Can management please provide a rough breakdown of the location of these lands and their amount?</p> <p>(b) Understand that this value is at cost. What is the value of these lands if it is</p>	<p>(a) UEM Sunrise holds 49% of our landbank in Southern, 48% in Central and 3% international.</p> <p>(b) Land is held at cost, and we are not able to disclose the value of the lands at market value.</p>

No	Question	Answer
	<p>to be revalued to its market value?</p> <p>(c) In FY2022, our Company sold RM307 million worth of non-strategic lands. What is the disposal gain or loss on these transactions?</p> <p>2. While our Company may be best known as the master developer for the Iskandar Puteri area. However, the development progress in Iskandar Puteri is slow. In other areas and markets, we seem to be lagging behind to other bigger players in terms of size and brand. Can the CEO please comment?</p> <p>3. While it is good to see our Company return to profit; however, our company's ROE is still very low at only 1.2% in FY2022. Why is our ROE so low?</p> <p>4. What will be the impact to the Group on the recently announced requirements for property developers to build at least 30% of affordable houses for big projects?</p>	<p>(c) Gross profits from the land sales were RM65.39 million in FY2022.</p> <p>2. We are always on the lookout for expansion opportunities and land that provides value to our buyers and shareholders while building our project and sales pipeline. We will consider geographical expansion opportunities, be it local or international, if they are aligned to our corporate strategy and commercial objectives. This can be seen from the recent acquisition of lands in Taman Connaught, Section 13 Petaling Jaya, as well as the Kelana Jaya land that was announced on 6 June 2023.</p> <p>3. Our ROE or return on equity is low as our equity base is large at RM7 billion mainly due to the large landbank in Southern, in particular Iskandar Puteri. We are looking to address this and improve our ROE moving forward.</p> <p>4. Affordable housing requirements are not new. Different states have different quota of affordable housing that needs to be developed. In fact, in Johor, the requirement is 40%. We have always been complying with the requirements set by the authorities.</p>

No	Question	Answer
19.	Is there any door gift for shareholders?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
20.	Hope the Board of Directors will give us faithful and sincere shareholders shopping vouchers or e-vouchers. Thanks.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
21.	Is there any door gift given to shareholders that spend some time attending today's AGM?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
22.	Good morning. Did the Board of Directors consider giving out door gifts such as e-vouchers or e-wallets to those attending this AGM. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
23.	Would a token of appreciation be given to shareholders who have taken their time and effort to attend this AGM?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
24.	Good morning. Did the Board of Directors consider giving out door gifts such as e-vouchers or e-wallets to those attending this AGM. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
25.	Good morning, Board of Directors, please send a copy of the annual report to me. Please give e-wallets or e-vouchers to those attending this meeting. Thank you.	<p>We will send the printed copy of the Integrated Report to you.</p> <p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p>
26.	<p>1. No sound.</p> <p>2. Internet connection on and off.</p>	Poll administrator has contacted the shareholder during the meeting.

No	Question	Answer
27.	<p>1. My friend sent an email to the Boardroom before the meeting. I hope the Boardroom can follow Tricor, Securities Service and Mega Corp, even while the meeting is going online. As shareholders they allow us to attend the said meeting. Thank you.</p> <p>Head, Stakeholder Management shareholder Boardroom Share Registrars Sdn. Bhd. replied that the registration to attend the UEM Sunrise AGM scheduled for tomorrow 7th June 2023 is now closed. I hope you can register earlier for next year's AGM.</p> <p>2. Dear Chairman / Board of Directors, kindly do not use Boardroom for future virtual meetings. Their system is not integrated, and their service is unfriendly. As shareholders, we have to hunt for their email just to get the login details and cannot vote when the meeting starts. And as shareholders, we also have to register 48 hours before the meeting.</p> <p>Unlike Tricor, Securities Services and Mega Corporate Services, even while the</p>	<p>1. We take note of your comment and will consider to allow the registration on the day of the meeting.</p> <p>2. UEMS has successfully held its past three AGMs by deploying the remote participation voting facilities provided by Boardroom Share Registrars Sdn Bhd. Boardroom Share Registrars Sdn Bhd, a leading regional Corporate Secretarial/AGM services provider, partners with Lumi, a third party meeting platform provider to deliver the technology components of a meeting. Lumi has a good track record and has not encountered any technology disruptions in the past years. Lumi has also given assurance that their virtual meeting platform can support up to 10,000 shareholders concurrently, which meets most of the large listed companies' requirements. Boardroom Share Registrars Sdn Bhd have not encountered any technology disruptions in their past AGMs.</p>

No	Question	Answer
	meeting is going online as a shareholder, they allow us to attend the said meeting.	
28.	Good morning. Did the Board of Directors consider giving out door gifts such as e-vouchers or e-wallets to those attending this AGM. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
29.	I would like to request for e-voucher as a token of appreciation for attending today's meeting.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
30.	Please give us a door gift similar to last year's.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
31.	Good morning to the Board, would the attendees of today's AGM be given door gifts?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
32.	Can the Board hold a hybrid AGM for the coming year?	We observed that many public listed companies have started to conduct hybrid meetings. We will consider the possibility of conducting a hybrid meeting in the future provided the technology needed to support seamless, stable and secure meetings by hybrid mode has reached a more matured state and become more well-established.
33.	<p>1. Why is the share price not performing?</p> <p>2. Please provide an e-voucher as a door gift.</p>	<p>1. The Company will do its best to improve its fundamentals and financial performance, which we are on track considering the achievements of the 1st phase of Triage. For now, the Company is to deliver the pipelines and sales, as per the GDV target of RM2.5 billion and sales target of RM1.5 billion. Note however that the share price is subject to many external factors such as political, economic and market sentiment; and these are beyond our control.</p> <p>2. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p>
34.	Please give us some door gifts.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
35.	<p>I noticed that I could not find the history record of my vote submission on the Boardroom Registrar website. Other registrar companies' websites provide a clear record of vote submissions that shareholders can easily access. I need to contact Boardroom via email every time for my vote submission records, and it is very inconvenient to me and not transparent at all. Sometimes I am not even sure if my vote was submitted successfully or not. Can the Company look into this matter for shareholders like me? Thank you very much for your attention.</p>	<p>Individual historical voting record feature for shareholders is currently not available. Boardroom Share Registrars Sdn Bhd noted on your suggestion and will make the necessary consideration of the matter. Your feedback is highly appreciated. Thank you.</p>
36.	<ol style="list-style-type: none"> 1. Why not build another causeway to collect tolls between Singapore and Johor, as the congested areas have been a nightmare for so many years? 2. Build condos with minimum facilities, as many people spend time on their mobile phones rather than using facilities. 3. Consultants always overdesign, get a design, and build a team to check through the design. This can save costs up to a few million; the 	<ol style="list-style-type: none"> 1. This is a government-to-government issue. We are not in a position to comment. 2. We take note. Thank you. 3. We take note. Thank you.

No	Question	Answer
	<p>design should be easy to maintain and practical; ensure no waste.</p> <p>4. I have supported company shares since 40 years ago, during the time of architect Tong Kok Mau. Please reward some refreshments via e-wallet. Thank you.</p> <p>5. Build another causeway and all property will be sold.</p> <p>6. Request that the auditor and Registrar contribute some refreshments to the participants.</p> <p>7. Allow some budget for refreshments from BOD meeting fees.</p> <p>8. Maintain virtual meetings in order to save the budget for refreshments.</p>	<p>4. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p> <p>5. This is a government-to-government issue. We are not in a position to comment.</p> <p>6. We take note. Thank you.</p> <p>7. We take note. Thank you.</p> <p>8. We take note. Thank you.</p>
37.	Please send me a printed copy of the Annual Report. Thank you.	We will send the printed copy of the Integrated Report to you.

No	Question	Answer
38.	Please give us some door gifts, e-vouchers or e-wallets for attending this RPV as a token of appreciation. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
39.	Please give us some door gifts, e-vouchers or e-wallets for attending this RPV as a token of appreciation. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
40.	Please give us some door gifts, e-vouchers or e-wallets for attending this RPV as a token of appreciation. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
41.	Please give us some door gifts, e-vouchers or e-wallets for attending this RPV as a token of appreciation. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
42.	<p>Good morning, Mr. Chairman. Shareholders attending this AGM are expecting an e-voucher. Be grateful for their support and time. Thank you.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p>
43.	<p>Please give us some door gifts, e-vouchers or e-wallets for attending this RPV as a token of appreciation. Thank you.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p>
44.	<p>Dear Chairman / Board of Directors, kindly do not use Boardroom for future virtual meetings. Their system is not integrated, and their service is unfriendly. As shareholders, we have to hunt for their email just to get the login details and cannot vote when the meeting starts. And as shareholders, we also have to register 48 hours before the meeting.</p> <p>Unlike Tricor, Securities Services and Mega Corporate Services, even while the meeting is going online as a shareholder, they allow us to attend the said meeting.</p>	<p>UEMS has successfully held its past three AGMs by deploying the remote participation voting facilities provided by Boardroom Share Registrars Sdn Bhd. Boardroom Share Registrars Sdn Bhd, a leading regional Corporate Secretarial/AGM services provider, partners with Lumi, a third party meeting platform provider to deliver the technology components of a meeting. Lumi has a good track record and has not encountered any technology disruptions in the past years. Lumi has also given assurance that their virtual meeting platform can support up to 10,000 shareholders concurrently, which meets most of the large listed companies' requirements. Boardroom Share Registrars Sdn Bhd have not encountered any technology disruptions in their past AGMs.</p> <p>We take note of your comment and will consider to allow the registration on the day of the meeting.</p>

No	Question	Answer
45.	Kindly send me a copy of the latest Annual Report. thank you.	We will send the printed copy of the Integrated Report to you.
46.	Good day, Mr. Chairman, as an appreciation for the shareholders' loyal support and time, kindly extend an e-voucher or e-wallet for the shareholders attending this AGM. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
47.	Any door gift this year?	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.
48.	Hi Mr. Chairman, any door gifts for shareholders who attending this AGM as an appreciation for their time and support. Dividends are the daily and yearly operations of the Board of Directors and management. Thank you.	After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend, or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.

No	Question	Answer
49.	<p>Does the Company carry out any CSR activities? If yes, how much? It is disheartening that the shareholders rank below the recipients of your CSR activities as you decide to withdraw our door gifts for participating in this virtual meeting (and future meetings as you stated just now). Not sure why this change of heart is for the worse. Please rethink the move.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives who register, attend or participate at this meeting. Moving forward, we will no longer be giving any door gift or meal voucher. We believe that, in acknowledging the crucial role that our shareholders have played in our success, it will be more meaningful to focus our resources towards rewarding our shareholders in the form of dividend distribution.</p>
50.	<p>Currently, there seem to be just too many shopping malls in Klang Valley and in just one area, half of the dozens of developers are building residences etc. How would UEM Sunrise address the overcrowding issue in Klang Valley and what makes UEM Sunrise stand out among the crowd of developers?</p>	<p>Commercial development is part of our property development portfolio. We have been proactive in identifying market trends and competition, value proposition and are aware of our competitive and branding advantage. Publika, for example, has been successfully serving the needs of the community within Mont’Kiara and the adjacent area. In making UEM Sunrise stands out, we relooked at our leasing strategy, refreshed our product offerings, and provide entertainment-based experience for our mall visitors through placemaking activities. We also considered collaborations with trendy and popular brands. In short, we will continue to develop commercial assets vis-a-vis the current competitive landscape. Moving forward however, our commercial development will be more carefully curated to ensure they are well suited to the needs of the communities we are building, sustainable in the long run in terms of yield, and have a clear exit strategy for monetisation, if any.</p>

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