



Malton Berhad
Registration No. 199401035205 (320888-T)

Minutes of the 28th Annual General Meeting held on 22 November 2023

Minutes of the Twenty-Eighth Annual General Meeting of Malton Berhad (Company) held and conducted on a virtual basis through live streaming and online remote participation and voting from broadcast venue at Level 19, Pavilion Tower, No. 75, Jalan Raja Chulan, 50200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Malaysia using Remote Participation and Voting (RPV) facilities via online meeting platform at www.swsb.com.my provided by ShareWorks Sdn Bhd in Malaysia on Wednesday, 22 November 2023 at 10.00 a.m.

ATTENDANCE

DIRECTORS: Mr Guido Paul Philip Joseph Ravelli (Chairman of Meeting)
Tan Sri Lim Siew Choon
Puan Sri Tan Kewi Yong
Mr Chua Thian Teck
Datuk Hong Lay Chuan
Dato' Siew Mun Wai
Mr Arunasalam A/L Muthusamy
Encik Baharum Bin Harun

SECRETARY: Ms Hor Shiow Jei

AUDITORS: Datuk Lim Chu Guan and Mr Marcus Wong presented Deloitte PLT

MEMBERS/PROXIES: As per attendance list

WELCOME NOTE

The Chairman of Meeting welcomed the members and proxies who participated the 28th Annual General Meeting of the Company (28th AGM) conducted on a virtual basis through live streaming and online remote participation and voting from broadcast venue at Level 19, Pavilion Tower, No. 75, Jalan Raja Chulan, 50200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Malaysia using Remote Participation and Voting (RPV) facilities via online meeting platform at www.swsb.com.my provided by ShareWorks Sdn Bhd in Malaysia. He introduced the members of the Board of Directors of the Company, the Company Secretary as well as the auditors from Deloitte PLT.

QUORUM

Having confirmed that the requisite quorum was present, the Chairman of Meeting declared the meeting duly convened and called the meeting to order.

NOTICE OF THE 28TH AGM

The notice of the 28th AGM which was circulated to the shareholders and published in The New Straits Times on 31 October 2023 was taken as read with the consent of the shareholders and proxies in attendance.



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VOTING PROCESS

The Chairman of Meeting informed that, in compliance with Paragraph 8.29 (1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions to be tabled at the meeting will be decided by way of poll voting.

The Chairman of Meeting further informed that ShareWorks Sdn Bhd and SharePolls Sdn Bhd have been appointed the Poll Facilitator and Scrutineer respectively for the polling exercise for the meeting.

The Chairman of Meeting then announced the commencement of the voting session for all the resolutions. The Poll Facilitator then proceeded to explain the electronic/remote poll voting process via a video presentation.

After the video presentation on electronic/remote poll voting process, the Chairman of Meeting reminded persons connected to all the directors of Malton Berhad and its subsidiaries to abstain from voting in respect of their direct and indirect shareholdings for Ordinary Resolution 9 on Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions in respect of Sale of Trading Stock Properties. As for Ordinary Resolution 10 on Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions in respect of Construction Related Services and Project Management Services, persons connected to Tan Sri Lim Siew Choon and Puan Sri Tan Kewi Yong must abstain from voting in respect of their direct and indirect shareholdings.

AGENDA OF THE 28TH AGM

Prior to tabling the agenda of the meeting, the Chairman of Meeting informed all those present that they may begin to submit questions relating to the agenda. The questions will be addressed after the tabling of the agenda and presentation of questions and answers from the Minority Shareholders Watch Group (MSWG).

1. FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 30 JUNE 2023 TOGETHER WITH THE DIRECTORS' REPORT AND REPORT OF THE AUDITORS THEREON

The first item of the agenda is to lay the Financial Statements of the Company for the year ended 30 June 2023 together with the Directors' Report and Report of the Auditors thereon. The Chairman informed that this item is meant for discussion pursuant to Section 340 (1) of the Companies Act, 2016 and does not require shareholders' approval and hence, will not be put to vote.

2. ORDINARY RESOLUTION 1 TO APPROVE THE DIRECTORS' FEES, ALLOWANCE AND BENEFITS PAYABLE TO NON-EXECUTIVE DIRECTORS AS SET OUT IN THE EXPLANATORY NOTES FOR THE PERIOD FROM THE CONCLUSION OF THE 28TH AGM OF THE COMPANY UNTIL THE CONCLUSION OF THE NEXT ANNUAL GENERAL MEETING (AGM) OF THE COMPANY

Approval of the shareholders is required for the payment of Directors' fees, allowance and benefits to non-executive directors as set out in the explanatory notes for the period from the conclusion of the 28th AGM of the Company until the conclusion of the next AGM of the Company.

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3. ORDINARY RESOLUTION 2
TO RE-ELECT DATUK HONG LAY CHUAN WHO RETIRES BY ROTATION PURSUANT TO ARTICLE 86 OF THE COMPANY'S CONSTITUTION

Datuk Hong Lay Chuan, who retires by rotation pursuant to Article 86 of the Company's Constitution and being eligible, has offered himself for re-election.

4. ORDINARY RESOLUTION 3
TO RE-ELECT DATO' SIEW MUN WAI WHO RETIRES BY ROTATION PURSUANT TO ARTICLE 86 OF THE COMPANY'S CONSTITUTION

Dato' Siew Mun Wai, who retires by rotation pursuant to Article 86 of the Company's Constitution and being eligible, has offered himself for re-election.

5. ORDINARY RESOLUTION 4
TO RE-ELECT MR ARUNASALAM A/L MUTHUSAMY WHO RETIRES PURSUANT TO ARTICLE 84 OF THE COMPANY'S CONSTITUTION

Mr Arunasalam A/L Muthusamy, who retires pursuant to Article 84 of the Company's Constitution and being eligible, has offered himself for re-election.

6. ORDINARY RESOLUTION 5
TO RE-ELECT ENCIK BAHARUM BIN HARUN WHO RETIRES PURSUANT TO ARTICLE 84 OF THE COMPANY'S CONSTITUTION

Encik Baharum Bin Harun, who retires pursuant to Article 84 of the Company's Constitution and being eligible, has offered himself for re-election.

7. ORDINARY RESOLUTION 6
TO RE-APPOINT DELOITTE PLT, WHO HAVE INDICATED THEIR WILLINGNESS, AS AUDITORS OF THE COMPANY AND TO HOLD OFFICE UNTIL THE CONCLUSION OF THE NEXT ANNUAL GENERAL MEETING OF THE COMPANY AND TO AUTHORISE THE DIRECTORS TO FIX THEIR REMUNERATION

Approval of the shareholders are required for the re-appointment of Deloitte PLT, who have indicated their willingness, as Auditors of the Company and to hold office until the conclusion of the next annual general meeting of the Company and authorization for the directors to fix the remuneration of the auditors.

8. ORDINARY RESOLUTION 7
AUTHORITY FOR THE DIRECTORS TO ISSUE SHARES PURSUANT TO SECTION 75 AND 76 OF THE COMPANIES ACT, 2016

If this resolution is APPROVED, directors will have a renewed authority to issue shares not exceeding 10% of the total share capital of the Company or up to the threshold approved by Bursa Malaysia subject to the provisions of the Companies Act, the Constitution of the Company and approvals of the relevant authorities and this authority shall be in force until the conclusion of the next AGM.



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9. ORDINARY RESOLUTION 8
PROPOSED RENEWAL OF AUTHORITY FOR SHARE BUY BACK

This proposal is for the renewal of the authority given to the Company at the 27th AGM held on 23 November 2022 which will expire at the end of today's AGM. The renewal of authority will allow the Company to purchase up to 10% of the existing share capital of Malton Berhad.

Information on this proposal is set out in the Circular to Shareholders dated 31 October 2023.

10. ORDINARY RESOLUTION 9
PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY
TRANSACTIONS OF A REVENUE OR TRADING NATURE IN RESPECT OF SALE OF TRADING
STOCK PROPERTIES

AND

11. ORDINARY RESOLUTION 10
PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY
TRANSACTIONS OF A REVENUE OR TRADING NATURE IN RESPECT OF CONSTRUCTION
RELATED SERVICES AND PROJECT MANAGEMENT SERVICES

Proposed Ordinary Resolutions 9 and 10, if passed, will enable the Company and its subsidiaries (Group) to enter into any of the recurrent related party transactions of a revenue or trading nature set out in the Circular to Shareholders of the Company dated 31 October 2023 which are necessary for the Group's day-to-day operations. This authority, unless revoked or varied by resolution passed by the shareholders of the Company at a general meeting, will expire at the conclusion of the next AGM of the Company, or the expiration of the period within which the next AGM of the Company is required by law to be held, whichever is earlier.

The information on the proposed Ordinary Resolutions 9 and 10 is set out in the Circular to Shareholders dated 31 October 2023.

The Chairman of Meeting concluded the tabling of the agenda and invited Mr Chua Thian Teck to begin the presentation of questions and answers relating to the agenda.

QUESTIONS AND ANSWERS SESSION

Mr Chua began this session by presenting the questions from MSWG and answers to the questions. (Please refer to Appendix I attached herewith).

Thereafter, the Board addressed questions received during the meeting. (Please refer to Appendix II attached herewith).

ELECTRONIC/REMOTE POLL VOTING

The Chairman of Meeting, having confirmed that there was no other business, informed that the poll voting shall remain open for a further 5 minutes for the shareholders and proxies to cast their votes. Upon closure of the voting session, the Poll Facilitator proceeded to compile the poll results to be verified by the Scrutineer.

ANNOUNCEMENT OF THE POLL RESULTS

The Chairman of Meeting called the meeting to order for declaration of the poll results upon receipt of the poll results from the Poll Facilitator which have been verified by the Scrutineer. The Chairman of Meeting declared that Ordinary Resolutions 1 to 10 were duly carried as follows:-

1. ORDINARY RESOLUTION 1
TO APPROVE THE DIRECTORS' FEES, ALLOWANCE AND BENEFITS PAYABLE TO NON-EXECUTIVE DIRECTORS AS SET OUT IN THE EXPLANATORY NOTES FOR THE PERIOD FROM THE CONCLUSION OF THE 28TH AGM OF THE COMPANY UNTIL THE CONCLUSION OF THE NEXT AGM OF THE COMPANY

	For	Against
No of shareholders	53	22
No of shares	276,613,920	81,713
% of voted shares	99.970468	0.029532
No of shares abstained	9,200	

IT WAS RESOLVED THAT the directors' fees, allowances and benefits payable to non-executive directors as set out in the explanatory note for the period from the conclusion of the 28th AGM of the Company until the conclusion of the next Annual General Meeting of the Company is hereby approved.

2. ORDINARY RESOLUTION 2
TO RE-ELECT DATUK HONG LAY CHUAN WHO RETIRES BY ROTATION PURSUANT TO ARTICLE 86 OF THE COMPANY'S CONSTITUTION

	For	Against
No of shareholders	63	13
No of shares	276,608,577	89,056
% of voted shares	99.967815	0.032185
No of shares abstained	7,200	

IT WAS RESOLVED THAT Datuk Hong Lay Chuan, who retires by rotation pursuant to Article 86 of the Company's Constitution, is hereby re-elected as a director of the Company.

3. ORDINARY RESOLUTION 3
TO RE-ELECT DATO' SIEW MUN WAI WHO RETIRES BY ROTATION PURSUANT TO ARTICLE 86 OF THE COMPANY'S CONSTITUTION

	For	Against
No of shareholders	65	11
No of shares	276,638,582	59,051
% of voted shares	99.978659	0.021341
No of shares abstained	7,200	

IT WAS RESOLVED THAT Dato' Siew Mun Wai, who retires by rotation pursuant to Article 86 of the Company's Constitution, is hereby re-elected as a director of the Company.

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4. ORDINARY RESOLUTION 4
TO RE-ELECT MR ARUNASALAM A/L MUTHUSAMY WHO RETIRES PURSUANT TO ARTICLE 84 OF THE COMPANY'S CONSTITUTION

	For	Against
No of shareholders	64	12
No of shares	276,648,580	49,053
% of voted shares	99.982272	0.017728
No of shares abstained	7,200	

IT WAS RESOLVED THAT Mr Arunasalam A/L Muthusamy, who retires pursuant to Article 84 of the Company's Constitution, is hereby re-elected as a director of the Company.

5. ORDINARY RESOLUTION 5
TO RE-ELECT ENCIK BAHARUM BIN HARUN WHO RETIRES PURSUANT TO ARTICLE 84 OF THE COMPANY'S CONSTITUTION

	For	Against
No of shareholders	65	11
No of shares	276,678,580	19,053
% of voted shares	99.993114	0.006886
No of shares abstained	7,200	

IT WAS RESOLVED THAT Encik Baharum Bin Harun, who retires pursuant to Article 84 of the Company's Constitution, is hereby re-elected as a director of the Company.

6. ORDINARY RESOLUTION 6
TO RE-APPOINT DELOITTE PLT, WHO HAVE INDICATED THEIR WILLINGNESS, AS AUDITORS OF THE COMPANY, AND TO HOLD OFFICE UNTIL THE CONCLUSION OF THE NEXT ANNUAL GENERAL MEETING OF THE COMPANY AND TO AUTHORISE THE DIRECTORS TO FIX THEIR REMUNERATION

	For	Against
No of shareholders	71	5
No of shares	276,698,822	5,611
% of voted shares	99.997972	0.002028
No of shares abstained	400	

IT WAS RESOLVED THAT Deloitte PLT, who have indicated their willingness, be re-appointed as Auditors of the Company and to hold office until the conclusion of the next AGM of the Company AND THAT the Directors are hereby authorised to fix their remuneration.

7. ORDINARY RESOLUTION 7
AUTHORITY FOR THE DIRECTORS TO ISSUE SHARES PURSUANT TO SECTION 75 AND 76 OF THE COMPANIES ACT, 2016

	For	Against
No of shareholders	61	15
No of shares	276,676,704	27,729
% of voted shares	99.989979	0.010021
No of shares abstained	400	

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IT WAS RESOLVED:

“THAT, pursuant to Section 75 and 76 of the Companies Act, 2016 (Act), the Constitution, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (Main Market Listing Requirements) and subject to the approval of the relevant governmental/regulatory authorities (if any), the Directors of the Company be and are hereby empowered to allot and issue new shares in the Company at any time at such price, upon such terms and conditions, for such purposes and to such person(s) whomsoever as the Directors may in their absolute discretion deem fit, provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% or up to the threshold as approved by Bursa Malaysia Securities Berhad (Bursa Securities) of the total number of issued shares of the Company (excluding treasury shares, if any) at the time of issue.

THAT pursuant to Section 85 of the Act to be read together with Article 10 of the Constitution, that approval be and is hereby given to waive the statutory pre-emptive rights of the shareholders of the Company to be offered with new shares ranking equally to the existing issued shares arising from any issuance of new shares pursuant to this mandate.

AND THAT the Directors be and are also empowered to seek the approval from Bursa Securities for the listing of and quotation for the additional shares issued AND THAT such authority shall continue to be in force until the conclusion of the next AGM of the Company.”

8. ORDINARY RESOLUTION 8
PROPOSED RENEWAL OF AUTHORITY FOR SHARE BUY BACK

	For	Against
No of shareholders	68	8
No of shares	276,697,144	7,289
% of voted shares	99.997366	0.002634
No of shares abstained	400	

IT WAS RESOLVED:-

THAT subject to the Act, the Constitution, the Main Market Listing Requirements and all other applicable laws, regulations and guidelines and the approvals of all relevant governmental and/or regulatory authorities (if any), the Company be and is hereby authorised to allocate an amount not exceeding the retained earnings of the Company available for the purpose of and to purchase such amount of ordinary shares in the Company (Proposed Renewal of Authority for Share Buy Back) as may be determined by the Directors provided that the aggregate number of shares purchased and/or held as treasury shares pursuant to this resolution does not exceed 10% of the total issued share capital of the Company at the time of purchase.

THAT upon completion of the purchase by the Company of its own shares, the Directors are authorised to deal with the said shares in the following manner:-

- (a) cancel the shares so purchased; or
- (b) retain the shares so purchased as treasury shares; or
- (c) retain part of the shares so purchased as treasury shares and cancel the remainder; or

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- (d) to resell the treasury shares on the Bursa Securities and/or distribute the treasury shares as dividends to the Company's shareholders and/or subsequently cancel the treasury shares or combination of the three;

and in any other manner as prescribed by the Act, rules, regulations and orders made pursuant to the Act and the requirements of the Bursa Securities and any other relevant authority for the time being in force.

AND THAT the Directors be and are hereby empowered to carry out the above immediately upon the passing of this resolution until:

- (a) the conclusion of the next AGM of the Company following the general meeting at which this resolution was passed at which time it shall lapse unless by an ordinary resolution passed at that meeting, the authority is renewed, either unconditionally or subject to conditions; or
- (b) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (c) revoked or varied by ordinary resolution passed by the shareholders in a general meeting;

whichever is the earliest and the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things deem fit and expedient in the interest of the Company to give full effect to the Proposed Renewal of Authority for Share Buy Back contemplated and/or authorised by this Ordinary Resolution.

9. ORDINARY RESOLUTION 9

PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE IN RESPECT OF SALE OF TRADING STOCK PROPERTIES

	For	Against
No of shareholders	66	10
No of shares	46,624,390	11,754
% of voted shares	99.974796	0.025204
No of shares abstained	230,068,689	

IT WAS RESOLVED THAT approval be and is hereby given to the Company and its subsidiaries to enter into and give effect to recurrent related party transactions of a revenue or trading nature and with all classes of related parties in respect of sale of trading stock properties as stated in Section 3.4 of the Circular to Shareholders dated 31 October 2023 which are necessary for the Group's day-to-day operations subject to the following:-

- (a) the transactions are in the ordinary course of business and are carried out at arm's length basis on normal commercial terms of Malton Group (Malton and its subsidiaries) and on terms not more favourable to the related parties than those generally available to the public where applicable and not to the detriment of the minority shareholders; and
- (b) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the renewal of shareholders' mandate during the financial year based on the following information:-

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- (i) the type of the recurrent related party transactions made; and
 - (ii) the names of the related parties involved in the recurrent related party transactions made and their relationship with the Company.
- (c) and such approval shall be in force immediately upon passing of this resolution until:
 - (i) the conclusion of the next AGM of the Company following the general meeting at which such mandate was passed, at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed;
 - (ii) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
 - (iii) revoked or varied by resolution passed by the shareholders of the Company in a general meeting;

whichever is the earliest; and the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the transactions contemplated and/or authorised by this Ordinary Resolution.

10. ORDINARY RESOLUTION 10

PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE IN RESPECT OF CONSTRUCTION RELATED SERVICES AND PROJECT MANAGEMENT SERVICES

	For	Against
No of shareholders	65	11
No of shares	46,622,390	13,754
% of voted shares	99.970508	0.029492
No of shares abstained	230,068,689	

IT WAS RESOLVED THAT approval be and is hereby given to the Company and its subsidiaries to enter into and give effect to recurrent related party transactions of a revenue or trading nature and with related parties in respect of construction related services and project management services as stated in Section 3.4 of the Circular to Shareholders dated 31 October 2023 which are necessary for the Group's day-to-day operations subject to the following:-

- (a) the transactions are in the ordinary course of business and are carried out at arm's length basis on normal commercial terms of Malton Group (Malton and its subsidiaries) and on terms not more favourable to the related parties than those generally available to the public where applicable and not to the detriment of the minority shareholders; and
- (b) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the renewal of shareholders' mandate during the financial year based on the following information:-
 - (i) the type of the recurrent related party transactions made; and
 - (ii) the names of the related parties involved in the recurrent related party transactions made and their relationship with the Company.



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- (c) and such approval shall be in force immediately upon passing of this resolution until:
 - (i) the conclusion of the next AGM of the Company following the general meeting at which such mandate was passed, at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed;
 - (ii) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
 - (iii) revoked or varied by resolution passed by the shareholders of the Company in a general meeting;

whichever is the earliest; and the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the transactions contemplated and/or authorised by this Ordinary Resolution.

CLOSE OF MEETING

There being no further business, the Chairman of Meeting thanked the shareholders and proxies who were present for their attendance and continued support for the Company and concluded the meeting at 10.50 a.m.

MALTON BERHAD

28th ANNUAL GENERAL MEETING

22 NOVEMBER 2023

QUESTIONS FROM THE



MINORITY SHAREHOLDERS WATCH GROUP (MSWG)

1. The gross profit margin from the construction contracts reduced from 19.0% in FY2022 to 11.2% in FY2023. (Pages 143 & 144 of AR)

(a) Please explain the reasons for the drop in gross profit margin from the construction contracts in FY2023?

A: In FY2022, the construction division had a write-back of RM18.363 million of costs upon the confirmation of the final accounts of a completed contract which resulted in a higher gross profit margin of 19.3%. If the write-back was excluded, the gross profit margin for FY2022 would only be marginally higher at 11.8%.

(b) What measures have the Group taken to mitigate the drop in gross profit margin from the construction contracts moving forward?

A: As explained in 1(a), there was a marginal drop in the gross profit margin for FY2023 as compared to FY2022. Moving forward, the construction business division remains challenging due to the fluctuation in the cost of building materials and labour which will erode its gross profit margin. The division will continue to explore options to mitigate the risks as discussed in 1(d) below.

1. (c) What were the revenue contributions from in-house and third-party contracts in FY2023 and 2022?

A: Revenue contributions from in-house construction contracts are eliminated upon consolidation and does not contribute to Malton Group's revenue. The revenue contribution from third-party contracts in FY2023 and 2022 are as follows:

	FY2023 RM'000	FY2022 RM'000
Revenue from construction contracts	427,027	248,463
% contribution of Malton Group's Revenue	51.3%	38.5%

1. (d) What is the outlook of the construction contracts business segment in FY2024?

A: The outlook for the construction business division remains challenging due to the fluctuation in the cost of building materials and labour. Nonetheless, we will continue to scrutinize our cost structure to enhance efficiency, explore equipment rental options and ensure strategic stocking of materials. These strategic initiatives are aimed at fortifying our position in the market, managing costs as well as balancing capital and operational expenditures to create enduring value for our stakeholders

2. Included in trade receivables of the Group amounting to RM260,322,000 (2022: RM115,463,000) is due from related parties. (Page 176 of AR)

- (a) Please explain the reasons for the higher amount of trade receivables from related parties in FY2023.

A: The trade receivables for FY2023 included billings from WCT Berhad which commenced works towards end of FY2022 thereby increasing the FY2023 trade receivables by RM140,502,000.

2. (b) Please name the related parties with their respective amounts

A: The related parties and their respective amounts due are as follows:

Related Parties	Amount Owing RM'000	Retention Sum RM'000	Total RM'000
Impian Ekspresi Sdn Bhd	2,037	12,972	15,009
Harmoni Perkasa Sdn Bhd	548	-	548
Jendela Mayang Sdn Bhd	53,617	11,741	65,358
WCT OUG Development Sdn Bhd	20,445	18,460	38,905
WCT Berhad	118,843	21,659	140,502
Total	195,490	64,832	260,322

The related parties of the Company and subsidiary companies and its relationship are disclosed in page 181 of the Annual Report

3. The internal audit department comprises two personnel. Mr. Kheu Chao Leng headed the internal audit department until his retirement. The department is currently headed by Mr. Pang Kean Fei, a Member of Chartered Certified Accountants and Certified Internal Auditor. (Page 99 of AR)

(a) What is the staff strength of the internal audit department apart from the head of department.

A: The internal audit department comprises 1 head of department and 1 manager.

(b) What were the key findings of the internal audit reports in FY2023?

A: During the financial year ended 30 June 2023, the Internal Audit Department carried out assessment on the following areas:

- Quality assurance and control function
- Procurement management
- Petty cash management
- IT management
- Sales and marketing department
- Related party transactions

There were no key findings in the internal audit reports in FY2023

4. The Hyatt Place Kuala Lumpur, opening its doors to guests on 7 October 2023. The new four-star hotel is set to enrich the thriving business and lifestyle hub further with its world-class hospitality and select service. (Page 23 of AR)

What is the current hotel occupancy rate of Hyatt Place Kuala Lumpur as of October 2023 as compared to its opening day?

A: The Hyatt Place Kuala Lumpur was constructed and upon completion sold to third parties. We are unable to obtain the occupancy rates.

5. As a part of the Affin Home Step Fast/i campaign, the Group offers homebuyers and property investors a chance to own their dream homes with lower monthly instalments. Additionally, they can enjoy greater cash flow for five years after the property has been handed over. (Page 17 of AR)

What were the sales generated from the Affin Home Step Fast/i campaign, Alliance Bank and Maybank Islamic HouzKEY schemes respectively in FY2023.

A: The sales generated from the abovementioned financing packages are as follows:

Sales from Bank Schemes	FY2023 RM'000
Maybank Islamic HouzKEY	83,200
Alliance Bank Green Mortgage Financing	15,812
Affin Home Step Fast/i	4,317
Total	103,329



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Appendix II
Responses to Questions received during the meeting

- 1a. Any plans to improve the performance and gain appropriate returns on the assets of the Group?

Answer: We suffered a set-back in FY 2023 on the development of the Taman Tun land when the Federal Court quashed the Development Order issued by Dewan Bandaraya Kuala Lumpur for the development. Consequently, Malton Group wrote off RM50.4 million against the profit and loss accounts for unrecoverable costs and owner's entitlements incurred since 2014.

Moving forward, we are planning to launch projects in the Klang Valley with estimated gross development values of about RM1 billion in FY 2024. We are also actively implementing cost control measures to improve margins. Coupled with unbilled sales of RM857 million from the property division and another RM500m from our construction division, barring unforeseen circumstances, we envisage to a better performance in FY 2024.

Our landbanks are quite strategic and unless the offers for the lands are very attractive, we will likely develop the lands to get better returns than outright disposal.

- 1b. How about selling some land bank to gain profits or redevelop "obsolete malls" in the Klang Valley?

Answer: We are not the business of re-development of "obsolete malls". However, we are open to evaluate any lucrative opportunities arising thereon.

2. Will the Group carry out T.O.P (Transit Orientated Properties) redevelopment? For example, old apartments within 100 metres from AEON Maluri MRT Station.

Answer: The current legislation requires 100 percent acceptances of all apartment owners to re-develop aging apartment blocks. Until the legislations are amended, it would be difficult to embark on these re-developments.

3. What is the future outlook of the Group?

Answer: We remain cautiously optimistic and look forward to opportunities that arise from the revitalised economy in the property market. We will adapt our business model to manage the challenges. We will evaluate the optimal use of our landbanks, taking into consideration factors such location, market demand and development cost through value engineering to improve our profit margin.