

**RADIUM DEVELOPMENT BERHAD (“Radium” or “Company”)**  
**Registration No. 201301009006 (1038848-V)**  
(Incorporated in Malaysia)

**MINUTES OF THE ELEVENTH (11<sup>TH</sup>) ANNUAL GENERAL MEETING (“AGM”) OF THE COMPANY HELD AT PLATINUM HALL @ PLATINUM SUITES, D-50A-01, LEVEL 50A, 1020, JALAN SULTAN ISMAIL, KAMPUNG BARU, 50250 KUALA LUMPUR, W.P. KUALA LUMPUR, MALAYSIA ON THURSDAY, 12 JUNE 2025 AT 10.00 A.M.**

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- Present** : **Board of Directors**  
Tan Sri Mhd Amin Nordin bin Abd Aziz  
Datuk Gan Kah Siong  
Mr Gan Tiong Kian  
Mr Gan Kok Peng  
Mr Chai Woon Hou  
Datuk Sydney Lim Tau Chin  
Puan Nor Zaemah binti Zainuddin  
Ms Koay Lean Lee  
Puan Nurazlin binti A. Samad
- Absent with apologies** : Ms Phang Sweet Lee
- In Attendance:** : Mr Lee Wei Jin (Chief Financial Officer)  
Mr Wong Kok Xiang (Company Secretary)  
Ms Wong Chow Lan (Joint Company Secretary)  
Mr Bryan Tan Chee Seng (Head, Corporate Affairs)  
Dr Arun Kumar A/L Beshamber Nath (Chief Executive Officer, Radium Healthcare Sdn. Bhd.)
- Representative from Baker Tilly Monteiro Heng PLT  
Mr Kenny Yeoh Khi Khen, Partner
- Poll Administrator** : Representatives from Boardroom Share Registrars Sdn. Bhd.
- Scrutineer** : Representatives from Scrutineer Solutions Sdn. Bhd.
- Shareholders and Proxies** : The attendance of Shareholders, Proxies and Corporate Representatives is as per the Attendance List in **Annexure 1**.

**1. WELCOMING ADDRESS BY THE CHAIRMAN**

- (1) The Chairman of the Company, Tan Sri Mhd Amin Nordin bin Abd Aziz (“**Tan Sri Chairman**”), extended a warm welcome to all shareholders, proxies and corporate representatives who were present at the 11<sup>th</sup> AGM.
- (2) Tan Sri Chairman introduced the Board Members, the Chief Executive Officer of Radium Healthcare Sdn. Bhd., the Chief Financial Officer, the Head of Corporate Affairs, the Company Secretary and the auditors who were present for the 11<sup>th</sup> AGM.
- (3) Tan Sri Chairman informed the Meeting that Ms Phang Sweet Lee was unable to attend and conveyed her apologies on her behalf.

**2. QUORUM**

- (1) The Chairman called upon the Company Secretary to confirm the quorum for the 11<sup>th</sup> AGM. Pursuant to the Company’s Constitution, two (2) members present in person or represented by proxy shall be a quorum for a general meeting.
- (2) The Company Secretary reported that the Company received 69 valid proxy forms representing approximately 2,859,414,335 ordinary shares or 82.45% of the total issued and paid-up share capital of the Company.

- (3) With that, the Company Secretary confirmed the presence of the requisite quorum. With the requisite quorum present, Tan Sri Chairman called the Meeting to order.

**3. NOTICE OF MEETING**

- (1) The Notice of the 11<sup>th</sup> AGM, which was circulated to all shareholders, Bursa Malaysia Securities Berhad and auditors of the Company in accordance with the Company's Constitution and duly advertised in the newspaper on 30 April 2025, was taken as read.

**4. ADMINISTRATIVE DETAILS**

- (1) Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions set out in the Notice of the 11<sup>th</sup> AGM must be voted by poll. Tan Sri Chairman then demanded a poll for the resolutions set forth in the Notice of the 11<sup>th</sup> AGM pursuant to Clause 88 of the Company's Constitution.
- (2) Tan Sri Chairman informed the Meeting that the Company had appointed Boardroom Share Registrars Sdn. Bhd. as the Poll Administrator to conduct the electronic polling process, and Scrutineer Solutions Sdn. Bhd. would be the Scrutineer verifying the poll results. The polling process for the resolutions would be conducted upon completion of the tabling of all items to be transacted at the 11<sup>th</sup> AGM.
- (3) Tan Sri Chairman informed the Meeting that for shareholders who cannot participate in the 11<sup>th</sup> AGM and had appointed him as the Chairman of the Meeting to vote on their behalf, he would vote as their proxy according to their instructions.
- (4) Tan Sri Chairman informed the Meeting that there were eight (8) resolutions to be tabled at the 11<sup>th</sup> AGM, comprising five (5) Ordinary Resolutions under Ordinary Business and three (3) Ordinary Resolutions under Special Business.

**5. AGENDA 1**

**TO RECEIVE THE AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024 TOGETHER WITH THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON**

- (1) Tan Sri Chairman informed the Meeting that the first item on the agenda was to receive the Audited Financial Statements for the financial year ended 31 December 2024 together with the Reports of the Directors and the Auditors thereon.
- (2) Tan Sri Chairman explained that the Audited Financial Statements were for discussion only as the Companies Act 2016 does not require the Audited Financial Statements to be formally approved by the shareholders. Hence, it would not be put forward for voting.
- (3) Tan Sri Chairman then invited the shareholders to raise questions on the Audited Financial Statements during the Question and Answer ("Q&A") session upon completion of the remaining business of the 11<sup>th</sup> AGM.
- (4) Tan Sri Chairman informed the Meeting that the Audited Financial Statements had been prepared in accordance with the relevant Financial Reporting Standards and the Companies Act 2016, giving a true and fair view of the financial position of the Group and the Company for the financial year ended 31 December 2024. The auditors, Baker Tilly Monteiro Heng PLT, was of the opinion that the Audited Financial Statements are in order and present a true and fair view of the financial position of the Group and the Company for the financial year ended 31 December 2024.

**6. AGENDA 2 (ORDINARY RESOLUTION 1)**

**TO APPROVE THE PAYMENT OF FEES TO THE NON-EXECUTIVE DIRECTORS UP TO RM550,000.00 FOR THE PERIOD FROM 13 JUNE 2025 UNTIL THE NEXT AGM OF THE COMPANY**

- (1) Tan Sri Chairman informed the Meeting that the purpose of Ordinary Resolution 1 was to seek the shareholders' approval on the payment of fees to the Non-Executive Directors up to RM550,000.00 for the period from 13 June 2025 until the next AGM of the Company.
- (2) Tan Sri Chairman then put forth Ordinary Resolution 1 for the shareholders' consideration.

**7. AGENDA 3 (ORDINARY RESOLUTIONS 2, 3 AND 4)**

**TO RE-ELECT THE DIRECTORS WHO RETIRE BY ROTATION IN ACCORDANCE WITH CLAUSE 109 OF THE COMPANY'S CONSTITUTION AND WHO BEING ELIGIBLE OFFER THEMSELVES FOR RE-ELECTION**

- (1) Tan Sri Chairman informed the Meeting that the third agenda item on Ordinary Resolutions 2, 3 and 4 was on Directors' re-election. During the financial year ended 31 December 2024, all Board members undertook their annual evaluation assessments, and based on the assessment results, the Board and the Nomination Committee were satisfied with each Director's performance and contributions.
- (2) The Board recommended that the shareholders vote in favour of Ordinary Resolutions 2, 3 and 4 on the re-election of Mr Gan Kok Peng, Mr Chai Woon Hou, and Tan Sri Mhd Amin Nordin bin Abd Aziz, who were all eligible and had offered themselves for re-election.
- (3) The details of Mr Gan Kok Peng, Mr Chai Woon Hou, and Tan Sri Mhd Amin Nordin bin Abd Aziz were provided on pages 28, 29 and 25 of the Annual Report 2024, respectively.
- (4) Tan Sri Chairman then put forth the following Ordinary Resolutions 2 and 3 for the shareholders' consideration:

Ordinary Resolution 2 – To re-elect Mr Gan Kok Peng who retires by rotation in accordance with Clause 109 of the Company's Constitution and who being eligible offers himself for re-election

Ordinary Resolution 3 – To re-elect Mr Chai Woon Hou who retires by rotation in accordance with Clause 109 of the Company's Constitution and who being eligible offers himself for re-election
- (5) Tan Sri Chairman then handed over the chair to Datuk Gan Kah Siong to conduct the proceedings of the Meeting as it involves his re-election as Director. Datuk Gan Kah Siong then put forth the following Ordinary Resolution 4 for the shareholders' consideration:

Ordinary Resolution 4 – To re-elect Tan Sri Mhd Amin Nordin bin Abd Aziz who retires by rotation in accordance with Clause 109 of the Company's Constitution and who being eligible offers himself for re-election
- (6) Upon tabling Ordinary Resolution 4, Datuk Gan Kah Siong passed the chair back to Tan Sri Chairman.

**8. AGENDA 4 (ORDINARY RESOLUTION 5)**

**TO RE-APPOINT BAKER TILLY MONTEIRO HENG PLT AS AUDITORS OF THE COMPANY UNTIL THE CONCLUSION OF THE NEXT AGM AND TO AUTHORISE THE DIRECTORS TO FIX THEIR REMUNERATION**

- (1) Tan Sri Chairman informed the Meeting that the purpose of Ordinary Resolution 5 was to seek the shareholders' approval on the re-appointment of Baker Tilly Monteiro Heng PLT as the auditors of the Company until the conclusion of the next AGM and to authorise the Directors to fix their remuneration.
- (2) Tan Sri Chairman informed the Meeting that the retiring auditors had expressed their willingness to continue in the office.
- (3) Tan Sri Chairman then put forth Ordinary Resolution 5 for the shareholders' consideration.

**9. AGENDA 5 (ORDINARY RESOLUTION 6)**

**AUTHORITY TO ISSUE AND ALLOT SHARES PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016 AND WAIVER OF PRE-EMPTIVE RIGHTS TO NEW SHARES UNDER SECTION 85 OF THE COMPANIES ACT 2016 READ TOGETHER WITH CLAUSE 61 OF THE COMPANY'S CONSTITUTION**

- (1) Tan Sri Chairman informed the Meeting that the purpose of Ordinary Resolution 6 was to seek the shareholders' approval of a general mandate that, if passed, would give flexibility to the Directors to issue and allot shares at any time in their absolute discretion and for such purposes as they consider would be in the best interests of the Company without convening a general meeting.
- (2) Tan Sri Chairman then put forth Ordinary Resolution 6 for the shareholders' consideration.

**10. AGENDA 6 (ORDINARY RESOLUTION 7)**

**PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE AND PROPOSED NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED SHAREHOLDERS' MANDATE")**

- (1) Tan Sri Chairman informed the Meeting that the purpose of Ordinary Resolution 7 was to seek the shareholders' approval on the proposed renewal of existing shareholders' mandate and proposed new shareholders' mandate for recurrent related party transactions of a revenue or trading nature, of which the details and rationale were set out in the Circular to shareholders dated 30 April 2025.
- (2) Tan Sri Chairman informed the Meeting that the interested Directors, namely Datuk Gan Kah Siong, Mr Gan Tiong Kian, Mr Gan Kok Peng and Datuk Sydney Lim Tau Chin, would abstain from voting on this Ordinary Resolution 7.
- (3) Tan Sri Chairman then put forth Ordinary Resolution 7 for the shareholders' consideration.

**11. AGENDA 7 (ORDINARY RESOLUTION 8)**

**PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY FOR THE COMPANY TO BUY-BACK ITS OWN SHARES UP TO 10% OF ITS TOTAL NUMBER OF ISSUED SHARES ("PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY")**

- (1) Tan Sri Chairman informed the Meeting that the purpose of Ordinary Resolution 8 was to seek the shareholders' approval on the proposed renewal of share buy-back authority for the Company to buy back its own shares up to 10% of its total number of issued shares, of which the details and rationale were set out in the Share Buy-Back Statement dated 30 April 2025.
- (2) Tan Sri Chairman then put forth Ordinary Resolution 8 for the shareholders' consideration.

**12. ANY OTHER BUSINESS**

- (1) Tan Sri Chairman informed the Meeting that the Company Secretary confirmed that no notice had been received to transact any other business at the 11<sup>th</sup> AGM.

**13. PRESENTATION BY THE GROUP MANAGING DIRECTOR**

- (1) Tan Sri Chairman invited the Group Managing Director, Datuk Gan Kah Siong, to present the Company's outlook and future plans.
- (2) The presentation slides are attached as **Annexure 2**.

**14. QUESTION AND ANSWER SESSION**

- (1) Tan Sri Chairman invited the Head of Corporate Affairs to address the pre-AGM questions.  
  
The complete list of questions and the answers is attached as **Annexure 3**.
- (2) Tan Sri Chairman then opened the floor to shareholders present at the Meeting to raise questions relating to the resolutions tabled at the 11<sup>th</sup> AGM. The Board of Directors, the Chief Financial Officer, and the Head of Corporate Affairs responded to the questions raised accordingly.  
  
The complete list of questions and the answers is attached as **Annexure 4**.
- (3) Tan Sri Chairman informed the Meeting that if there were questions that the Company had not responded to, the Company would reply via email. With that, Tan Sri Chairman closed the Q&A session.

**15. POLLING SESSION**

- (1) Tan Sri Chairman invited the Poll Administrator to explain the polling procedures.
- (2) At 11.04 a.m., the Meeting was adjourned to facilitate the voting session and thereafter, for the Scrutineer to verify the poll results.

## **16. ANNOUNCEMENT OF POLL RESULTS**

- (1) At 11.30 a.m., Tan Sri Chairman called the Meeting to order for the declaration of the poll results. Tan Sri Chairman informed the Meeting that he had received the poll results from the Scrutineer, and the poll results were presented to the shareholders, proxies, and corporate representatives as follows:

Resolutions	Voted For		Voted Against		Results
	No. of Shares	%	No. of Shares	%	
Ordinary Resolution 1  To approve the payment of fees to the Non-Executive Directors up to RM550,000.00 for the period from 13 June 2025 until the next AGM of the Company.	2,852,923,735	99.9963	106,401	0.0037	Accepted
Ordinary Resolution 2  To re-elect Mr Gan Kok Peng who retires by rotation in accordance with Clause 109 of the Company's Constitution and who being eligible offers himself for re-election.	2,554,029,835	100.0000	301	0.0000	Accepted
Ordinary Resolution 3  To re-elect Mr Chai Woon Hou who retires by rotation in accordance with Clause 109 of the Company's Constitution and who being eligible offers himself for re-election.	2,853,029,836	100.0000	300	0.0000	Accepted
Ordinary Resolution 4  To re-elect Tan Sri Mhd Amin Nordin bin Abd Aziz who retires by rotation in accordance with Clause 109 of the Company's Constitution and who being eligible offers himself for re-election.	2,853,029,835	100.0000	301	0.0000	Accepted
Ordinary Resolution 5  To re-appoint Baker Tilly Monteiro Heng PLT as Auditors of the Company until the conclusion of the next AGM and to authorise the Directors to fix their remuneration.	2,853,029,835	100.0000	301	0.0000	Accepted
Ordinary Resolution 6  Authority to issue shares pursuant to Sections 75 and 76 of the Companies Act 2016 and waiver of pre-emptive rights to new shares under Section 85 of the Companies Act 2016 read together with Clause 61 of the Company's Constitution.	2,852,923,735	99.9963	106,401	0.0037	Accepted

Resolutions	Voted For		Voted Against		Results
	No. of Shares	%	No. of Shares	%	
Ordinary Resolution 7  Proposed renewal of existing Shareholders' Mandate and proposed new Shareholders' Mandate for recurrent related party transactions of a revenue or trading nature ("Proposed Shareholders' Mandate")	572,934,202	99.9825	100,301	0.0175	Accepted
Ordinary Resolution 8  Proposed renewal of share buy-back authority for the Company to buy-back its own shares up to 10% of its total number of issued shares ("Proposed Renewal of Share Buy-Back Authority")	2,852,929,835	99.9965	100,301	0.0035	Accepted

(2) Based on the poll results, Tan Sri Chairman declared that the Ordinary Resolutions 1 to 8 were all carried.

#### **17. CLOSURE OF MEETING**

Tan Sri Chairman thanked the shareholders for their continued support to the Company.

There being no other business to be transacted, Tan Sri Chairman declared that the 11<sup>th</sup> AGM closed at 11.31 a.m. with a vote of thanks accorded to him.

#### **CONFIRMED AS A CORRECT RECORD**

-SIGNED-

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**CHAIRMAN**

Date: 7 July 2025

**RADIUM DEVELOPMENT BERHAD (“Radium” or “Company”)**  
**Registration No. 201301009006 (1038848-V)**  
(Incorporated in Malaysia)

**QUESTIONS AND ANSWERS (“Q&A”) LIST OF THE ELEVENTH (11<sup>TH</sup>) ANNUAL GENERAL MEETING (“AGM”) OF THE COMPANY HELD AT PLATINUM HALL @ PLATINUM SUITES, D-50A-01, LEVEL 50A, 1020, JALAN SULTAN ISMAIL, KAMPUNG BARU, 50250 KUALA LUMPUR, W.P. KUALA LUMPUR, MALAYSIA ON THURSDAY, 12 JUNE 2025 AT 10.00 A.M.**

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**PRE-AGM QUESTIONS**

No.	Question	Answer
1	Are there any discounts/incentives that can be offered to purchasers who are shareholders of Radium?	<p>The Group has attractive campaigns and launches offering good discounts and rebates. As a gesture of appreciation, we are pleased to offer that purchasers who are shareholders of Radium are entitled to enjoy an additional rebate of RM5,000 (subject to terms and conditions) for each successful property purchase from Radium’s in-house sales personnel.</p> <p>Please note, however, the above-mentioned rebate is not applicable to the development of affordable housing undertaken by the Group, such as Residensi Wilayah, PPAM and Residensi MADANI.</p> <p>Shareholders are cordially invited to our sales galleries located in Ampang and Old Klang Road, and let us know if we can be of further assistance.</p>
2	Will the Company reward shareholders who attend the AGM in person?	As a token of appreciation, shareholders (including proxies) who attend the AGM in person shall receive a Touch ‘n Go card topped up with RM10.00.

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**LIVE AGM QUESTIONS**

No.	Name	Question	Answer
1	Rien Hashim	How much is the total Gross Development Value (GDV) for future development and is it expected to be realised in the next six to seven years?	The total GDV for future development is estimated at RM5.80 billion, underpinned by projects in Kepong, Cheras (Velodrome), Pandan Indah (Selangor) and OUG. These projects will be the main drivers for the sustainable growth and profitability of Radium in the next couple of years.
2	Rien Hashim	For ongoing projects, how much is the possible revenue expected for the current year?	Available GDV for sales currently stands at approximately RM1.10 billion.  Revenue for 2025 is expected to be higher than 2024 due to increased work progress.  Currently, the Company has approximately RM708.00 million GDV of unbilled sales and expects them to be realised by the end of 2027.
3	Rien Hashim	How much is the cost of conducting a general meeting and the cost of the Annual Report?	The cost of a physical general meeting is around RM15,000 to RM20,000, excluding the costs for advertisement, printing and distribution of meeting documents to shareholders.  The printing cost of the Annual Report 2024 is approximately RM12,000. Moving forward, we intend to reduce the printed copies for a greener environment.
4	Rien Hashim	Given the net cash position of RM116.50 million as at 31 March 2025, will the Company obtain more borrowings?	The Company has obtained bank borrowings to finance the recent land acquisitions in Cheras (Velodrome) and Pandan Indah, as well as the development of a new hospital in Melaka.



No.	Name	Question	Answer
5	Rien Hashim	Will the profit margin improve in the next quarter?	The gross profit margin is expected to be about 30% for the year 2025.
6	Rien Hashim	Are there any plans to improve shareholders' participation in the general meetings?	The Company believes that improved financial performance will help attract more shareholders to attend future general meetings.
7	Rien Hashim	Will there be any additional gifts for shareholders who stay until the end of the meeting?	All attending shareholders are rewarded equally as a token of appreciation.
8	Rien Hashim	Is Radium planning to adopt remote voting?	The Company does not currently plan to implement remote voting but will explore the option if necessary.
9	Ng Kok Kiong	What is the take-up rate for the ongoing projects?	<p>The current take-up rates (including booked units) are as follows:</p> <ol style="list-style-type: none"> <li>1. R Suites Chancery Residences - approximately 40%</li> <li>2. Radium Adesa - approximately 87%</li> <li>3. Vista Adesa - approximately 75%</li> <li>4. Radium Arena - approximately 35%</li> </ol>
10	Ng Kok Kiong	For the healthcare venture, does Radium have the expertise? Will Radium appoint an operator or self-manage?	Radium's business partner is M Life Healthcare Sdn. Bhd., led by Dr Arun Kumar, a seasoned healthcare professional with over 33 years of experience in the industry.
11	Ng Kok Kiong	Why was the legal dispute only discovered after the due diligence on the land, as per the announcement dated 10 June 2025?	<p>The Letter of Intent with N&amp;M Cahaya Sdn. Bhd. ("NMCSB") was issued on 6 February 2023. One of the conditions precedent is to facilitate the legal, financial and tax due diligence reviews on NMCSB.</p> <p>The legal dispute was only discovered during the due diligence reviews. However, no hearing date had been fixed at that time. The court has since set a hearing for 2026.</p> <p>Given the uncertainty, the Board of Directors is of the view that the termination will enable Radium to reallocate its resources for other strategic initiatives.</p>

No.	Name	Question	Answer
12	Ng Kok Kiong	Is Radium planning to build more hospitals after the one in Melaka?	Yes, subject to the feasibility of each hospital.
13	Ng Kok Kiong	Will Radium venture into areas outside Kuala Lumpur?	Radium has entered Selangor through the Pandan Indah project and will explore further opportunities beyond Kuala Lumpur, as and when opportunities arise.
14	Ng Kok Kiong	Will future developments include environmentally friendly features?	<p>Subject to feasibility study and compliance with regulatory requirements, Radium aims to incorporate environmentally friendly features in our sustainable developments.</p> <p>Radium is also cognisant that the increased adoption of these features may potentially increase the cost of its affordable housing.</p>