

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

MINUTES OF THE EXTRAORDINARY GENERAL MEETING (“EGM”) OF THE COMPANY CONDUCTED ON A VIRTUAL BASIS THROUGH LIVE STREAMING FROM THE BROADCAST VENUE AT LEVEL 12, MENARA SYMPHONY, NO. 5, JALAN PROFESSOR KHOO KAY KIM, SEKSYEN 13, 46200 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA ON THURSDAY, 14 SEPTEMBER 2023 AT 10.00 A.M.

- Present at the Broadcast Venue :** **Board of Directors**
Tan Sri Mhd Amin Nordin bin Abd Aziz
Datuk Gan Kah Siong
Mr Chai Woon Hou
Datuk Sydney Lim Tau Chin
Puan Nor Zaemah binti Zainuddin
Puan Nurazlin binti A. Samad
- Participated via Video Conferencing :** **Board of Directors**
Mr Gan Tiong Kian
Mr Gan Kok Peng
Ms Koay Lean Lee
Ms Phang Sweet Lee
- In Attendance:** : Ms Sam Yan Li (Chief Financial Officer)
Mr Wong Kok Xiang (Company Secretary)
Ms Wong Chow Lan (Joint Company Secretary)
Mr Bryan Tan Chee Seng (General Manager, Corporate Affairs)
Mr Chiang Chee Fong (Manager, Corporate Affairs)
- Poll Administrator : Representatives from Boardroom Share Registrars Sdn. Bhd.
- Scrutineer : Representatives from SKY Corporate Services 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**”), welcomed all shareholders, proxies and corporate representatives who were present at the EGM, which was conducted virtually through live streaming and online remote participation by using the Remote Participation and Electronic Voting (“**RPEV**”) facilities in accordance with Section 327 of the Companies Act 2016 and Clauses 66 and 67 of the Company’s Constitution.
- (2) Tan Sri Chairman introduced the Board Members, the Chief Financial Officer and the Company Secretary who were present for the EGM.

2. QUORUM

- (1) Based on the report issued by the Poll Administrator, the Company Secretary informed the Meeting that a total of 108 members, comprising shareholders, proxies and corporate representatives, representing 230,040,552 ordinary shares or 6.63% of the total issued shares of the Company had registered themselves for the EGM.
- (2) The Company had received a total of 30 proxy forms for a total of 438,038,785 ordinary shares, representing 12.63% of the total issued shares of the Company.
- (3) Out of those, there were 12 shareholders who had appointed the Chairman of the Meeting to vote on their behalf and the shares so represented were 223,819,833, representing 6.45% of the total issued shares of the Company.

- (4) Based on the report, the Company Secretary confirmed the presence of a quorum. With the requisite quorum present, Tan Sri Chairman called the Meeting to order.

3. NOTICE OF MEETING

- (1) The Notice of the EGM, which was advertised in the newspaper on 21 August 2023 and served within the stipulated timeframe, was taken as read.

4. POLLING AND ADMINISTRATIVE DETAILS

- (1) Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolution set out in the Notice of the EGM must be voted by poll. Tan Sri Chairman then demanded a poll for the resolution set forth in the Notice of the EGM 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 SKY Corporate Services Sdn. Bhd. as the Scrutineer to verify the poll result.
- (3) The shareholders were informed that questions could be submitted by clicking on the messaging icon at any time from thereon until the announcement of the closure of the Questions and Answers ("Q&A") session, and for questions which were related or similar in nature, the questions would be grouped, and a single response would be provided.
- (4) Tan Sri Chairman informed the Meeting that the voting session was available and voting could commence from thereon until the closure of the voting session, which would be announced later. He informed the Meeting that the poll result would be announced after the Scrutineer had verified the poll result upon closure of the voting session.
- (5) Tan Sri Chairman then invited the Poll Administrator to play a video guiding the shareholders, proxies and corporate representatives on the polling process.

5. ORDINARY RESOLUTION

PROPOSED SHAREHOLDERS' RATIFICATION AND PROPOSED NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE (COLLECTIVELY THE "PROPOSED SHAREHOLDERS' MANDATE")

- (1) Tan Sri Chairman informed the Meeting that the purpose of the Ordinary Resolution was to seek the shareholders' approval on the proposed shareholders' ratification and proposed new shareholders' mandate for Recurrent Related Party Transactions of a revenue or trading nature (collectively the "**Proposed Shareholders' Mandate**"), of which the details and rationale were set out in the Circular to shareholders dated 21 August 2023.
- (2) Tan Sri Chairman then proceeded with the Q&A session and invited the Group Managing Director, Datuk Gan Kah Siong, to address the pre-EGM and live questions. Datuk Gan Kah Siong was assisted by the Chief Financial Officer, Ms Sam Yan Li, during the Q&A session.

The complete list of questions and the answers are attached as **Annexure 2**.

- (3) Tan Sri Chairman concluded the Q&A session and informed the Meeting that all questions received would be uploaded on the Company's website.

6. POLLING PROCESS

- (1) Tan Sri Chairman notified that the voting session would be opened for another 5 minutes for shareholders, proxies and corporate representatives who had not cast their votes and, after the voting session was closed, the Scrutineer would verify the poll result. Tan Sri Chairman informed the Meeting that he had been appointed to act as a proxy for a number of shareholders and he would vote in accordance with the instructions given.
- (2) At 10.15 a.m., the Meeting was adjourned to facilitate the voting session and thereafter, for the Scrutineer to verify the poll result.

7. ANNOUNCEMENT OF RESULT

- (1) At 10.30 a.m., Tan Sri Chairman called the Meeting to order for the declaration of the result. Tan Sri Chairman informed the Meeting that he had received the poll result from the Scrutineer, and the poll result was presented to the shareholders, proxies, and corporate representatives as follows:

Voted For		Voted Against	
No. of		No. of	
Shares	%	Shares	%
341,585,502	99.9913	29,650	0.0087

- (2) Based on the poll result, Tan Sri Chairman declared that the Ordinary Resolution was carried as follows:

“THAT subject always to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, approval be and is hereby given for the Company and/or its subsidiaries (**“Group”**) to enter into recurrent related party transactions of a revenue or trading nature with the related party(ies) as specified in Section 2.5 of the circular to Shareholders dated 21 August 2023 (**“Circular”**), provided that:

- (a) such arrangements and/or transactions are necessary for the day-to-day operations of the Group in the ordinary course of business;
- (b) such arrangements and/or transactions are undertaken at arm’s length basis and based on normal commercial terms which are not more favourable to the related party(ies) than those generally available to the public and are not detrimental to the minority shareholders of the Company; and
- (c) the disclosure is made in the annual report of the breakdown of the aggregate value of the recurrent related party transactions conducted pursuant to the Proposed Shareholders’ Mandate during the financial year based on the following information:
 - (i) the type of recurrent related party transactions made; and
 - (ii) the names of the related party(ies) involved in each type of the recurrent related party transactions made and their relationship with the Group.

THAT such approval shall take effect upon the passing of this Ordinary Resolution and shall continue to be in force until:

- (a) the conclusion of the next Annual General Meeting (**“AGM”**) of the Company following the forthcoming EGM at which the Proposed Shareholders’ Mandate is passed, at which time such mandate will lapse, unless by a resolution passed at a general meeting, the authority is renewed;
- (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 Companies Act 2016 (**“Companies Act”**) (but must not extend to such extension as may be allowed pursuant to Section 340(4) of the Companies Act); or
- (c) revoked or varied by resolution passed by the shareholders in a general meeting,

whichever is the earlier.

THAT all recurrent related party transactions entered into by the Group from 31 May 2023, being the date of listing of the Company on the Main Market of Bursa Malaysia Securities Berhad, up to the date of this Ordinary Resolution, particulars which are set out in Section 2.5 be and are hereby approved, confirmed and ratified.

AND THAT the Directors of the Company be and are hereby authorised to complete and do all such acts and things as they may consider expedient or necessary to give full effect to the Proposed Shareholders’ Mandate.”

8. CLOSURE OF MEETING

Tan Sri Chairman thanked the shareholders, proxies and corporate representatives who were present and their continued support to the Company.

There being no other business to be transacted, Tan Sri Chairman declared that the EGM closed at 10.31 a.m. with a vote of thanks accorded to him.

CONFIRMED AS A CORRECT RECORD

-SIGNED-

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CHAIRMAN

Date: 29 September 2023

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

QUESTIONS AND ANSWERS (“Q&A”) LIST OF THE EXTRAORDINARY GENERAL MEETING (“EGM”) OF THE COMPANY CONDUCTED ON A VIRTUAL BASIS THROUGH LIVE STREAMING FROM THE BROADCAST VENUE AT LEVEL 12, MENARA SYMPHONY, NO. 5, JALAN PROFESSOR KHOO KAY KIM, SEKSYEN 13, 46200 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA ON THURSDAY, 14 SEPTEMBER 2023 AT 10.00 A.M.

1. PRE-EGM QUESTIONS

No.	Question	Answer
1	What is the take-up rate for Residensi Desa Timur project?	We are pleased to highlight the successful market reception of our recent initiatives. In May 2023, we introduced Vista Adesa, featuring the affordable home segment - Residensi Wilayah, which has achieved an impressive take-up rate of nearly 60%, translating to a GDV of approximately RM219 million. Additionally, Radium Adesa, our suite apartment component launched in June 2023, has garnered an overwhelmingly positive take-up rate of nearly 71%, representing a GDV of RM413 million.
2	How soon can we expect the share price to restore to the IPO price of RM0.50 per share?	<p>This EGM is the first engagement with our valued shareholders after our successful listing on the main market of Bursa on 31 May.</p> <p>I would like to take this opportunity to address your concern. For shareholders who have registered themselves to attend today's EGM, I am not sure how many are holding our shares via IPO and new subscribers post listing respectively.</p> <p>Nevertheless, for shares subscribers via IPO, thank you for the confidence and being with us in the past 3 and a half month. Rest assured that Radium team will work the hardest, and your trust will be rewarded handsomely in the time to come. We will make sure your decision to be with us is something worth waiting for in the long run.</p> <p>For shareholders who invest in our shares after the IPO, our team is committed to assure that your investment decision in Radium will never be regretted.</p>
3	Would the Company give any door gift to shareholders?	<p>Radium is professionally managed and we reward our shareholders by way of consistent dividend policy.</p> <p>However, we may consider giving the appropriate door gifts to shareholders in the forthcoming Annual General Meeting.</p>

2. LIVE EGM QUESTIONS

No.	Question	Answer
1	What is the rationale of convening this EGM?	The purpose of this EGM is to seek shareholders' approval on the Proposed Shareholders Ratification for RRPT & Proposed New Shareholders Mandate for RRPT.
2	When will the Company pay dividend to shareholders?	Our policy is to distribute dividend of not less than 30% out of our consolidated profit after taxation attributable to shareholders annually, commencing from financial year 2022, and the policy shall be reviewed by the Board every 3 years.
3	When is the forthcoming AGM?	We intend to conduct AGM no later than 30 June 2024.
4	Where is the location of Radium's development? May I have a copy of Annual Report or the Prospectus of the Company?	Please refer to Radium's website at https://www.radiumdevelopment.com/ for further details. Please drop us an email at enquiry@radiumdevelopment.com so that we can send the hardcopy of Prospectus to you.
5	How many times dividend will be paid in a year?	Our policy is to distribute dividend of not less than 30% out of our consolidated profit after taxation attributable to shareholders annually, commencing from financial year 2022, and the policy shall be reviewed by the Board every 3 years.