

## PEGASUS HEIGHTS BERHAD

(Company No. 19727-P)  
(Incorporated in Malaysia)

### SUMMARY OF KEY MATTERS DISCUSSED AT THE FORTY-FOURTH (“44TH”) ANNUAL GENERAL MEETING (“AGM”) OF PEGASUS HEIGHTS BERHAD (“THE COMPANY”) HELD AT GALLERY 1, LEVEL 1 CONCORDE HOTEL KUALA LUMPUR, NO 2 JALAN SULTAN ISMAIL, 50200 KUALA LUMPUR ON SATURDAY, 1 JUNE 2019 AT 12.00 NOON

---

PRESENT DIRECTORS	:	Dato’ Abdel Aziz @ Abdul Aziz Bin Abu Bakar ( <i>Chairman</i> ) Toh Hong Chye Dato’ Sri Lee See Yang Andrew Ho Tho Kong Alice Lim Hui Chee
MEMBERS	:	As per Attendance List
CORPORATE REPRESENTATIVE	:	As per Attendance List
PROXYHOLDERS	:	As per Attendance List
BY INVITATION	:	As per Attendance List
IN ATTENDANCE	:	Mr Tan Tong Lang (Company Secretary)

#### 1. AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2019 TOGETHER WITH THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON

Following a question-and-answer session between the shareholders and proxies and the Directors, the following salient points were covered:

##### (i) Prospect of the Company

The management will continue to focus on realising the value from the core asset, the Centrepoint Seremban Mall business for the next three years to maximise income from this business segment for the Group.

##### (ii) What is the focus of the Company and committee from the Board although facing challenges ahead?

This is a challenging time for the Company and the Board’s main objective is to achieve a turnaround and be cautiously optimistic that the current direction and strategy will contribute positive results. The asset enhancement and upgrading program has already shown results with occupancy rates reaching 65% as the end of year 2018.

In terms of the Group’s liabilities, this has been significantly reduced. However, there is a fund raising exercise pending for completion and it is expected to pare down the debts upon completion of the Proposed Rights Issue exercise.

At the same time, the Management will continue to focus on improving the tenant mix to increase overall rental yields.

Moving forward, the Management will continue to expand the existing business portfolio to include food franchise business. This will potentially add value to the Centrepoint Seremban Mall.

## 2. ORDINARY RESOLUTIONS 1 TO 7

Voting on the following resolutions were conducted by poll:-

- **Ordinary Resolution 1**  
 Payment Of Directors' Fees And Other Benefits Payable Up To RM310,000.00 To Be Divided Amongst The Directors In Such Manner As The Directors May Determine For The Period Commencing From 2 June 2018 Until The Conclusion Of The Next AGM Of The Company.
- **Ordinary Resolution 2**  
 Re-election of Mr Toh Hong Chye as Director retiring pursuant to Clause 105 of the Company's Constitution.
- **Ordinary Resolution 3**  
 Re-election of Mr Andrew Ho Tho Kong as Director retiring pursuant to Clause 114 of the Company's Constitution.
- **Ordinary Resolution 4**  
 Re-election of Miss Alice Lim Hui Chee as Director retiring pursuant to Clause 114 of the Company's Constitution.
- **Ordinary Resolution 5**  
 Re-appointment of Messrs. UHY as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.
- **Ordinary Resolution 6**  
 Authority to allot shares pursuant to Sections 75 and 76 of the Companies Act, 2016.
- **Ordinary Resolution 7**  
 Proposed Renewal of Existing Shareholders' Mandate for recurrent related party transactions of a revenue of trading nature.

## 3. DECLARATION OF POLL RESULTS

The poll results of the resolutions tabled at the Meeting, validated and announced by Quanteqic Services Sdn. Bhd. represented by Ms Cheang Siow Voon, the appointed Scrutineer, and declared carried by the Chairman of the Meeting were as follows:

Resolution(s)	Vote For		Vote Against		Results
	No of Shares	%	No of Shares	%	
Ordinary Resolution 1	429,206,197	99.817035	786,738	0.182965	Carried
Ordinary Resolution 2	265,737,739	99.781728	581,300	0.218272	Carried
Ordinary Resolution 3	429,422,785	99.865071	580,200	0.134929	Carried
Ordinary Resolution 4	429,362,635	99.851082	640,350	0.148918	Carried
Ordinary Resolution 5	429,422,635	99.865036	580,350	0.134964	Carried
Ordinary Resolution 6	429,418,534	99.864082	584,451	0.135918	Carried
Ordinary Resolution 7	265,734,689	99.780583	584,350	0.219417	Carried

**4. CONCLUSION OF THE MEETING**

The Meeting ended at 1.23 p.m.