

AMCORP PROPERTIES BERHAD

(Company No: 6386-K)
(Incorporated in Malaysia)

**SUMMARY OF KEY MATTERS DISCUSSED AT THE
FIFTIETH ANNUAL GENERAL MEETING HELD ON 30 AUGUST 2016**

NO.	QUESTIONS RAISED BY MINORITY SHAREHOLDER WATCHDOG GROUP	RESPONSES TO MINORITY SHAREHOLDER WATCHDOG GROUP
1.	<p>As stated in the Chairman's Statement, both Holland Park Villas and Burlington Gate are anticipated to contribute strongly to the Group's earnings over the next two financial years.</p> <p>i. What would be the expected contribution (in percentage) from these two developments to the Group's revenue and profit for FY2017?</p> <p>ii. Are there any other project launches planned for FY2017?</p>	<p>i. The Holland Park Villas is scheduled for completion in phases from 1st quarter of calendar year 2017 while Burlington Gate is expected to complete by the end 2nd quarter of 2017. As the profits from both projects are recognised on completion and delivery of units to the purchasers, only the completed phase of Holland Park Villas is expected to contribute to FY March 2017 results. These projects are invested through joint ventures and would be reported as share of results of joint ventures in the Statement of Profit or Loss. The expected contribution will depend on the timing of completion, exchange rate as well as price and level of sales achieved in the coming months of FY2017 and cannot be determined at this moment.</p> <p>ii. There are no new project launches in London for FY2017. However, Holland Park Villas and Burlington Gate will be progressively releasing its remaining units for sale. In Tokyo, the Westminster Nanpeidai and Concieria Tower's West units are also released for sales.</p>

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NO.	QUESTIONS RAISED BY MINORITY SHAREHOLDER WATCHDOG GROUP	RESPONSES TO MINORITY SHAREHOLDER WATCHDOG GROUP
2.	<p>The Group has a total installed capacity of 16.25MW across its solar and hydro renewable energy plants generating a total clean energy of 41GWh, which was an 11% increase from the previous financial year due to the upgrade and higher plant efficiency achieved and made up 10% of the Group's total revenue. It was also stated in the Chairman's Statement that the capacity will increase when the 20MW hydro plant in Sungai Liang, Raub is commissioned in the 3rd quarter of 2017.</p> <p>What would be the Board's expectation on the contribution from the Renewable Energy and Contracting segment to the Group's revenue for FY2017?</p>	<p>The Board is optimistic that revenue from Renewable Energy and Contracting segment will show an improvement from FY2016. However, as our year end is in March, any revenue from the commissioning of 20MW hydro plant in Sungai Liang would only be reflected in the following FY 2018. The annual revenue from this new plant, when fully commissioned, is estimated to be in the region of RM20 to RM25 million.</p>
3.	<p>The Group's property investments in Tokyo make up 8% of the Group's total assets.</p> <p>Is the Board considering further investments in Tokyo?</p>	<p>The Group continues to seek new investments in Tokyo through our joint venture where we have remaining capital commitment of JPY2.16 billion (RM84 million). Together with our partners, we will evaluate and invest if the properties meet our investment criteria.</p>
4.	<p>What was the reason for the decline in share of results of joint ventures from RM6.5 million in FY2015 to RM1.2 million in FY2016?</p>	<p>In FY2016, the share of joint venture results consist mainly of rental income from properties in our Tokyo joint-venture. The rental income was derived from the existing Westminster Nanpeidai and two new acquisitions, Court Annex Roppongi and Concieria Tower's West. The results differed from that in FY2015 which had higher share of results from the sales of Pavilion D, NEO Bankside, London. We have since fully sold all units at NEO Bankside.</p>

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5.	<p>We noted in the Company's reply to MSWG's question in the previous year that the Group's other land banks in Malaysia are in Shah Alam and Sepang, Selangor; Pajam, Negeri Sembilan and Sebana, Johor.</p> <p>Could the Board share with shareholders if there are any updates on the plans for these land banks?</p>	<p>We will consider launching new property projects after considering the risk-return payoff and when the market is ready for our intended development properties. We will also consider realising the capital appreciation of these lands should it achieve the Group's targeted return.</p> <p>To this end, the Group had recently completed the disposal of Pajam land in Negeri Sembilan for RM12 million.</p>
6.	<p>We hope the Board would publish the Company's Memorandum and Articles of Association ("M&A") on the Company's website for the benefit of all shareholders.</p>	<p>In line with good corporate governance practices, we have published the M&A on the Company's website.</p>

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NO.	QUESTIONS RAISED BY SHAREHOLDERS/PROXIES	RESPONSES FROM DIRECTORS/MANAGEMENT
1.	What is the total profit recorded from overseas projects?	For the year under review, the profits contributed by the respective segments were as follows:- <ul style="list-style-type: none">• Malaysia (19%)• Overseas (77%)• Renewable Energy and Contracting (4%)
2.	What is the expected timeframe to complete the Sibujaya Township project and the total Gross Development Value (“GDV”) involved in the aforesaid project? How far is Sibujaya township from Pan-Borneo Highway?	Sibujaya is the Group’s township development which the Group has nurtured for the past 7 years. The remaining undeveloped land bank of over 630 acres will last the Group for another 15 years. This self-contained mixed development township is located only 1 km from Sibujaya Airport and along the Pan-Borneo Highway (the 2,083 km highway which spans from the western end of Sarawak to the border with Kalimantan that passes through Sibujaya). Following the completion of the Durin Bridge and upgrading of the Highway, travellers can easily access surrounding towns via Sibujaya.

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NO.	QUESTIONS RAISED BY SHAREHOLDERS/PROXIES	RESPONSES FROM DIRECTORS/MANAGEMENT
3.	What is the rationale for the Group to enter into joint ventures for the overseas development projects instead of carrying out the projects on its own to gain higher profits?	<p>We have always been monitoring overseas real estate market conditions and when an opportunity arises, we will comprehensively assess the risk and return before making any decision for investment.</p> <p>It is the Group's strategy to ride on strong partnership with reputable investors/developers and to leverage on their expertise and experience to enter the markets of world cities like London and Tokyo. These joint venture arrangements allow the Group to further diversify its international property investment and development portfolio. The latest venture in Madrid, Spain saw the Group expanding the existing partnership with Grosvenor, which has been operating in Spain for 15 years with proven track records.</p> <p>We will continue to build a pipeline of prime central areas by focusing on the right product, the right place and the right location.</p>
4.	Where is the source of labour for the overseas projects and any issues faced by the Company in sourcing for labour?	There was no issue on labour resources for London and Japan projects as we are partnering with local reputable companies in the respective countries.
5.	Any project undertaken by the Company which is located in the vicinity of Harrods Department Store, London?	Our projects in United Kingdom ("UK") are mainly located in prime central London where both commercial properties and residential projects are selling at high price. The Group's latest venture in UK, Kilmuir House, Belgravia is located within 1.5 km from the Harrods Department Store, London.
6.	Could the Company elaborate further on the art gallery spaces located at ground floor of Burlington Gate and how does the Company ensure that the art gallery spaces would not be converted for other purposes once they are sold to third party?	Local authority in London imposed the requirement to provide for art gallery spaces at the ground floor of Burlington Gate. The art gallery spaces had been sold and the purchaser was required to adhere strictly to the said requirement.

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NO.	QUESTIONS RAISED BY SHAREHOLDERS/PROXIES	RESPONSES FROM DIRECTORS/MANAGEMENT
7.	Whether there is any requirement imposed by the local authorities to build affordable houses for the Group's development projects in Malaysia and overseas?	There were requirements imposed by local authorities on developing affordable houses both locally and overseas.
8.	What is the impact of the fluctuation of foreign currency to the Company's performance and is there any hedging policy adopted by the Company?	The Group minimised foreign currency risk by entering into foreign currency forward contracts to lock-in the exchange rate and reduce the risk of uncertainty from foreign exchange fluctuations. The Group also secured foreign currency borrowings from financial institutions which act as natural hedge for our foreign investments.
9.	What is the impact of GBP's fluctuation to the Company's profits?	The Group's earnings were mainly derived from overseas projects. However, these profits could only be recognised upon completion of the projects and any foreign exchange movement would be reflected in foreign currency translation reserve until projects completion and the proceeds remitted.
10.	Could the Board elaborate further on the Realisation of Foreign Exchange Reserve of RM23.96 million as reported in the Statement of Cash Flows on page 60 of the Annual Report and the Foreign Currency Translations of RM28.54 million stated in the Statement of Profit or Loss on page 56 of the Annual Report?	The Realisation of Foreign Exchange Reserve of RM23.96 million was derived from the sale of Merchant Square in UK which gave rise to a foreign exchange gain on the initial capital injection.

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11.	What is the status of the Group's investment in the renewable energy?	The Company's aim is to secure sustainable earnings. To this end, we will continue to expand our renewable energy business particularly in hydro and solar power in order to capitalise our working experience and expertise in this area and also to achieve the necessary economies of scale. We currently have a total installed capacity of 16.25MW across both solar and hydro renewable energy plants, which will be increased further once our 20MW hydro plant in Sungai Liang, Raub, Pahang is commissioned.
12.	Perhaps the Board should consider adopting a dividend policy.	The profitability of the Group depends on the timing of completion of the projects. The dividend payout ratio of 45% this year was consistent with that of previous year. The Board did not adopt any dividend policy and would review the dividend payout annually based on the performance and requirement of the Company.