



RESPONSES TO QUESTIONS RECEIVED FROM SHAREHOLDERS

IN RELATION TO THE 16TH ANNUAL GENERAL MEETING (“AGM”) OF THE COMPANY
- APPENDIX II

UEM SUNRISE BERHAD (“THE COMPANY”)

200801028815 (830144-W)

A. Questions received from shareholders prior to the AGM

Shareholder 1

Assalamualaikum Mr. Chairman,

I purchased a property in Forest Height using an AGM voucher last year. Recently, there was a fatal accident at the intersection, leading the local authorities to close it immediately.

This closure has caused significant inconvenience for me and others. I am concerned that a premium housing development lacks proper access roads, requiring us to use neighboring residential areas for entry and exit.

This situation could negatively impact on the company's image due to inadequate planning.

Thank you.

Response

Walaikumusalam,

Firstly, we would like to extend our gratitude for your support of our housing development at Forest Heights, Seremban. We are committed to providing high-quality products and services to ensure customer satisfaction.

Regarding the recent tragic accident on Persiaran Forest Heights, road maintenance and responsibility are now managed by the local authorities. We are working with Majlis Bandaraya Seremban (“MBS”) diligently to develop long-term solutions, including the installation of traffic lights at the intersection. Currently, MBS has temporarily closed part of the intersection for safety reasons. We apologise for any inconvenience caused.

While we await approval, we have taken immediate measures in upholding the highest safety standards, such as installing rumble strips to reduce vehicle speed and removing trees to improve driver visibility.

(Translation in English)

- (a) **Why has UEMS In January 2024 sold 14 lots of land around 36 acres specified as 'agriculture/ dusun lots' in Iskandar Puteri's prime residential area Ledang Heights, at the sale price of only RM3 psf? This is well beyond market value. In November 2022, the COO Southern Region of UEM Land (En Saniman Apandi) discussed selling this land to residents at a rate of RM18 psf, and the representatives showed interest in finding buyers at this price.**

Furthermore, in a meeting with UEMS regarding handover of management of Ledang Heights to residents on 25 March 2024, we were informed by the UEMS Southern management team that UEM had a professional valuer/surveyor assess the land value at RM18 psf.

Can the Management explain the reason for the land disposals to be transacted at below market value?

- (b) **It has now come to light that the sale did not comply to the latest requirement under the Malaysian law which demands for sewerage pipes to be constructed on public reserve land. Several of the 14 sold lots have sewerage pipes running underneath them, and should therefore not have been sold.**
- (c) **Since 2004, Ledang Heights' property purchasers in Iskandar Puteri, have paid not only maintenance charges but also sinking fund contributions to Nusajaya Land Sdn Bhd, a wholly owned UEMS subsidiary.**
- (i) **Why is UEMS refusing to properly and transparently account for the collected and expensed monies?**
 - (ii) **What happened to the sinking fund monies collected for Ledang Heights, which until March 2024 are calculated to be around RM2.7 mil? Will UEMS transfer the sinking fund monies together with the cash balance (post audited accounts) to Persatuan Penduduk Taman Ledang Heights Iskandar Puteri as part of the handover of management in September 2024?**
- (d) **The Ledang Clubhouse (The Ledang Urban Retreat) was promised to the East Ledang owners when they purchased their properties in East Ledang. In addition, the excerpt from the 2016 UEMS Annual Report (page 30) shown below mentioned East Ledang featuring 31 gardens and residences with 3 of these 31 gardens are in fact located within the boundaries of The Ledang Clubhouse.**
- Unfortunately, The Ledang Clubhouse has not been in operation since 2020 and is still not open for East Ledang owners to use. The East Ledang owners have now heard a rumor that UEMS is currently actively looking for a buyer for this clubhouse.**
- (i) **Is UEMS intending to sell this clubhouse? If yes, how will UEMS fulfill its promise to the East Ledang owners that the clubhouse is 'built in luxurious contemporary Malay style to cater for residents living in East Ledang'?**
 - (ii) **Has UEMS made provisions for damages to be paid for the case that East Ledang owners go to a court of law and claim damages?**

Response

- (a)** The Management has agreed to sell the land on as-is-where-is basis. This is based on the indicative valuations provided by both Asian Pullprop and KGV ranged between RM2 - RM3 psf.
- The RM18 psf was actually the indicative value that was derived based on the provision of necessary infrastructure and authorities' approval for sub-division on the said land.
- There was no official valuation that confirmed the subject lands were evaluated at RM18 psf. This does not justify the assumption that the lands were sold below market price.
- (b)** The sewerage line was constructed based on IWK's approval back in 1999. However, we will comply with the latest requirement by the relevant authorities prior to handing over, if any.
- (c)(i) & (ii)** Total service charges collected to date amounted to RM23.4 million, while total sinking fund is RM2.3 million. In addition, as at to date, the developer, Nusajaya Land Sdn Bhd has advanced RM2.3 million to support the maintenance of Ledang Heights.
- (d)(i)** The LURE Clubhouse begun its operations in 2010, and membership for the clubhouse was offered to selected purchasers of East Ledang and Ledang Heights via various sales packages. The LURE Clubhouse was initially operated by our internal development team until the appointment of an external operator to manage it in 2020. However, the contract was terminated in 2022, following an assessment on the operator's poor performance.
- UEMS is currently looking for an operator/prospect to manage the Clubhouse which may include the sale of the existing building to the said clubhouse operator.
- The clubhouse was provided as per the representations made in the sales brochures and marketing collaterals. However, the developer is under no obligation to continue with the maintenance of the said clubhouse in perpetuity if it is no longer feasible to do so.
- (d)(ii)** The developer has not made such provisions as we are of the opinion that we are not obligated to compensate the owners of East Ledang for failure to continue with the operations of the clubhouse.

Question on Door Gifts (Various Shareholders)

- 1. Kindly consider distributing door gift to delight shareholders?**
- 2. Voucher**

Response

After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.

To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.

We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.

B. Questions received from shareholders, proxies and/or corporate representatives during the AGM

No	Question	Answer
1.	<p>1. I have purchased a residential unit using the voucher provided during last year's AGM. After receiving the keys, I found numerous defects, which required repairs for most of the tiles and thus incurred higher costs. My question is, how does the company ensure high quality control and standards throughout product delivery, and reduce the costs by addressing defect issues?</p> <p>2. I am very grateful for the AGM gift given by the management, and I would be delighted if this year's AGM gift could also be used by new buyers who have just received their VP. Thank you.</p>	<p>1. We have an arrangement with our appointed contractors, whereby the costs to rectify the defects will be absorbed by the Contractor within 24 months of Defect Liability Period, and the said Contractor will respond to customers' defects upon their submission of defect list. Internally, we are also improving the processes for project monitoring, control and efficiency to deliver high-quality products to our customers.</p> <p>2. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
2.	<p>1. How much does the company spend on this virtual AGM?</p> <p>2. Would the BOD kindly give an e-food voucher as a token of appreciation for</p>	<p>1. The cost for this year's virtual AGM is estimated at RM72,000.</p> <p>2. After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift</p>

No	Question	Answer
	<p>attending today's RPV?</p> <p>3. I would like to request a printed hard copy of the company annual report.</p> <p>4. When will the company go back to physical AGM? Please advise.</p>	<p>Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend.</p> <p>3. With regard to your request for the printed Annual Report, the Investor Relations team will reach out to you, for your delivery details and deliver the hard copy to you.</p> <p>4. On the question for physical AGM, the Board recognised the efficiency and flexibility of conducting virtual general meeting, especially for shareholders who are based outside of Klang Valley. The Company has put in place the required infrastructure and tools for a smooth and interactive broadcast session. This is in line with Practice 13.5 of the Malaysian Code on Corporate Governance, to ensure that the conduct of a virtual general meeting to support meaningful engagement between the Board, Senior Management and shareholders. We observed that many more public listed companies have started to conduct hybrid meetings recently and will consider the possibility of conducting a hybrid meeting in the future.</p>
<p>3.</p>	<p>I am a long-time shareholder I would like to request for touch & go e wallet as a token of appreciation for attending this RPV meeting.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>

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4.	Please give us some door gifts/e-vouchers/e-wallet for attending this RPEV as a token of appreciation. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
5.	Please give us some e-vouchers/e-wallet for attending this RPEV as a token of appreciation. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
6.	Please give us some door gifts/e-vouchers/e-wallet for attending this RPEV as a token of appreciation. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share</p>

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		in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.
7.	Mr. Chairman, I'm a long time and loyal shareholder of the company, I would like to request that the BOD kindly give e- food voucher for attending this RPV.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
8.	Please give us some e- vouchers/e-wallet for attending this RPEV as a token of appreciation. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
9.	Please give us some door gifts/e-vouchers/e-wallet for attending this RPEV as a token of appreciation. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow</p>

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		<p>from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
10.	<p>Good morning, Mr. Chairman and board of directors. Kindly give us a RM30 Touch 'n Go e-wallet for being loyal shareholders and attending this AGM. Thank you.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
11.	<p>Morning to the board, can u send me the printed annual report at [address redacted]. Thank you.</p>	<p>We take note, and will send the printed copy of the Integrated Annual Report to the address you shared with us.</p>
12.	<p>What specific strategies and initiatives are being implemented to increase revenue and drive top-line growth?</p>	<p>As outlined in our presentation earlier, this year, the Company is focused on ensuring launch pipeline beyond 2024, with key developments targeted to be launched in the next 2-4 years, both in Central and Southern regions in Malaysia and in Australia. This will ensure sustainable revenue visibility for long-term growth, while preparing sufficient cashflow for future growth.</p> <p>Industrial is going to be a key growth engine for us, and this year, we are laser focused in finalising the business plans, driving strategic partnerships and unlock the values of our vast landbank in Malaysia.</p>
13.	<p>Please provide door gifts as the directors are also receiving an AGM allowance.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p>

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		<p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
14.	Is there any door gift will be given for this virtual AGM?	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
15.	<p>1. Understand that land sales contributed to significantly improved revenue, operating profit, and profit over the past 2 years. However, these are non-core businesses and also non-recurring in nature.</p> <p>2. Please provide the core revenue, core operating profit, and core profit for the past 2 years that exclude non-core items like land sales etc.</p>	<p>1. Strategic land monetisation and non-core, non-performing asset divestments are part of our strategic initiatives to reprioritise resources in key growth areas and projects, following a thorough portfolio review.</p> <p>As a company holding 8,000 acres of landbank, strategic land sales helped to increase liquid assets and improved cash flows. This enables the Company to optimise balance sheet further, while reinvesting in core business operations and disbursing dividends.</p> <p>2. In relation to your question on financial performances from our Property Development, the segment contributed a total revenue of RM947 million (2023), a decline from RM1 billion of revenue in 2022. Core Operating profit amounted to RM143 million in 2023, as compared to RM223 million a year ago. Lastly, core profit stood at RM129 million in 2023, a decrease from RM154 million in 2022.</p>

No	Question	Answer
16.	Will the committee consider giving door gift to shareholders for this year AGM?	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
17.	Good morning, chairman, is the company (BOD) considering giving the door gifts such as e voucher/ e-wallets for those attending this virtual AGM and would like to request a printed hand copy of the company annual report.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p> <p>With regard to your request for the printed Integrated Annual Report, the Investor Relations team will reach out to you, for your delivery details and deliver the hard copy to you.</p>
18.	Is there any door gift for shareholders?	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of</p>

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		<p>PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
19.	<p>Is there any door gift for shareholders? Please provide an e-wallet.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
20.	<p>Morning BOD please send a copy of the annual report to me and please give e-wallet or e-vouchers to those attending this meeting. Thank You.</p>	<p>With regard to your request for the printed Integrated Annual Report, the Investor Relations team will reach out to you, for your delivery details and deliver the hardcopy to you.</p> <p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>

No	Question	Answer
21.	Any door gift for the shareholders who attended this AGM? Hope the board can consider allocating a bit of funds to buy us a door gift as a gesture of goodwill and appreciation. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
22.	Is there any door gift for shareholders?	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
23.	Good morning, Chairman (BOD) is the company considering providing door gifts such as e voucher/e wallets as a token of appreciation to the shareholder/proxyholder who attending in the virtual AGM. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share</p>

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24.	Good morning.	Good Morning, Sir.
25.	<p>I kindly request that UEM sunrise considers holding a Hybrid Annual General Meeting (AGM) for the coming year. This format would enhance interaction, transparency, accessibility, networking, and regulatory compliance, benefiting both shareholders and the company.</p> <p>Thank you for considering this request.</p>	<p>The Board recognised the fact that by having virtual meeting, many more shareholders especially those who are based outside of Klang Valley, will be able to participate through the safe and secure remote participation and electronic voting (RPEV) facility. In line with Practice 13.5 of the Malaysian Code on Corporate Governance for listed companies to ensure that the conduct of a virtual general meeting (fully virtual or hybrid) support meaningful engagement between the Board, Senior Management and shareholders, UEM Sunrise has put in place the required infrastructure and tools to support the smooth broadcast and interactive participation by shareholders.</p> <p>We observed that many more public listed companies have started to conduct hybrid meetings. We will consider the possibility of conducting a hybrid meeting in the future provided the technology needed to support a seamless, stable and secure meeting by hybrid mode has reached a more matured state and become more widely used, also taking into account cost factor.</p>
26.	What is the door gift for this AGM?	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>

No	Question	Answer
27.	Good morning.	Good morning, Sir.
28.	Reward participant to encourage support for VIRTUAL Meeting.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
29.	I support all your Resolutions, please reward. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
30.	A door gift will be much appreciated. Thank you.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p>

No	Question	Answer
		<p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
31.	<p>I hope company give e-voucher.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
32.	<p>Please send a print AR 2023 and SBB Statement to me at [address redacted]. Thank you.</p>	<p>We take note, and will send the printed copy of the Integrated Annual Report to the address you shared with us.</p>
33.	<p>Kindly distribute door gifts to delight the shareholders. Thank you.</p>	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>

No	Question	Answer
34.	Kindly provide gifts to those shareholders who voted. Thanks in advance.	<p>After careful consideration by the Board, we would like to inform that there will be no distribution of door gifts or vouchers for shareholders, proxies and corporate representatives at this meeting and in future meetings, in line with our No Gift Policy.</p> <p>To demonstrate our commitment towards rewarding the shareholders, the Board has in February 2024 approved the revision of our dividend policy from between 20% to 40% of the profit after tax and non-controlling interests, or PATANCI, to between 40% to 60% of PATANCI, subject to availability of distributable reserves and adequate free cash flow from operations.</p> <p>We are pleased to inform that we have recently paid out a dividend of 0.75 sen per share in respect of the financial year ended 31 December 2023, on 24 May 2024, representing a payout ratio of 50% in line with our dividend policy.</p>
35.	The clubhouse premises owned by UEM Sunrise in Taman Sri Bahagia Cheras, is now left unattended, can UEM Sunrise do regular maintenance such grass cutting, tree trimming to ensure the safety of the residents.	We take note of your concern, and our internal team is in the process to resolve this maintenance issue.

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