



**TEK SENG HOLDINGS BERHAD**  
**Registration No. 200201011909 (579572-M)**  
(Incorporated in Malaysia)

**FULLY VIRTUAL EXTRAORDINARY GENERAL MEETING  
NOTIFICATION TO SHAREHOLDERS**

20 July 2021

Dear valued shareholders,

We refer to the earlier announcements made on 23 June 2021 and 01 July 2021 in relation to the Notice of the Extraordinary General Meeting ("**EGM**") of the Company and its postponement in light of the announcement on the extension of the Full Movement Control Order by the Government to curb the spread of COVID-19 pandemic.

The Company, having considered the current pandemic situation wishes to inform that the postponed EGM shall be conducted **fully virtual** and the details are as follows:

**Day & Date** : Wednesday, 04 August 2021  
**Time** : 9.00 am  
**Venue** : Online meeting platform at <https://agm.digerati.com.my/pasb-online> provided by Digerati Technologies Sdn Bhd in Malaysia (Domain registration number D1A119533)

The agenda as in the notice of EGM of the Company issued on 24 June 2021 shall **remain unchanged** and that the Proxy Forms that have been deposited at the registered office of the Company at 51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang prior to this notification **shall remain valid** unless a new Proxy Form is deposited at the registered office of the Company which will supersede the previous Proxy Form deposited (if any).

Kindly note that the quality of the live streaming and online voting is highly dependent on the bandwidth and stability of the internet connection of the shareholders. Hence, you are to ensure your internet connectivity throughout the duration of the meeting is maintained.

**ENTITLEMENT TO PARTICIPATE AND VOTE REMOTELY**

All shareholders ("**members**") of the Company, whether individual members, corporate members, proxy holders, authorised nominees or exempt authorised nominees whose names appear on the Record of Depositors of the Company as at **28 July 2021** that wish to attend the EGM will have to register to attend remotely by using the Remote Participation and Voting ("**RPV**") facilities, the details of which is set out below.

The voting at EGM will be conducted by poll in accordance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

For members who are unable to participate in the EGM, you may appoint proxy or the Chairman of the Meeting as your proxy to attend and vote on your behalf at the EGM. The duly completed Proxy Form must be deposited at the registered office of the Company, 51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Georgetown, Penang not less than 48 hours before the time for holding the meeting or adjournment thereof.

The Company has appointed Plantation Agencies Sdn Bhd as Poll Administrator to conduct the poll by way of electronic means and Quantegic Services Sdn Bhd as Independent Scrutineers to verify the poll results.

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**PROCEDURES TO PARTICIPATE IN RPV FACILITIES**

The procedures to participate in RPV Facilities are as follows:

Step	Action	Procedure
<b>BEFORE EGM DAY</b>		
A	Register online as a participant in virtual EGM	<p>Members who wish to participate and vote remotely at the EGM via RPV facilities are required to register prior to the EGM. The registration will be open from <b>9.00 am</b> on <b>20 July 2021</b> and the registration will close at <b>9.00 am</b> on <b>02 August 2021</b>.</p> <ol style="list-style-type: none"> <li>1) Access the website at <a href="https://agm.digerati.com.my/pasb-online">https://agm.digerati.com.my/pasb-online</a></li> <li>2) Click on "<b>New? Register Here</b>" to sign up as a new user.</li> <li>3) Complete the registration form and upload a copy of your MyKAD (front and back) or passport and click on "<b>Submit</b>".</li> <li>4) You will receive an email for verification purpose. You need to complete the process to finish the registration. (Please check your spam mailbox if you do not receive the email)</li> <li>5) You will receive another email upon successful or rejected registration.</li> </ol> <p>Note: If you have registered as a user, you are not required to register again.</p>
B	Request for RPV	<p><b><u>Individual Members / Corporate Members / Authorised Nominee and Exempt Authorised Nominee</u></b></p> <ol style="list-style-type: none"> <li>1) Login to <a href="https://agm.digerati.com.my/pasb-online">https://agm.digerati.com.my/pasb-online</a> using your ID and password registered in <b>Step A</b>.</li> <li>2) Select "TEK SENG EGM"</li> <li>3) Read and agree to the Terms &amp; Conditions then confirm the Declaration.</li> <li>4) You will receive a notification within 3 working days that your request has been received and is being verified.</li> <li>5) Upon system verification against the EGM's ROD as at <b>28 July 2021</b>, you will receive an email either approving or rejecting your registration after <b>9.00 am</b> on <b>02 August 2021</b> for remote participation in the EGM.</li> <li>6) In the case of approval, the following links would be provided in the same email: <ol style="list-style-type: none"> <li>a. Broadcast Link</li> <li>b. Polling Form Link</li> </ol> </li> </ol> <p>Note: The duly completed Proxy Forms (original hardcopy) are to be deposited to 51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang, Malaysia not later than <b>9.00 am</b> on <b>02 August 2021</b>.</p>

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<b>Step</b>	<b>Action</b>	<b>Procedure</b>
<b>ON EGM DAY</b>		
C	Attending virtual EGM	<ol style="list-style-type: none"><li>1) Access to the Broadcast and E-Poll Form through the links provided in the email or website at <a href="https://agm.digerati.com.my/pasb-online">https://agm.digerati.com.my/pasb-online</a></li><li>2) There will be a short system briefing.</li><li>3) If you have any question to the Board/Independent Adviser relating to the resolution, you may use the Q&amp;A section to type your question.</li><li>4) Once the Chairman announces the voting is open, you may submit your vote within a specific period of time.</li><li>5) Voting will be closed upon the expiry of the voting period.</li><li>6) Broadcast will be terminated upon the announcement of the poll result by the Chairman.</li></ol> <p>Note: Please note that you are not able to change your vote after you have confirmed and submitted your vote.</p>

**NO DOOR GIFT OR E-VOUCHER OR FOOD VOUCHER**

There will be no door gift or e-voucher or food voucher given at this EGM.

**ENQUIRIES**

If you have any enquiry, please contact our Share Registrar during office hours on Monday to Friday from 9.00 am to 4.00 pm (except on public holidays):

**Share Registrar** : Plantation Agencies Sdn Berhad  
**Tel No.** : 04-262 5333  
**Email** : pasb\_helpdesk@digerati.com.my

Thank you.

Yours faithfully,  
For and on behalf,  
TEK SENG HOLDINGS BERHAD

**RIKO P'NG**  
Secretary



**TEK SENG HOLDINGS BERHAD**  
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**NOTICE OF THE POSTPONED EXTRAORDINARY GENERAL MEETING**

**NOTICE IS HEREBY GIVEN THAT** an Extraordinary General Meeting (“**EGM**”) of Tek Seng Holdings Berhad (“**the Company**”) which was originally scheduled for a physical meeting will now be conducted virtually through live streaming and online participation and voting using Remote Participation and Voting (“**RPV**”) facilities via the online meeting platform at <https://agm.digerati.com.my/pasb-online> provided by Digerati Technologies Sdn Bhd in Malaysia (Domain registration number D1A119533) on Wednesday, 04 August 2021 at 9.00 am for the purpose of considering and, if thought fit, passing the following resolution with or without any modification:-

**ORDINARY RESOLUTION 1**

**PROPOSED ACQUISITION BY WANGSAGA INDUSTRIES SDN BHD (“WISB”), A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY OF 54.91% UNDIVIDED SHARES OF A PARCEL OF INDUSTRIAL LAND FORMED BY 9 ADJOINING LOTS (“LAND”) AND A WAREHOUSE STRUCTURE FOR A CASH CONSIDERATION OF RM25,788,130.50 (“PROPOSED ACQUISITION”)**

**“THAT** the approval is given for Company to acquire 54.91% undivided shares of the Land from Limsa Ekuiti Sdn Bhd (“**Vendor**”) for a purchase consideration of RM25,788,130.50 to be wholly satisfied in cash, subject to the terms and conditions of the Conditional Sale and Purchase Agreement dated 14 January 2021 (“**SPA**”) entered into between WISB and Tek Seng Properties & Development Sdn Bhd (collectively, the “**Purchasers**”) and the Vendor in relation to the Proposed Acquisition.

**THAT** the terms and conditions of the Nomination Agreement dated 22 April 2021 entered into between WISB and Ganjaran Wawasan Sdn Bhd for the purpose of nominating Ganjaran Wawasan Sdn Bhd to take over the obligations of WISB as purchaser in the SPA be hereby approved and confirmed.

**THAT** the Board be and is hereby authorised to act for and on behalf of the Company, to give effect to the Proposed Acquisition with full power to assent to any conditions, modifications, variations and/or amendments in any manner as may be required, and to deal with all matters relating thereto and to enter into all such agreements, arrangements, undertakings, indemnities, transfer and assignments with any party or parties and to take all steps and to do all acts and things in any manner as the Board may deem necessary and expedient to implement, finalise, give full effect to and complete the Proposed Acquisition in the best interest of the Company.”

**BY ORDER OF THE BOARD,**

**LEE PENG LOON (MACS 01258)**  
**SSM PC NO. 201908002340**  
**Secretary**

**P’NG CHIEW KEEM (MAICSA 7026443)**  
**SSM PC NO. 201908002334**  
**Secretary**

Penang  
Date: 20 July 2021

**Notes:-**

1. Only a depositor whose name appears on the Record of Depositors as at 28 July 2021 shall be entitled to attend the EGM or appoint proxies to attend and/or vote on his/her behalf.

Should members wish to participate personally at the EGM remotely, kindly register using the RPV facilities, the details as set out in the Notification to Shareholders dated 20 July 2021 which is available for download at the Company's website ([www.tekseng.com.my](http://www.tekseng.com.my))

2. A proxy may but need not be a member of the Company.
3. For a proxy to be valid, the Proxy Form duly completed must be deposited at the registered office of the Company at 51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang not less than 48 hours before the time appointed for holding the meeting or adjournment thereof, or in the case of a poll not less than 24 hours before the time appointed for the taking of the poll. The Proxy Form transmitted by facsimile or electronic mail will not be accepted.

The Proxy Forms that have been deposited at the registered office prior to this notice shall remain valid unless a new Proxy Form is deposited at the registered office of the Company which will supersede the previous Proxy Form deposited (if any).

4. A member shall be entitled to appoint a maximum of 2 proxies to attend and vote instead of him at the same meeting and where a member appoints 2 proxies to vote at the same meeting, such appointment shall be invalid unless he specifies the proportion of his shareholding to be represented by each proxy.
5. Where a member is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("Exempt Authorized Nominee") which holds ordinary shares of the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies it may appoint in respect of each omnibus account it holds.
6. Where a member is an Exempt Authorized Nominee, it may appoint at least 1 proxy but not more than 2 proxies in respect of each securities account it holds which is credited with the shares of the Company. The appointment of 2 proxies in respect of a particular securities account shall be invalid unless the Exempt Authorized Nominee specifies the proportion of its shareholding to be represented by each proxy.
7. In the case of a corporate member, the Proxy Form must be executed under the corporation's common seal or under the hand of an officer or attorney duly authorised in which, it must be supported by a certified true copy of the resolution appointing the officer or certified true copy of the power of attorney.

# PROXY FORM

**TEK SENG HOLDINGS BERHAD**  
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Number of Shares Held	CDS ACCOUNT NO.

\* I /We .....(\*NRIC/Passport/Company No. ....)  
(Full Name in Block Letters)

of ..... (Address)  
being a \* member / members of the abovenamed Company, hereby appoint:

Full Name in Block Letters	NRIC / Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Address			
Email Address			
Telephone No.			

\*and/or

Full Name in Block Letters	NRIC / Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Address			
Email Address			
Telephone No.			

or failing whom, the Chairman of the Meeting as \*my/our proxy to vote for \*me/us on \*my/our behalf at the postponed Extraordinary General Meeting ("EGM") of the Company to be conducted fully virtual through live streaming and online participation and voting using Remote Participation and Voting ("RPV") facilities via the online meeting platform at <https://agm.digerati.com.my/pasb-online> provided by Digerati Technologies Sdn Bhd in Malaysia (Domain registration number D1A119533) on Wednesday, 04 August 2021 at 9.00 am and at any adjournment thereof.

ORDINARY RESOLUTION 1	FOR	AGAINST
Proposed Acquisition by Wangsaga Industries Sdn Bhd of 54.91% undivided shares of the Land for a cash consideration of RM25,788,130.50		

Please indicate with an "x" in the appropriate spaces provided above on how you wish your vote to be cast. If no specific direction as to voting is given, the proxy may vote as he thinks fit.

Signed this ..... day of ..... 2021.

.....  
Signature of Member(s)/Common Seal

Notes:

1. Only a depositor whose name appears on the Record of Depositors as at **28 July 2021** shall be entitled to attend the EGM or appoint proxies to attend and/or vote on his/her behalf. Should members wish to participate personally at the EGM remotely, kindly register using the RPV facilities, the details as set out in the Notification to Shareholders dated 20 July 2021 which is available for download at the Company's website ([www.tekseng.com.my](http://www.tekseng.com.my))
2. A proxy may but need not be a member of the Company.
3. For a proxy to be valid, the Proxy Form duly completed must be deposited at the registered office of the Company at 51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang not less than 48 hours before the time appointed for holding the meeting or at any adjournment thereof, or in the case of a poll not less than 24 hours before the time appointed for the taking of the poll. The Proxy Form transmitted by facsimile or electronic mail will not be accepted. **The Proxy Forms that have been deposited at the registered office prior to this notification shall remain valid unless a new Proxy Form is deposited at the registered office which will supersede the previous Proxy Form deposited (if any).**
4. A member shall be entitled to appoint a maximum of 2 proxies to attend and vote instead of him at the same meeting and where a member appoints 2 proxies to vote at the same meeting, such appointment shall be invalid unless he specifies the proportion of his shareholding to be represented by each proxy.
5. Where a member is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("Exempt Authorized Nominee") which holds ordinary shares of the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies it may appoint in respect of each omnibus account it holds.
6. Where a member is an Exempt Authorized Nominee, it may appoint at least 1 proxy but not more than 2 proxies in respect of each securities account it holds which is credited with the shares of the Company. The appointment of 2 proxies in respect of a particular securities account shall be invalid unless the Exempt Authorized Nominee specifies the proportion of its shareholding to be represented by each proxy.
7. In the case of a corporate member, the Proxy Form must be executed under the corporation's common seal or under the hand of an officer or attorney duly authorised in which, it must be supported by a certified true copy of the resolution appointing the officer or certified true copy of the power of attorney.

\* *Strike out whichever is not desired*

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Then fold here

Affix  
Stamp

Company Secretaries  
**Tek Seng Holdings Berhad**  
51-21-A, Menara BHL Bank,  
Jalan Sultan Ahmad Shah,  
10050 Penang

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