



**S P SETIA BERHAD**  
(Company No: 19698-X)  
(Incorporated in Malaysia)

Key Matters Discussed at the Forty Second Annual General Meeting (“42nd AGM”) of the Company held at Function Room 1, Setia City Convention Centre, No. 1 Jalan Setia Dagang AG U13/AG, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor Darul Ehsan on Thursday, 18 May 2017 at 11.00 a.m.

At the 42nd AGM, the shareholders raised the following questions on the business and operations of the Group which were duly responded by Dato’ Khor Chap Jen, President and Chief Executive Officer and Mr Choy Kah Yew, Chief Financial Officer:

No.	Question	The Company’s Responses
1.	Whether there would be leadership change upon the completion of the acquisition of I&P Group Sdn Berhad (“I&P Group”).	I&P Group had around 300 staff and as the proposed acquisition of I&P Group was a synergistic acquisition, the management strength of I&P Group would fit in aptly for the Company. The Management already had some proposals on the integration and it would be driven by S P Setia.
2.	On the commencement of lease to Apple Inc in Battersea Power Station (“BPS”) and the proportion of BPS which would be held as Investment Properties.	The lease to Apple Inc was expected to commence in 2020 with the completion of Phase 2 of BPS. The commercial and retail components at Phases 1 and 2 of BPS would be retained and leased out as Investment Properties.
3.	On the timing for the declaration of dividend on the Islamic Redeemable Convertible Preference Shares and whether the preferential dividend rate would be at 6.49% per annum.	The availability of profits for declaration of dividend would be determined when the Company finalised the second quarterly results for the quarter ending 30 June 2017 in August 2017. As to the dividend rate, the preferential dividend rate would remain the same.
4.	On the impact on sales for the upcoming projects in Australia with the abolishment of stamp duty exemption for foreign purchasers effective 1 July 2017 and whether the Management would endeavor to launch the projects prior to that.	(1) The targeted market for the project in Prahran, comprising 48 units of apartment, would be Australians as it was located in the suburb. Hence, there would be less impact.  (2) For the project at Exhibition Street, the Company had obtained the approval from the City of Melbourne and Management was still waiting one

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		last final approval from the Planning Minister. The project would be launched once all necessary approvals had been obtained. Taking cognizant of the new ruling on stamp duty, the Management would design and offer attractive and innovative packages to potential purchasers to ensure affordability.
5.	On the sluggish market for commercial properties and retail spaces and the take-up rate for the retail mall at KL Eco City.	The market conditions and demands for commercial properties and retail spaces should not be generalized as there were still demands for properties in strategic areas. As at to-date, 60% of the retail mall at KL Eco City has been leased.

Mr Choy Kah Yew read out the questions submitted by the Minority Shareholder Watchdog Group vide letter dated 16 May 2017 and the Company’s responses.

The resolutions set out in the Notice of 42nd AGM dated 26 April 2017 were put to vote by way of poll. The Chairman announced the results of the poll for each of the resolutions and declared that all the resolutions set out therein were duly carried and passed by the shareholders and proxies present.

Dated this: 18 May 2017