

## MINORITY SHAREHOLDER WATCHDOG GROUP

BADAN PENGAWAS PEMEGANG SAHAM MINORITI BERHAD

(Incorporated in Malaysia – Company No. 524989-M)

New Straits Times, Business Times Monday, July 31st, 2017(A)

### MSWG AGM/EGM WEEKLY WATCH:

JULY 31 – AUGUST 4, 2017

For this week, the following are the AGMs/EGMs of companies in the Minority Shareholder Watchdog Group (MSWG)'s watchlist. The summary of points of interest are highlighted here, while details of the questions to the companies can be obtained via MSWG's website at HYPERLINK "<http://www.mswg.org.my>" [www.mswg.org.my](http://www.mswg.org.my).

#### The AGMs/EGMs for the week:

Date & Time	Company	Venue
Jul 31 2017 10.00 am	AMMB Holdings Bhd (AGM)	Sime Darby Convention Centre, 1A Jalan Bukit Kiara 1, KL
Jul 31 2017 11.00 am	LION Diversified Holdings Bhd (EGM)	Lion Office Tower, No. 1 Jalan Nagasari, KL
Aug 2 2017 10.00 am	KUB Malaysia Bhd (EGM)	Shah Alam Convention Centre, No.4, Jalan Perbadanan 14/9, Shah Alam

#### The points of interest to be raised:

##### AMMB Holdings Bhd

The Group Chief Executive Officer (CEO)'s Message had targeted the Group to be among the top four banks in Malaysia by 2020 by focusing on 33 initiatives as reported on page 16 of the Annual Report.

Could the Board elaborate on the expected value and benefits to the Group's overall strategy for Top 4 Strategy?

What are the key sustainability issues and material challenges that would impact its strategy and how would the Board propose to overcome these in the light of increasing regulations and compliance cost?

How would the Board optimise and balance its short-term task of accelerating top line growth, improving its NIM, increasing CASA and managing deposits, improving asset quality and capital efficiency with its longer term strategy of achieving its Top 4 aspiration by 2020?

##### LION Diversified Holdings Bhd

###### Proposed Disposals (Lot No. 19402 & Lot No. 19403)

What were the reasons for selling the properties for much lower price/value per square foot than that of the selected Comparables?

How was the depreciation rate of the building determined?

Please brief shareholders on the valuation workings for both properties, including qualitative and quantitative adjustments made to reflect the difference in tenure, time and size.

##### KUB Malaysia Bhd

We noted that the purchase consideration of RM100,448,621 ("Purchase Consideration") was at a discount of approximately RM15,551,379 of the market value of the land.

Did the Board take into consideration the additional capital expenditure of RM3,000,000 to be incurred in future to arrive at the Purchase Consideration? Please comment.

What is the estimated return on investment period and the expected percentage revenue contribution for this Proposed Acquisition?