



COMPUTER FORMS (MALAYSIA) BERHAD

(Registration No. 196101000393 (4423-H))

(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting (“**EGM**”) of Computer Forms (Malaysia) Berhad (“**CFM**” or the “**Company**”) will be held on Friday, 23 July 2021 at 10.30 a.m. as a fully virtual meeting through live streaming and via remote participation and voting using Remote Participation and Voting (“**RPV**”) facilities from the online meeting platform provided by Tricor Investor & Issuing House Services Sdn Bhd via its TIIH Online website at <https://tiih.online> or at any adjournment thereof, for the purpose of considering and, if thought fit, passing the following ordinary resolutions with or without any modifications:-

ORDINARY RESOLUTION 1

PROPOSED DISPOSAL OF THE SUBJECT PROPERTIES (AS DEFINED HEREIN) BY CFM DEVELOPMENT SDN BHD (AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF CFM) (“CFMD” OR “VENDOR 1” OR “TENANT”) AND CFM PRINTING & STATIONERY SDN BHD (A WHOLLY-OWNED SUBSIDIARY OF CFM) (“CFMPS” OR “VENDOR 2”) TO FCW HOLDINGS BERHAD OR ITS NOMINEE (“FCW” OR “PURCHASER” OR “LANDLORD”) FOR A TOTAL CASH CONSIDERATION OF RM91.10 MILLION, AND THE PROPOSED TENANCIES OF LOT 1 (AS DEFINED HEREIN) AND LOT 2 (AS DEFINED HEREIN) BY CFMD OR ITS NOMINEE FROM THE LANDLORD WITH THE RENTAL RATES OF RM68,540 AND RM42,232 RESPECTIVELY FOR A TENURE OF 24 MONTHS COMMENCING ON THE DAY IMMEDIATELY AFTER THE COMPLETION OF PROPOSED DISPOSAL OF LOT 1 (AS DEFINED HEREIN) AND PROPOSED DISPOSAL OF LOT 2 (AS DEFINED HEREIN) RESPECTIVELY (“PROPOSED DISPOSALS AND TENANCIES”)

“THAT subject to all the requisite approvals of the relevant authorities and/or parties being obtained, approval be and is hereby given to the Company to:-

- (i) dispose a parcel of leasehold land held under HS(M) 1404, Lot No. PT 5690, Jalan Genting Kelang, Mukim Setapak, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, measuring approximately 21,925 square metres in land area, together with the buildings erected thereon (“**Lot 1**”) through Vendor 1 to the Purchaser for a cash consideration of RM57.80 million (“**Proposed Disposal of Lot 1**”) and to rent Lot 1 through the Tenant or its nominee from the Landlord with the rental rate of RM68,540 per month for a tenure of 24 months, commencing on the day immediately after the completion of the Proposed Disposal of Lot 1 (“**Proposed Tenancy of Lot 1**”);
- (ii) dispose a parcel of leasehold land held under HS(M) 1405, Lot No. PT 5691, Jalan Genting Kelang, Mukim Setapak, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, measuring approximately 8,094 square metres in land area, together with the buildings erected thereon (“**Lot 2**”) through CFMD to the Purchaser for a cash consideration of RM22.60 million (“**Proposed Disposal of Lot 2**”) and to rent Lot 2 through the Tenant or its nominee from the Landlord with the rental rate of RM42,232 per month for a tenure of 24 months, commencing on the day immediately after the completion of the Proposed Disposal of Lot 2 (“**Proposed Tenancy of Lot 2**”);
- (iii) dispose a parcel of leasehold land held under HS(D) 122578, Lot No. PT 10269, Mukim Setapak, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, measuring approximately 1,871 square metres in land area, together with the buildings erected thereon (“**Lot 13**”) through Vendor 2 to the Purchaser for a cash consideration of RM4.60 million (“**Proposed Disposal of Lot 13**”); and

- (iv) dispose a parcel of leasehold land held under HS(M) 1015, Lot 14, Light Industrial Area, Mukim Setapak, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, measuring approximately 2,030 square metres in land area, together with the buildings erected thereon ("**Lot 14**") through Vendor 2 to the Purchaser for a cash consideration of RM6.10 million ("**Proposed Disposal of Lot 14**"),

(Collectively, Lot 1, Lot 2, Lot 13 and Lot 14 are referred to as the "**Subject Properties**", and Proposed Disposal of Lot 13 and Proposed Disposal of Lot 14 are referred to as the "**Proposed Disposal of Lot 13 and 14**")

upon the terms and conditions as set out in the sale and purchase agreements dated 26 April 2021 in relation to the Proposed Disposal of Lot 1, Proposed Disposal of Lot 2 and Proposed Disposal of Lot 13 and 14 respectively as well as the tenancy agreements to be entered into by the Tenant or its nominee and the Landlord in relation to the Proposed Tenancy of Lot 1 and Proposed Tenancy of Lot 2 ("**Tenancy Agreements**").

THAT to facilitate the Proposed Disposals and Tenancies, approval be and is hereby granted to the Company to enter into the Tenancy Agreements through the Tenant or its nominee upon completion of the Proposed Disposal of Lot 1 and Proposed Disposal of Lot 2.

AND THAT the Board of Directors of the Company ("**Board**") be and is hereby authorised to do all acts, deeds, things and execute all necessary documents as the Board may consider necessary or expedient, and to take all such necessary steps to give effect to the Proposed Disposals and Tenancies with full powers to consent to and to adopt such conditions, variations, modifications and/or amendments in any manner as may be required or imposed by the relevant authorities in respect of the Proposed Disposals and Tenancies or as the Board may deem necessary or expedient; and deal with all such matters and to take such steps and do all acts and things in any manner as the Board may deem necessary or expedient to implement, finalise and give full effect to the Proposed Disposals and Tenancies, in the interest of the Company."

ORDINARY RESOLUTION 2

PROPOSED BONUS ISSUE OF 164,000,000 NEW ORDINARY SHARES IN CFM ("CFM SHARES") ("BONUS SHARES") ON THE BASIS OF 4 BONUS SHARES FOR EVERY 1 EXISTING CFM SHARE HELD ON AN ENTITLEMENT DATE TO BE DETERMINED LATER ("PROPOSED BONUS ISSUE OF SHARES")

"**THAT** subject to the approvals of all relevant authorities or parties having been obtained, where required, the Board be and is hereby authorised to issue and allot 164,000,000 Bonus Shares by way of bonus to the shareholders of the Company whose names appear on the Record of Depositors of the Company as at the close of business at 5.00 p.m. on an entitlement date to be determined and announced later by the Board ("**Entitlement Date**"), on the basis of 4 Bonus Shares for every 1 existing CFM Share held on the Entitlement Date;

THAT the Bonus Shares shall be issued as fully paid, at nil consideration and without capitalisation of the Company's reserves;

THAT the Bonus Shares shall, upon allotment and issuance, rank equally in all respects with the then existing CFM Shares;

THAT the Board be and is hereby authorised to deal with fractional entitlements (if any), including disregarding any fractional entitlements, under the Proposed Bonus Issue of Shares, in such manner at its absolute discretion as the Board may deem fit or expedient, and in the best interests of the Company;

AND THAT the Board be and is hereby authorised to take all such necessary steps to give effect to the Proposed Bonus Issue of Shares with full power to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or imposed by any relevant authorities and to deal with all matters relating thereto and to take all such steps and do all such acts and things in any manner as the Board may consider necessary or expedient to implement, finalise and give full effect to Proposed Bonus Issue of Shares.”

BY ORDER OF THE BOARD

Tan Shien Yin (MAICSA No. 7018545) (SSM PC No.202008002719)

Ho Sok Leng (MAICSA No. 7043167) (SSM PC No. 202008002675)

Company Secretaries

Kuala Lumpur

8 July 2021

Notes:-

1. A member entitled to attend and vote at the EGM is entitled to appoint one or more proxies (but not more than two) to attend and vote instead of him. A proxy may but need not be a member of the Company. Where a member appoints more than one proxy, the member shall specify the proportion of his shareholding to be represented by each proxy, failing which the appointment shall be invalid.
2. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, either under the corporation's common seal or under the hand of an officer or attorney duly authorised. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll.
3. The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company's Poll Administrator not less than forty-eight (48) hours before the time appointed for holding the meeting or any adjournment thereof :
 - (i) In hard copy form
The proxy form must be deposited with Poll Administrator of the Company at Tricor Investor & Issuing House Services Sdn. Bhd, Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, the Customer Service Centre at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.
 - (ii) By electronic form
The proxy form can be lodged electronically with the Poll Administrator of the Company via TIIH Online at <https://tiah.online>. Kindly refer to the Administrative Guide on the procedures for electronic lodgement of proxy form via TIIH Online.
4. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991, it shall be entitled to appoint not more than two (2) proxies in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account.
Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.
Where an authorised nominee or an exempt authorised nominee appoints more than one proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.
5. Depositors whose names appear in the Record of Depositors on a date not less than three (3) market days before the EGM shall be regarded as a member of the Company entitled to attend and vote at the EGM or appoint a proxy to attend, speak and vote on his behalf via RPV.