

EUPE CORPORATION BERHAD (377762-V)

(Incorporated in Malaysia)

SUMMARY OF KEY MATTERS DISCUSSED**20th ANNUAL GENERAL MEETING****HELD ON THURSDAY, 28 JULY 2016, 10.00 A.M.****AT GARUDA, CINTA SAYANG GOLF AND COUNTRY RESORT, PERSIARAN CINTA SAYANG, SUNGAI PETANI, KEDAH DARUL AMAN**

At the invitation of Datuk Chairman, Dato' Beh Huck Lee, the Company's Managing Director presented an overview of its operations, an update on the current and future prospects of the Company and its Group; follow by Mr Ng Kee Chye, the Company's Chief Financial Officer presented on its Financial Performance and Corporate Development to the shareholders with the presentation slide comprising the following subject matters:

- (i) Projects and Gross Development Value ("GDV") Summary as below:
- Total GDV for Launched and Completed Projects: RM1.748 Billion
 - Total GDV for On-Going Projects: RM823 Million
 - Balance GDV and Unbilled Sales: RM764 Million
 - Total GDV for the Projects in the Pipeline: RM1.468 Billion
- (ii) On-going Projects included:
- Novum@Bangsar South launched in March 2016
 - The Somerset@Cinta Sayang
 - Cinta Sayang Resort Villas
 - Astana Park Homes
 - Puncak Surya@Sungai Petani
- (iii) Projects in the Pipeline included:
- HIGHPARK@Cheras
 - VIVUS Serviced Apartment@Seputeh, Kuala Lumpur
- (iv) Sustainability Plus:
Eupe Corporation Berhad's ("Eupe") Sustainability Plus program involves two linked approaches:
- iconic design and believes in building a strong community; and
 - leverage digital technology to connect residents and promote energy or resource efficiency.
- (v) Five-Year Performance Highlights from Financial Years ("FY") 2012 to 2016

		FY 2016	FY 2015	FY2014	FY 2013	FY 2012
Revenue	RM'000	129,330	167,684	186,119	146,638	143,052
Profit Before Taxation	RM'000	4,810	18,352	20,459	25,004	13,700
Earning per Share	Sen	2.61	10.52	10.65	11.60	5.13
Net Assets per Share Attributable to Equity Holders of the Company	RM	2.25	2.22	2.13	2.05	1.93
Total Assets	RM'000	526,073	446,853	418,438	416,780	360,506
Shareholders' Funds	RM'000	288,155	284,168	272,996	261,865	247,283

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- (vi) Reposition of Eupe, aim to increase in earnings from its organic growth and expanding project in the pipeline.
- (vii) Eupe's Goal: Go For Growth
Reposition Eupe via sustainability plus:
 - Roll-out existing projects and expansion of existing businesses
 - Increase in profit after taxation and sustain Eupe's earnings growth
 - Increase market capitalisation and improve it's liquidity
 - Move to mid to large market capitalisation property developer
 - Seek for new investment opportunity, expanding premium landbank; joint venture and acquire property for future developments
- (viii) Fund Raising and/or Merges and Acquisitions via:
 - Enhance cash flow and resources contributing to growth and market expansion
 - Underpin investor's confidence in growth plan and attract new potential investors
 - Strengthen capital base
 - Strengthen property asset base and cash position
 - Stable and sustainable income stream and provide potential capital growth
- (ix) Strategic Planning with a good take-up of maiden high rise residential development in The Greater Kuala Lumpur, namely Novum @ Bangsar South. The prevailing weak market sentiment has affected property developers, yet EUPE views it as an opportunity to differentiate its premium and innovative product offering from the mainstream market. NOVUM@ Bangsar South project has achieved more than 70% sales take-up rate to-date, since its official launch in March 2016 despite tough market environment.
- (xiii) Summary
 - Eupe had successfully launched with more than 70% sales take-up rate of Novum@Bangsar South project, which accelerated Eupe's earnings boost and clearer market visibility on growth strategy.

There was no question raised by the shareholders and no key matters discussed after the presentation by Managing Director and Chief Financial Officer.