

MINORITY SHAREHOLDERS WATCH GROUP
BADAN PENGAWAS PEMEGANG SAHAM MINORITI BERHAD
(Incorporated in Malaysia – Registration No.: 200001022382 (524989-M))

New Straits Times, Business Times – Monday, 09 January 2023

| MSWG AGM/EGM WEEKLY WATCH | |
|---|--|
| 9 - 13 JANUARY 2023 | |
| MSWG had issued AGM/EGM letter to the following PLCs for their shareholders meeting held from 9 - 13 January 2023. | |
| The extraction of the question raised in the letter is highlighted here. For the details of other questions, please login to MSWG website at www.mswg.org.my . | |
| <i>One of the points of interest to be raised:</i> | |
| Company | Points/Issues to Be Raised |
| Poh Kong Holdings Berhad (AGM) | FY2022 was an outstanding year with Poh Kong delivering record-breaking results since its listing in 2004 (page 42 of Annual Report FY2022). However, the dividend payout ratio of 10.2% for FY2022 is the lowest in the past 10 years which ranged between 10.2% and 37.3%. Please explain the reason for the lower-than-average dividend payout ratio for FY2022 despite it being a record-breaking year for the group. |
| UWC Berhad (AGM) | With increased orders and requests for quotations from both existing and potential customers, UWC has to expand its production capacity which includes setting up new factories in Taiping and Batu Kawan. <ul style="list-style-type: none"> • What was the group's total capacity as of 31 July 2022? • What was the group's average capacity utilisation rate for FY2022? • How much additional capacity do the new factories in Taiping and Batu Kawan add to the group? • What is the rationale for setting up a factory in Taiping instead of a location in Penang that is nearer to the group's home base and within the vicinity of the electrical and electronics hub in Penang? • What is the budgeted capex for FY2023? |
| Concrete Engineering Products Berhad (AGM) | Geographical Revenue As reported on page 99 of the Annual Report 2022, there was no revenue recorded from customers in Africa in FY2022 (FY2021: RM2,050,451), while revenue from Southeast Asia's customers declined to RM15,789,912 in FY2022 from RM19,022,313 in FY2021. The Group's bulk revenue was from customers in Malaysia, contributing to 89.35% (RM132,486,673/RM148,276,585) of the Group's total revenue in FY2022. <ul style="list-style-type: none"> • What has caused the zero revenue from African customers and declining revenue from Southeast Asia customers? • Is there any plan for the Group to diversify its geographical revenue in the next two financial years? If so, what are the targeted markets? • What is the Group's revenue outlook from the export markets in FY2023? |
| Trive Property Group Berhad (AGM) | Revenue from the property division increased from RM1.5 million in FYE 31 July 2021 to RM2.0 million in FYE 31 July 2022, as a result of higher rental income for Persoft Tower. (page 9 of AR2022) What is the current occupancy rate for Persoft Tower versus FYE 31 July 2022 and FYE 31 July 2021? |
| Johan Holdings Berhad (AGM) | For FY2022, Johan recorded a revenue of RM22.04 million and a net loss of RM16.94 million. As a perspective, it posted a revenue of RM49.11 million and a net profit of RM161.06 million in the 18-month financial period ended 31 July 2021. However, the profit recorded in FPE2021 was mainly due to the one-off gain from the disposal of card businesses; otherwise, it would have registered a loss of RM39.16 million from continuing operations. In addition, Johan posted losses from continuing operations in three of the past five financial periods (page 29 of AR2022). As of 31 July 2022, the Company's total shareholders' equity amounted to RM228.99 million against total share capital of RM413.67 million, representing an equity-to-capital ratio of 55.33%. <ul style="list-style-type: none"> • When will the Group turn around and become profitable? What measures are being put in place to turn around the loss-making businesses? • With the healthcare (gloves manufacturing) division expected to face headwinds in 2023, how will the hospitality and trading division lift Johan's overall financial performance? |
| KESM Industries Berhad (AGM) | Write-down of inventories increased to RM1.4 million (2021: RM0.1 million). (page 70 of AR2022) What comprises the inventories that have been written down? How much of the written down inventories are still saleable/usable? |
| Astino Berhad (AGM) | The Group recorded a higher write-down of inventories to net realisable value of RM16.6 million in FY2022 (FY2021: RM10.6 million) that eroded the profit margin (Page 5 of the Annual Report 2022). <ul style="list-style-type: none"> • What has caused the Group to record a higher write-down of inventories in FY2022? • Can any portion of these written-down inventories of RM16.6 million be reversed in FY2023?? If so, how much is the expected reversal amount? • In terms of inventory management, what is being done to reduce the need for write-downs? |