

SBC CORPORATION BERHAD  
Registration No. 199001007740 (199310-P)  
(Incorporated in Malaysia)

THIRTY-SECOND ANNUAL GENERAL MEETING  
Thursday, 29 September 2022  
10.00 a.m.

Pertinent question and answer relating to the Audited Financial Statements of the Company and the Group for the year ended 31 March 2022 at the Annual General Meeting

Q1. Under Note 10 on page 82 of the Annual Report, the completed development properties held for sale was RM60,825,000. What is the strategy to sell those inventories?

A1. The unsold completed properties are mainly from our developments –

(a) In Kota Kinabalu, we have about RM30 million from The Peak Collection, completed some years' ago. Efforts are ongoing in sourcing for interested buyers.

(b) In Kuala Lumpur, we have about RM30 million worth of commercial shops located at the Cantonment Exchange, next to Jalan Ipoh. Efforts are ongoing in sourcing for buyers and some have expressed interests, and we hope to close the deals soon.

The Cantonment Exchange is located next to MRT Kentonmen Station, targeted to be in operation next year. Being in a commercial area, we hope that once the MRT is in operation, this will boost the sale of the commercial shops.

Q2. On page 22 of the Annual Report, 6 Kapas, Bangsar has achieved sales of more than 50%. What is the marketing strategy on this?

A2. 6 Kapas was completed in April 2022. Tower B is almost fully sold and Tower A is open for sales. We are targeting prospective buyers from around Bangsar and Mont Kiara area and also depend on their financial availability.

Q3. What is the figure of unbilled sales as of todate?

A3. JQC project and 6 Kapas project, both have been completed with vacant possession done. There are no unbilled sales but rather we are selling the just-completed inventories.

Q4. What is the gross development value of the projects going to launch?

A4. In Kota Kinabalu, we are going to launch about RM1 billion for the JQ Waterfront project whereas in Kuala Lumpur and Selangor, about RM1 billion to RM1.5 billion for the Kiara East, Kuala Lumpur project and the Batang Kali, Selangor project. It will take about 5 to 10 years for completion.

Q5. What is the general price range of the property for launching?

A5. There is a take up at every price range which we just have to match. In Kota Kinabalu, the general minimum selling price is about RM1,100 per square foot whereas in Kuala Lumpur, it is about RM600 per square foot.