EXSIM HOSPITALITY BERHAD
(Formerly known as Pan Malaysia Holdings Berhad)
[Registration No. 198301000236 (95469-W)]
(Incorporated in Malaysia)

SUMMARY OF KEY MATTERS DISCUSSED AT THE EXTRAORDINARY GENERAL MEETING OF EXSIM HOSPITALITY BERHAD *(FORMERLY KNOWN AS PAN MALAYSIA HOLDINGS BERHAD)* ("EHB" OR "COMPANY") HELD AT GROUND FLOOR, LOBBY 1, CRYSTAL PLAZA, NO. 4, JALAN 51A/223, 46100 PETALING JAYA, SELANGOR ON FRIDAY, 15 AUGUST 2025 AT 3:00 P.M..

QUESTIONS AND ANSWERS SESSION

The following questions were raised during the Extraordinary General Meeting of the Company and were adequately responded and addressed by the Executive Directors of the Company:-

Question 1:
What are plans or the directions of the Management for the Group?

Answer:
In the short term, EXSIM Concepto Sdn. Bhd., our subsidiary will be our primary growth driver, with RM200 million unbilled sales, contract on hands, mostly to be recognised in the next financial period. We aim to further expand this buesiness to increase profitability.

In the medium term, we expect our Hospitality Operator arm, i.e. Mana Mana Hospitality, to steadily grow its portfolio from 1,055 units to over 10,000 units within the next five years, targeting both single asset owners and large institutional owners such as Summit Hotel, the hotel management contracts we just landed last week.

In the long term, our Own-and-Operate assets, namely Corus Port Dickson and Tower E in Empire City, are expected to become significant profit contributors after 3-5 year gestation period.

Question 2:
How strong and competitive will Corus Hotel compare to other hotels in Port Dickson in hospitality industry?

Answer:
Corus Hotel Port Dickson is currently the sole hospitality asset of the Company. For this reason, we are committed to refurbishing and enhancing the property, particularly given its strategic location just about an hour's drive from Kuala Lumpur. Post-refurbishment, we expect to reposition Corus Hotel Port Dickson as a 4-star hotel in the area.

We are exploring options to either continue operating it under our own brand or to collaborate with a global hotel brand. This decision is still under consideration. However, we are confident that after refurbishment, the hotel will be able to command room rates in the range of RM250 to RM350 and achieve occupancy levels of around 60% to 70%.

This would firmly establish Corus Hotel Port Dickson as a key hospitality driver in the Port Dickson market. It also remains a core asset for the Group, until and unless the proposed acquisition currently under consideration is completed, which would add a second hospitality asset to our portfolio.

Question 3:
May I know why Empire City project was choose as the location for the acquisition?

Answer:
Empire City is located in a highly strategic area, well-connected by several major highways across Petaling Jaya. It is also worth highlighting that EXSIM has sold more than 9,000 units in Sentral Damansara, which is directly linked to the mall and the overall Empire City development.

The Proposed Acquisition provides us with a strong entry point to diversify our portfolio of hard assets. Importantly, we were able to secure the asset at a slightly discounted price relative to the valuation, at RM240.25 million. In addition, the mall within the development is expected to open by the end of this year, which enhances the attractiveness of the investment.

This timing also allows us to influence the ongoing renovations and customise the property to our requirements. After careful deliberation by Management, we concluded that to proceed with this transaction would be a strategic and timely decision for the Group.