

NEW TOYO INTERNATIONAL HOLDINGS LTD

Company Registration No.: 199601387D

RESPONSE TO QUESTIONS FROM SHAREHOLDERS ON THE ANNUAL GENERAL MEETING TO BE HELD ON 28 APRIL 2022

The Board of Directors (the “Board” or “Directors”) of New Toyo International Holdings Ltd (the “Company”, and together with its subsidiaries, the “Group”) would like to thank shareholders who submitted their questions in advance of our Annual General Meeting to be convened and held by way of electronic means on Thursday, 28 April 2022 at 10.00 a.m.. The Board refers to the questions raised by the shareholders of the Company and appends the Company’s replies as follows:

Question 1

We are pleased to note the upbeat comments on Dubai in the annual report by Chairman and Group CEO. We note that the full-year results announcement in February 2022 was silent on Dubai. Was Dubai highlighted in the annual report, in April 2022, only after the Board was more certain about the prospect?

Company’s response

The Group’s overall review of performance by divisions and commentary of the significant trend and competitive conditions of the industry in which the Group operates as well as external factors were announced together with geographical information in the full-year results announcement in February 2022.

Our Chairman’s Statement and Group CEO’s Business Review in the Annual Report 2021 were published in April 2022 with more detailed review and commentary of the performance for respective divisions as well as our Dubai market to keep shareholders informed.

Question 2

Was 2021 gross rental income of \$2,031,000 from seven investment properties (compared to \$1,866,000 in 2020 and \$1,945,000 in 2019 from nine properties) the result of rental revisions?

Company’s response

The gross rental income has increased in 2021 as a result of rental revisions for certain investment properties and appreciation of the RMB against SGD as most of our investment properties are in China.

Question 3

Shareholders' approval will be sought for a new share buy-back mandate. Why was no share repurchased under the existing mandate when share price of 20 cents and lower was way below NAV of 33.4 cents and revised NAV of 37.9 cents inclusive of valuation surplus of investment properties?

Company's response

The Covid-19 pandemic stretched into the year of 2021, there is no share repurchased under the existing mandate in view of the Group is continuing to closely monitor the performance of its existing portfolios and take pre-emptive precautions in the management and operations to preserve cash and optimise cash flows for dividend payout.

The rationale of the proposed renewal of share buy-back mandate will give the Company the flexibility to undertake purchases or acquisitions of its issued shares when the share buy-back mandate is in force, if and when circumstances permit. The purchases or acquisitions of the Company's shares may, depending on market conditions and funding arrangements at the time, allow the Directors to better manage the Company's capital structure with a view to enhance the earnings per share and/or net asset value per share of the Company.

The Directors will decide whether to execute the purchases or acquisitions of the Company's shares after taking into account the prevailing market conditions, the financial position of the Group and other relevant factors.

By Order of the Board
Lee Wei Hsiung
Company Secretary
22 April 2022