



DEBAO PROPERTY  
DEVELOPMENT LTD.

德宝房地产开发有限公司

## DEBAO PROPERTY DEVELOPMENT LTD.

Company Registration No.: 200715053Z  
(Incorporated in the Republic of Singapore)

### NOTICE OF ANNUAL GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that the Annual General Meeting of the Company will be held at 80 Raffles Place, #33-00 UOB Plaza 1, Singapore 048624, on Friday, 30 November 2018 at 10.00 a.m., for the purpose of transacting the following business:

#### ORDINARY BUSINESS

- To receive, consider and adopt the Audited Financial Statements for the financial year ended 31 December 2017 and the **Resolution 1** Directors' Statement and the Auditors' Report thereon.
- To declare a first and final dividend of 2.00 Singapore cents per ordinary share (one-tier tax-exempt) for the financial year **Resolution 2** ended 31 December 2017.
- To approve Directors' fees of RMB 817,398 (equivalent to S\$167,000) for the financial year ending 31 December 2018, **Resolution 3** payable half yearly in arrears.
- To note the retirement of Mr Cheong Keng Chuan Alfred who is retiring as a Director pursuant to Article 93 of the Company's Constitution.
- To note the retirement of Mr He Guoquan who is retiring as a Director pursuant to Article 93 of the Company's Constitution.
- To re-elect Mr Yuan Jiajun, a Director retiring pursuant to Article 92 of the Company's Constitution. **Resolution 4**  
*[See Explanatory Note (i)]*
- To note that Messrs Deloitte & Touche LLP has expressed that they will not seek re-appointment as auditors of the Company.  
*[See Explanatory Note (ii)]*

#### SPECIAL BUSINESS

To consider and, if thought fit, to pass, with or without modifications, the following Ordinary Resolution:-

- That pursuant to Section 161 of the Companies Act, Chapter 50 of Singapore and Rule 806 of the Listing Manual of Singapore **Resolution 5** Exchange Securities Trading Limited (the "**SGX-ST**"), authority be and is hereby given to the Directors to:-
  - allot and issue shares in the Company; and
  - issue convertible securities and any shares in the Company pursuant to convertible securities, (whether by way of rights, bonus or otherwise) at any time and upon such terms and conditions and for such purposes and to such persons as the Directors shall in their absolute discretion deem fit, provided that the aggregate number of shares (including any shares to be issued pursuant to the convertible securities) in the Company to be issued pursuant to such authority shall not exceed fifty per cent. (50%) of the issued share capital of the Company for the time being (excluding treasury shares and subsidiary holdings) and that the aggregate number of shares in the Company to be issued other than on a pro-rata basis to the then existing shareholders of the Company shall not exceed twenty per cent. (20%) of the issued share capital of the Company for the time being (excluding treasury shares and subsidiary holding). Unless revoked or varied by the Company in general meeting, such authority shall continue in full force until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting is required by law to be held, whichever is the earlier, except that the Directors shall be authorised to allot and issue new shares pursuant to the convertible securities notwithstanding that such authority has ceased.For the purposes of this Resolution and Rule 806(3) of the Listing Manual of the SGX-ST, the percentage of issued share capital is based on the issued share capital of the Company at the time this Resolution is passed after adjusting for:-
  - new shares arising from the conversion or exercise of convertible securities;
  - new shares arising from exercising share options or vesting of share awards outstanding or subsisting at the time of the passing of this Resolution, provided the options or awards were granted in compliance with the rules of the Listing Manual of the SGX-ST; and
  - any subsequent consolidation or subdivision of shares.  
*[See Explanatory Note (iii)]*

#### OTHER BUSINESS

- To transact any other business.

#### BY ORDER OF THE BOARD

##### Janet Tan

Company Secretary  
15 November 2018

#### Explanatory Notes:

- Mr Yuan Jiajun will, upon his re-election as a Director of the Company, remain as an Executive Director of the Company.
- Messrs Deloitte & Touche LLP has expressed that they will not be seeking re-appointment as auditors at this Annual General Meeting. The Company will convene an Extraordinary General Meeting to appoint new auditors.
- The Ordinary Resolution No. 5, if passed, will empower the Directors from the date of this Meeting until the date of the next Annual General Meeting, to allot and issue shares and convertible securities in the Company. The aggregate number of shares (including any shares issued pursuant to the convertible securities) which the Directors may allot and issue under this Resolution will not exceed fifty per cent. (50%) of the issued share of the Company. For issues of shares other than on a pro-rata basis to all shareholders, the aggregate number of shares to be issued will not exceed twenty per cent. (20%) of the issued share capital of the Company. This authority will, unless previously revoked or varied at a general meeting, expire at the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is earlier. However, notwithstanding the cessation of this authority, the Directors are empowered to issue shares pursuant to any convertible securities issued under this authority.

#### Notes:

- A member of the Company (other than a Relevant Intermediary as defined in Note 2 below) entitled to attend and vote at the Annual General Meeting of the Company is entitled to appoint not more than two (2) proxies to attend and vote in his or her stead. A proxy need not be a member of the Company and where a member appoints two (2) proxies, he or she shall specify the proportion of his or her shareholding to be represented by each proxy in the instrument appointing the proxies. If no such proportion or number is specified, the first named proxy may be treated as representing 100% of the shareholding and any second named proxy as an alternate to the first named proxy.
- A member of the Company who is a Relevant Intermediary entitled to attend and vote at the Annual General Meeting of the Company is entitled to appoint more than two (2) proxies to attend and vote in his or her stead, but each proxy must be appointed to exercise the rights attached to a different share or shares held by such member. A proxy need not be a member of the Company and where a member appoints more than two (2) proxies, the number and class of shares to be represented by each proxy must be stated.

"**Relevant Intermediary**" means:

- a banking corporation licensed under the Banking Act, Chapter 19 of Singapore or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds shares in that capacity;
  - a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore and who holds shares in that capacity; or
  - the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of shares purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those shares in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
- The instrument appointing a proxy or proxies must be under the hand of the appointor or his attorney duly authorised in writing. Where the instrument appointing a proxy or proxies is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or duly authorised officer.
  - The instrument appointing a proxy or proxies must be deposited at the Company's registered office at 80 Raffles Place, #32-01 UOB Plaza 1, Singapore 048624, not less than forty-eight (48) hours before the time appointed for the holding the Annual General Meeting.

#### PERSONAL DATA PRIVACY:

By attending the Annual General Meeting and/or any adjournment thereof or submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof), and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach