

DEBAO PROPERTY DEVELOPMENT LTD

(Incorporated in the Republic of Singapore) (Company Registration number: 200715053Z)

NOTICE OF THE ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of the Company will be held at M Hotel Singapore, 81 Anson Road, Singapore 079908, on Tuesday, 29 April 2014 at 4.00 p.m., for the purpose of transacting the following business:

ORDINARY BUSINESS

- 1. To receive, consider and adopt the Audited Accounts for the financial year ended 31 December 2013 and the Directors' **Resolution 1** Reports and the Auditors' Report thereon.
- 2. To declare a final tax exempt (one-tier) dividend of 0.23 Singapore cents per share in respect of the financial year ended 31 Resolution 2 December 2013.
- 3. To approve Directors' fees of RMB 928,343 (equivalent to S\$188,918) for financial year ended 31 December 2013. (2012: Resolution 3 RMB 1,044,927 (equivalent to S\$207,000)).
- 4. To approve Directors' fees of RMB 1,056,511 (equivalent to S\$215,000) for financial year ending 31 December 2014, payable Resolution 4 half yearly in arrears.
- 5. To re-elect Mr Chia Seng Hee, Jack retiring pursuant to Article 92 of the Company's Articles of Association. (See Explanatory Note)
- 6. To re-elect the following Directors retiring by rotation pursuant to Article 93 of the Company's Articles of Association:-

(i) Mr Yuan Le Sheng				Resolution 6(i)
(i) Mr He Guo Quan				Resolution 6(ii)
(i	ii) Mdm Zheng Lihua				Resolution 6(iii)
7. 7	o re-appoint Messrs Deloit	te & Touche LLP as Auditors and to a	authorise the Directors to fix their remune	eration.	Resolution 7

SPECIAL BUSINESS

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

- 8. That pursuant to Section 161 of the Act and Rule 806 of the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST"), authority be and is hereby given to the Directors to
 - (a) allot and issue shares in the Company; and
 - (b) 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 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). 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, 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:-

- (i) new shares arising from the conversion or exercise of convertible securities;
- (ii) 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; and
- (iii) any subsequent consolidation or subdivision of shares.

OTHER BUSINESS

9. To transact any other business.

BY ORDER OF THE BOARD

Janet Tan

Company Secretary Date: 13 April 2014

Explanatory Notes:

Resolution 5

Mr Chia Seng Hee, Jack, Chairman of the Remuneration Committee and a member of each of the Audit Committee and Nominating Committee will continue in office as Chairman of the Remuneration Committee and a member of each of the Audit Committee and Nominating Committee upon his re-election as a Director of the Company.

(See Explanatory Note)

Resolution 6(ii)

Mr He Guo Quan, Chairman of the Nominating Committee and a member of each of the Audit Committee and Remuneration Committee, will continue in office as Chairman of the Nominating Committee and a member of each of the Audit Committee and Remuneration Committee upon his re-election as a Director of the Company.

Resolution 8

The Ordinary Resolution no. 8, 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 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:

- 1. A Member entitled to attend and vote at the Annual General Meeting is entitled to appoint a proxy to attend and vote instead of him. A proxy need not be a Member of the Company.
- 2. If the appointor is a corporation, the proxy must be executed under seal or the hand of its duly authorised officer or attorney.
- 3. The instrument appointing a proxy must be deposited at the Company's registered office, 80 Raffles Place, #32-01, UOB Plaza 1, Singapore 048624, not less than forty-eight hours (48) before the time for holding the Annual General Meeting.