

APPENDIX IV: MATERIAL PROPERTIES, PLANT AND EQUIPMENT

Details of our material properties, whether owned or leased/tenanted, as at the LPD, are set out as follows. As at the LPD, our Group does not own any material plant and equipment.

(1) Properties owned by our Group

No.	Registered owner / Title details / Postal address	Category of land use / Restriction-in-interest/ Express conditions / Tenure	Description / Existing use	Approximate land area / Built-up area (square feet)	Date of issuance of CCC	Encumbrances	Audited NBV as at 31 December 2023 (RM'000)
1.	Company / GM 67, Lot 831, Mukim Damansara, Daerah Petaling, Negeri Selangor / No. 3, Jalan Subang 6, Taman Perindustrian Subang USJ 1, 47600 Subang Jaya, Selangor	<u>Category of land use:</u> Industry <u>Restriction-in-interest:</u> Nil <u>Express condition:</u> Industrial building <u>Tenure:</u> Freehold	One unit of warehouse and four storey office / Warehouse and office	130,685 / 93,804	19 December 2007 and 20 February 2017	Nil	54,819
2.	Sg. Besi Construction Sdn Bhd ⁽¹⁾ / Master title: GRN 335450, Lot 74612, Bandar Glenmarie, Daerah Petaling, Negeri Selangor / Level 13B, Subplace Boulevard, Pusat Komersil Vestland, No. 6, Jalan Juruanalisis U1/35, Seksyen U1, 40150 Shah Alam, Selangor Darul Ehsan	Master title: <u>Category of land use:</u> Building <u>Restriction-in-interest:</u> Nil <u>Express condition:</u> Commercial Building <u>Tenure:</u> Freehold	14th floor office unit / Office	10,803 (built-up area)	2 November 2022	Not applicable	5,450

Note:

- (1) Our Company is the beneficial owner pursuant to 12 sale and purchase agreements we had entered into on 28 January 2022 with Sg. Besi Construction Sdn Bhd for the purchase of 12 strata parcels comprising our office at Level 13B, Subplace Boulevard, Pusat Komersil Vestland, No. 6, Jalan Juruanalisis U1/35, Seksyen U1, 40150 Shah Alam, Selangor for a total cash consideration of RM6.0 million. The 12 sale and purchase agreements were completed on 2 November 2022. As at the LPD, the strata titles for the property have not been issued. Please see Section 15.6.3 of this Prospectus.

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(2) Material properties rented by our Group

No.	Tenant	Landlord	Postal address	Description / Existing use	Date of issuance of CCC	Approximate rented area (square feet)	Period of tenancy/ Rental per month
1.	Company	CUCKOO Electronics Malaysia	Level 16, Menara Bangkok Bank, Laman Sentral Berjaya, No. 105, Jalan Ampang, 50450 Kuala Lumpur	16th floor office unit / Malaysia headquarters	12 May 2015	12,035	From 1 November 2022 to 31 October 2024 / RM79,431.00 per month
2.	Company	Great Holdings	Hoe Level 13A EkoCheras, No. 693, Batu 5, Jalan Cheras, 56000 Kuala Lumpur	14th floor office unit / Office	17 February 2017	8,513	From 1 November 2022 to 31 October 2024 / RM38,308.50 per month
3.	Company	CUCKOO Electronics Malaysia	Level 15 EkoCheras, No. 693, Batu 5, Jalan Cheras, 56000 Kuala Lumpur	15th floor office unit / Office	17 February 2017	8,987	From 1 November 2022 to 31 October 2024 / RM40,441.00 per month
4.	Company	Ann Yak Siong Hardware Sdn Bhd	No. 35, Jalan I-Park Sac 4, Taman Perindustrian I-Park Sac, 81400 Senai, Johor	One unit of factory with one storey office / Warehouse with office	31 July 2018	42,515	From 1 January 2023 to 31 December 2024 / RM43,000.00 per month for 2023 and RM46,000.00 per month for 2024
5.	Company	Ooi Kooi Keat and Moi Boon Leng	No. 1000, Jalan IKS Juru, Taman Industri Ringan Juru, 14100 Simpang Empat, Pulau Pinang	Single-storey warehouse and two-storey office / Warehouse with office	17 September 2008 ⁽¹⁾	17,976	From 1 May 2023 to 30 April 2025 / RM27,000.00 per month

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No.	Tenant	Landlord	Postal address	Description / Existing use	Date of issuance of CCC	Approximate rented area (square feet)	Period of tenancy/ Rental per month
6.	Company	Bismakaya Sdn Bhd	Lot 48A, Jalan Kilang, SEDCO Industrial Estate, Kolombong Off Mile 5 1/2, 88450 Kota Kinabalu, Sabah	Two units of light industrial warehouse / Warehouse with office	2 September 2002 ⁽¹⁾	4,520	From 1 May 2023 to 30 April 2026 / RM31,900.00 per month
7.	CUCKOO Singapore	Vico Construction Pte. Ltd.	11 Irving Place #11-01 Tai Seng Point Singapore 369551	11th floor office unit / Singapore headquarters	N/A	3,900	From 1 June 2023 to 31 May 2025 / SGD8,800 per month

Note:

(1) Please refer to Section 7.17 of this Prospectus for further information relating to these CCCs.