

ANNEXURE A: OUR MATERIAL PROPERTIES**A1 REAL PROPERTIES OWNED BY OUR GROUP**

As at the LPD, the real properties owned by our Group are as follows:

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021 (RM'000)
1.	MTT Shipping Logistics Centre Title: Country Lease 015600478, Kampung Melawa, Km 14.5, Jalan Sepangar, Menggatal, District of Kota Kinabalu, State of Sabah Postal address: Kampung Melawa, Km 14.5, Jalan Sepangar, Menggatal, 88450, Kota Kinabalu, Sabah	Description of property: Industrial land Existing use: Construction work in progress	Express conditions: For the purpose of development of industry Category of land use: Industry	Charged to CIMB Islamic Bank Berhad	69,000 square metres	Leasehold, expiring on 31 December 2099	Not applicable	29,173

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021
2.	<p>MTT Shipping Logistics Centre</p> <p>Title: HS(D) 164478 PT 156038, Mukim Klang, District of Klang, State of Selangor</p> <p>Postal address: Lot No. 25, Jalan Perigi Nenas 7/1/KS11, Kawasan Perindustrian Pulau Indah, Klang, Selangor⁽¹⁾</p>	<p>Description of property: Industrial land</p> <p>Existing use: Vacant</p>	<p>Express conditions: Light industries</p> <p>Category of land use: Industry</p>	Nil	15,196 square metres	Leasehold, expiring on 30 June 2115	Not applicable	1,865 ⁽²⁾

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021
3.	<p>MTT Shipping Logistics Centre</p> <p>Title: HS(D) 164479 PT 156039, Mukim Klang, District of Klang, State of Selangor</p> <p>Postal address: Lot No. 26, Jalan Perigi Nenas 7/1/KS11, Kawasan Perindustrian Pulau Indah, Klang, Selangor⁽¹⁾</p>	<p>Description of property: Industrial land</p> <p>Existing use: Vacant</p>	<p>Express conditions: Light industries</p> <p>Category of land use: Industry</p>	Nil	15,080 square metres	Leasehold, expiring on 30 June 2115	Not applicable	1,850 ⁽³⁾

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021
4.	<p>MTT Shipping Logistics Centre</p> <p>Title: HS(D) 164480 PT 156040, Mukim Klang, District of Klang, State of Selangor</p> <p>Postal address: Lot No. 27, Jalan Perigi Nenas 7/1/KS11, Kawasan Perindustrian Pulau Indah, Klang, Selangor⁽¹⁾</p>	<p>Description of property: Industrial land</p> <p>Existing use: Vacant</p>	<p>Express conditions: Light industries</p> <p>Category of land use: Industry</p>	Nil	15,058 square metres	Leasehold, expiring on 30 June 2115	Not applicable	1,848 ⁽⁴⁾

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021
5.	<p>MTT Shipping Logistics Centre</p> <p>Title: HS(D) 164481 PT 156041, Mukim Klang, District of Klang, State of Selangor</p> <p>Postal address: Lot No. 28, Jalan Perigi Nenas 7/1/KS11, Kawasan Perindustrian Pulau Indah, Klang, Selangor⁽¹⁾</p>	<p>Description of property: Industrial land</p> <p>Existing use: Vacant</p>	<p>Express conditions: Light industries</p> <p>Category of land use: Industry</p>	Nil	15,396 square metres	Leasehold, expiring on 30 June 2115	Not applicable	1,889 ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021
6.	<p>MTT Shipping Logistics Centre</p> <p>Title: HS(D) 164482 PT 156042, Mukim Klang, District of Klang, State of Selangor</p> <p>Postal address: Lot No. 29, Jalan Perigi Nenas 7/1/KS11, Kawasan Perindustrian Pulau Indah, Klang, Selangor⁽¹⁾</p>	<p>Description of property: Industrial land</p> <p>Existing use: Vacant</p>	<p>Express conditions: Light industries</p> <p>Category of land use: Industry</p>	Nil	22,565 square metres	Leasehold, expiring on 30 June 2115	Not applicable	2,769 ⁽⁶⁾

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021 (RM'000)
7.	<p>MTT Realty Holdings</p> <p>Title: Geran 334357 (formerly known as Geran 47663), Lot 7246, Seksyen 31, Bandar Klang, District of Klang, State of Selangor</p> <p>Postal address: Lot 7246, Persiaran Raja Muda Musa, Seksyen 31, 42000 Klang, Selangor</p>	<p>Description of property: Industrial land</p> <p>Existing use: Vacant</p>	<p>Express conditions: This land shall be used for the construction of buildings in accordance with the building plan certified by the Klang Municipal Council</p> <p>Category of land use: Building</p>	Charged to CIMB Bank Berhad	8,038.0756 square metres	Freehold	Not applicable	16,945

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered/ Beneficial owner Title/Postal address	Description/ Existing use	Express conditions of land use/ Category of land use	Encumbrances	Land area (approximate)	Tenure	Date of issuance of certificate of fitness for occupation/ certificate of completion and compliance	Audited NBV as at 31 March 2021 (RM'000)
8.	<p>ICSD</p> <p>Title: H.S.(D) 116338, PT 150, Bandar Sultan Sulaiman, District of Klang, State of Selangor</p> <p>Postal address: Lot 4-A & Lot 4-B, Lingkar Sultan Mohamed 2, Kawasan Perindustrian Bandar Sultan Suleiman, 42000 Port Klang, Selangor</p>	<p>Description of property: Industrial land with a double storey detached office, open sided single storey workshop and a guard house</p> <p>Existing use: Depot⁽⁷⁾</p>	<p>Express conditions: Industry</p> <p>Category of land use: Industry</p>	Charged to CIMB Islamic Bank Berhad	60,702 square metres	Leasehold, expiring on 30 June 2105	3 September 2018	30,164

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

Notes:

- (1) *MTT Shipping Logistics Centre (as purchaser) had on 8 August 2020 entered into sale and purchase agreement with Myra Gardens Sdn Bhd (as vendor) and Menteri Besar Selangor (Pemerbadanan) (as proprietor) to acquire the land, upon the terms and subject to the conditions contained therein. The sale and purchase transaction is pending completion and as at the LPD, 20% of the purchase price of the land has been paid by MTT Shipping Logistics Centre to the vendor.*
- (2) *Being 20% of the total purchase price of RM9,323,365.00 paid by MTT Shipping Logistics Centre to Myra Gardens Sdn Bhd as at the LPD based on the sale and purchase agreement dated 8 August 2020 entered into by MTT Shipping Logistics Centre (as purchaser) with Myra Gardens Sdn Bhd (as vendor) and Menteri Besar Selangor (Pemerbadanan) (as proprietor).*
- (3) *Being 20% of the total purchase price of RM9,251,360.00 paid by MTT Shipping Logistics Centre to Myra Gardens Sdn Bhd as at the LPD based on the sale and purchase agreement dated 8 August 2020 entered into by MTT Shipping Logistics Centre (as purchaser) with Myra Gardens Sdn Bhd (as vendor) and Menteri Besar Selangor (Pemerbadanan) (as proprietor).*
- (4) *Being 20% of the total purchase price of RM9,238,945.00 paid by MTT Shipping Logistics Centre to Myra Gardens Sdn Bhd as at the LPD based on the sale and purchase agreement dated 8 August 2020 entered into by MTT Shipping Logistics Centre (as purchaser) with Myra Gardens Sdn Bhd (as vendor) and Menteri Besar Selangor (Pemerbadanan) (as proprietor).*
- (5) *Being 20% of the total purchase price of RM9,445,028.00, paid by MTT Shipping Logistics Centre to Myra Gardens Sdn Bhd as at the LPD based on the sale and purchase agreement dated 8 August 2020 entered into by MTT Shipping Logistics Centre (as purchaser) with Myra Gardens Sdn Bhd (as vendor) and Menteri Besar Selangor (Pemerbadanan) (as proprietor).*
- (6) *Being 20% of the total purchase price of RM13,844,762.00 paid by MTT Shipping Logistics Centre to Myra Gardens Sdn Bhd as at the LPD based on the sale and purchase agreement dated 8 August 2020 entered into by MTT Shipping Logistics Centre (as purchaser) with Myra Gardens Sdn Bhd (as vendor) and Menteri Besar Selangor (Pemerbadanan) (as proprietor).*
- (7) *ICSD (as landlord) had on 1 January 2021 entered into a land rental agreement with Perceptive Logistics (as tenant) for the rent of 3.6 acres in area on part of the land known as Lot 4-B, Lingkaran Sultan Mohamed 2, Kawasan Perindustrian Bandar Sultan Suleiman, 42000 Port Klang, Selangor, for a tenancy period of one year, commencing from 1 January 2021 to 31 December 2021, at a monthly rental of RM49,000.00.*

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)**A2 MATERIAL PROPERTIES RENTED BY OUR GROUP**

As at the LPD, the material properties rented by our Group are as follows:

No.	Tenant	Landlord/ Lessor	Location/ Postal address	Description/ Existing use	Tenure of tenancy	Approximate rented area	Rental per annum (RM)
1.	MTT Shipping Logistics Centre	Westports Malaysia Sdn Bhd	Westports Terminal, P.O Box 266, Pulau Indah, 42009 Port Klang, Selangor	Brief description: Open area referred to as On-Dock Depot 5 Existing use: Empty containers storage	1 November 2019 – 31 October 2022	24,281 square metres	First year: Nil Second year: 470,450 Third year: 496,586
2.	ICSD	Perceptive Logistics	PLO 699, Zone 12, Jalan Keluli 8, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor	Brief description: A parcel of vacant land Existing use: Empty containers storage	1 January 2021 – 31 December 2021	52,610 square metres	1,089,864
3.	ICSD	Kontena Nasional Berhad	Two plots of land at No. 2443, Lorong Perusahaan Satu, Kawasan Perindustrian Perai, 13600 Perai, Pulau Pinang (“ Plot 1 ” and “ Plot 2 ”)	Brief description: Two parcels of vacant land Existing use: Empty containers storage	1 July 2019 – 30 June 2022	Plot 1: 22,258 square metres Plot 2: 11,331 square metres	Plot 1: 800,400 Plot 2: 235,440

As at the LPD, there is no breach of relevant laws, regulations, rules and requirements relating to the above properties which may materially affect our operations and utilisation of the above properties.