

ANNEXURE B – MATERIAL PROPERTIES

B.1 Material properties owned by our Group

As at the LPD, details of the material properties owned by our Group are as follows:

No.	Owner	Title details / Postal address	Description / Existing use / Tenure	Land area / Built-up area (sq m)	Date of issuance of CCC or equivalent	Category of land use / Express condition / Restriction in interest	Material encumbrances	Audited NBV as at 31 December 2024 (RM'000)
1.	CFI ⁽¹⁾	<u>Title details</u> H.S.(M) No. 10534, PT No. 24, Kawasan Perindustrian Kulim, Bandar Kulim, Daerah Kulim, Negeri Kedah <u>Postal address</u> Lot 24, Kulim Industrial Estate, 09000 Kulim, Kedah	<u>Description</u> Manufacturing facilities comprising: (i) single-storey factory / warehouse cum office; (ii) annexed 3- storey factory; (iii) 5-storey factory (Spray Dryer Plant 1); (iv) 5-storey factory (Spray Dryer Plant 2); (v) single-storey warehouse; (vi) single-storey production with 5-storey factory (Spray Dryer Plant 3);	<u>Land area</u> 32,375 <u>Built-up area</u> 26,203	29 June 1999 (supplemented with a CF issued on 5 August 1999), 1 December 2013, 21 May 2019, 13 October 2020 and 16 August 2023	<u>Category of land use</u> Industrial <u>Express condition</u> The land contained in this title shall be used for industrial and other related activities only. Residential buildings are prohibited from being constructed on this land. <u>Restriction in interest</u> Nil	1. Lease registered by CFI with Perbadanan Kemajuan Negeri Kedah ("PKNK") on 16 February 1987 and 11 December 2018 via endorsements 191/1987 and 3008/2018, respectively, for a total period of 98 years from 29 January 1986 to 28 January 2084	49,400

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			(vii) single-storey production with 4-storey factory (Spray Dryer Plant 4); (viii) guardhouse; and (ix) other ancillary buildings and structures				2. Charged to CIMB Islamic Bank Berhad on 11 December 2018 3. Sublease registered by Tenaga Nasional Berhad with PKNK on 11 December 2018 via endorsement 3009/2018 for a period of 28 years from 15 May 2017 to 14 May 2045	
			<u>Existing use</u> Kulim Factory ⁽²⁾					
			<u>Tenure</u> Leasehold (99 years, expiring on 28 January 2085)					

Notes:

- (1) Pursuant to the endorsements 191/1987 and 3008/2018, CFI is the registered lessee of the land, with a valid lease term from 29 January 1986 to 28 January 2084. The land is a state-owned leasehold land, with PKNK as the registered owner.
- (2) Please refer to Section 7.26.1 of this Prospectus for details of the subsisting non-compliance in relation to our Kulim Factory.

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B.2 Material properties tenanted by our Group

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

No.	Landlord / Tenant	Title details / Postal address	Description / Existing use	Date of issuance of CCC or equivalent	Approximate rented area (sq m)	Tenure / Rental Per Annum
1.	<u>Landlord</u> Mylar <u>Tenant</u> CFI	<u>Title details</u> H.S.(D) 31780, PT 3225, Daerah Seberang Perai Tengah, Mukim 01, Negeri Pulau Pinang <u>Postal address</u> 2931, Lorong Jelawat 1, Kawasan Perusahaan Seberang Jaya, 13700 Perai, Penang, Malaysia	<u>Description</u> 2-storey office building with a factory <u>Existing use</u> SJ Factory ⁽¹⁾	30 December 1998 and 24 December 2004	<u>Built-up area</u> 6,663	<u>Tenure</u> 1 February 2025 to 31 January 2026 ⁽²⁾ <u>Rental per annum</u> RM1,008,000
2.	<u>Landlord</u> Family Cereal <u>Tenant</u> CFI	<u>Title details</u> PN 3275, Lot 5025, Mukim 01, Daerah Seberang Perai Tengah, Negeri Pulau Pinang <u>Postal address</u> 2587, Lorong Jelawat 1, Seberang Jaya, 13700 Perai, Pulau Pinang	<u>Description</u> 1-storey office building with a factory <u>Existing use</u> SJ Warehouse ⁽¹⁾	13 April 1991 and 28 October 1993	<u>Built-up area</u> 4,481	<u>Tenure</u> 1 February 2025 to 31 January 2026 ⁽³⁾ <u>Rental per annum</u> RM840,000

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No.	Landlord / Tenant	Title details / Postal address	Description / Existing use	Date of issuance of CCC or equivalent	Approximate rented area (sq m)	Tenure / Rental Per Annum
3.	<u>Landlord</u> OCSB	<u>Title details</u> PN 8301, Lot 1235 Seksyen 38, Bandar Kulim, Daerah	<u>Description</u> 1-storey warehouse	25 September 1996	<u>Built-up area</u> 4,048	<u>Tenure</u> 1 February 2025 to 31 January 2026 ⁽⁴⁾
	<u>Tenant</u> CFI	Kulim, Negeri Kedah	<u>Existing use</u> OCSB Warehouse ⁽¹⁾			<u>Rental per annum</u> RM600,000
		<u>Postal address</u> No. 53A & 53B, Lorong Perusahaan 2, Kawasan Perusahaan Kulim, 09000 Kulim				

Notes:

- (1) Please refer to Section 7.26.1 of this Prospectus for details of subsisting non-compliances of our material rented properties.
- (2) On 2 January 2025, Mylar (landlord) and CFI (tenant) had entered into a tenancy agreement for the leasing of the SJ Factory for a tenure of one year from 1 February 2025 to 31 January 2026 at the monthly rent of RM84,000. Subsequently, Mylar and CFI had on 24 September 2025 entered into another tenancy agreement for the leasing of the SJ Factory. Please refer to Section 10.1.1 of this Prospectus for salient terms of the tenancy agreement.
- (3) On 2 January 2025, Family Cereal (landlord) and CFI (tenant) had entered into a tenancy agreement for the leasing of the SJ Warehouse for a tenure of one year from 1 February 2025 to 31 January 2026 at the monthly rent of RM70,000. Subsequently, Family Cereal and CFI had on 24 September 2025 entered into another tenancy agreement for the leasing of the SJ Warehouse. Please refer to Section 10.1.1 of this Prospectus for salient terms of the tenancy agreement.
- (4) On 2 January 2025, OCSB (landlord) and CFI (tenant) had entered into a tenancy agreement for the leasing of the OCSB Warehouse for a tenure of one year from 1 February 2025 to 31 January 2026 at the monthly rent of RM50,000. Subsequently, OCSB and CFI had on 24 September 2025 entered into another tenancy agreement for the leasing of the OCSB Warehouse. Please refer to Section 10.1.1 of this Prospectus for salient terms of the tenancy agreement.