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## 5. INFORMATION ON OUR GROUP

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### 5.1 OUR COMPANY

#### 5.1.1 History and Background

Our Company was incorporated in Malaysia under the Act on 26 April 2021 as a private limited company under the name of CPE Technology Sdn. Bhd. On 13 April 2022, CPE Technology was converted into a public limited company and assumed its present name.

The principal activity of our Company is that of investment holding while our Group is an engineering supporting services provider principally involved in manufacturing of precision-machined parts and components and provision of CNC machining services. The principal activities of our Subsidiary Companies are as set out in Section 5.3 of this Prospectus.

The history of our Group can be traced back to 20 September 1985 when our founder, Mr. Foo, in partnership with his spouse, Ms. Leong, set up Champion PEW in Singapore in a rented property. Mr. Foo was previously involved in trading and distribution of machinery and equipment for precision machining. Through his experience and knowledge, he saw an opportunity to set up Champion PEW to provide installation of industrial machinery and equipment as well as mechanical engineering works to the general mechanical parts market. Champion PEW was converted into a sole proprietorship of Ms. Leong in 1988. Mr. Foo then focused on the day-to-day operations of Champion PEW, including marketing as well as technical issues during machining. Our Executive Director and Group Chief Executive Officer, Mr. Lee, subsequently joined Champion PEW in 1989, initially as a machine operator.

As a strategic business decision, Mr. Foo, Mr. Lee, Mr. Chan Siew Hong (an ex-employee of our Group), and Mr. Seah Ngee Chuah (an ex-employee of our Group), incorporated Champion P in Malaysia on 24 November 1994 and relocated our Group's manufacturing activities to Malaysia. Champion P purchased and established our Group's first factory in Malaysia located in Ulu Tiram, Johor on a lot approximately 4,800 sq ft large. The factory was purchased from Panoramic Industrial Development Sdn. Bhd., an entity which is not a related party to our Group, our Promoters and our Directors, for approximately RM0.44 million in 1994. At that time, other services of our Group such as sales and marketing, engineering support and logistic services remained in Singapore. As at the LPD, our sales and marketing, engineering support and logistic services are carried out in both Malaysia and Singapore.

Champion PT was incorporated by third parties which are not related to our Promoters on 22 August 1995 under the name Libratech Enterprise Sdn. Bhd. to initially undertake property investment activities. Champion PT assumed its current name on 13 December 2005. Mr. Foo and Mr. Chan Siew Hong subsequently acquired the shares from the said third parties on 12 September 1995 and each of them held 50.00% shareholding in Champion PT at that point in time. Mr. Lee and Mr. Mu became shareholders of Champion PT on 11 October 2001 with the shareholding of 15.00% each in Champion PT while Mr. Foo and Mr. Chan Siew Hong held 35.00% shareholding each in Champion PT. Mr. Chan Siew Hong ceased to become a shareholder of the company on 10 September 2012, leaving Mr. Lee, Mr. Foo and Mr. Mu as the shareholders of Champion PT with the shareholding of 50.00%, 30.00% and 20.00% in Champion PT respectively. Prior to transfer of their respective ordinary shares in Champion PT to Platinum Success on 18 December 2018 to facilitate the HKEX IPO, Mr. Lee, Mr. Foo and Mr. Mu holds 50.00%, 30.00% and 20.00% shareholding in Champion PT respectively. Through Champion PT, our Group acquired our second and third factories in Ulu Tiram, Johor from Crescendo Development Sdn. Bhd., an entity which is not a related party to our Group, our Promoters and our Directors for RM0.65 million each in 1995 with a combined land area of approximately 18,000 sq ft to support our Group's manufacturing activities.

Champion PE was then incorporated on 30 January 1996 by Mr. Foo and his spouse, Ms. Leong in Singapore in order to take over the business and operations of Champion PEW. Upon incorporation of Champion PE, Mr. Foo and Ms. Leong were each allotted 1 ordinary share of SGD1.00 respectively, with their aggregate shareholdings representing the entire issued share

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## 5. INFORMATION ON OUR GROUP (CONT'D)

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capital of Champion PE. Upon completion of the transfers of Ms. Leong's shares to Mr. Foo, Mr. Chan Siew Hong, Mr. Seah Ngee Chuah, Mr. Lee and Mr. Mu on 16 April 1996, Ms. Leong ceased to be a shareholder of Champion PE while Mr. Foo held 35.00% shareholding in Champion PE, and Mr. Chan Siew Hong, Mr. Seah Ngee Chuah, Mr. Lee, and Mr. Mu became shareholders of Champion PE with the shareholding of 35.00%, 10.00%, 10.00% and 10.00% in Champion PE respectively. Mr. Seah Ngee Chuah exited as a shareholder of Champion PE on 4 September 1999, leaving Mr. Foo, Mr. Chan Siew Hong, Mr. Lee and Mr. Mu as the shareholders of Champion PE, holding 35.00%, 35.00%, 15.00% and 15.00% shareholding in Champion PE respectively. Mr. Chan Siew Hong exited as a shareholder of Champion PE on 13 July 2012, leaving Mr. Lee, Mr. Foo, and Mr. Mu as the shareholders of Champion PE, holding 50.00%, 30.00% and 20.00% shareholding in Champion PE respectively until they transferred their respective shareholding in Champion PE to Platinum Success on 5 November 2018 to facilitate the HKEX IPO. Champion PE was involved in the installation of machinery and equipment, mechanical engineering works, and manufacturing of precision-machined parts and components. As at the LPD, the majority of manufacturing activities are carried out in our facilities in Malaysia while Champion PE carries out minor amendments to the precision-machined parts and components. Champion PEW was terminated as a sole proprietorship of Ms. Leong on 30 April 1996.

In 2000, Champion PT began to undertake manufacturing activities, beginning with the manufacture of precision-machined parts and components for the engineering and mechanical industries. As a result, Champion P gradually decreased its manufacturing activities and became dormant beginning of 2001 and was subsequently dissolved following the lodgement of return by liquidator relating to final meeting dated 6 October 2018. Additionally, in 2000, our Group moved our manufacturing operations from our first factory into the second and third factories and the first factory was subsequently disposed in the same year to Concordmold Technology Sdn. Bhd., an entity which is not a related party to our Group, our Promoters and our Directors, for a disposal consideration of RM0.50 million. In the same year, our Group's quality management system attained ISO 9001:2000 certification from Certification International (UK) Limited under the scope of "precision machining engineering services". This represented our first commitment towards ensuring the quality of our service offerings were aligned to international standards. Further information on our QA can be found in Section 6.13 of this Prospectus.

We then acquired Plant 1 from Crescendo Development Sdn. Bhd. for RM3.85 million with a gross floor area of approximately 31,815 sq ft in 2005 and we subsequently shifted our manufacturing activities from our second and third factories to Plant 1 where we began to manufacture precision-machined parts and components for the automotive industry. As a strategic business decision, our Group's ventured into the automotive industry as we had identified the industry as an industry that was performing well and would continue to be promising in the future and at that time and up to and including the LPD, we have the necessary capabilities to manufacture the precision-machined parts and components for our customers in the automotive industry based on the strength of our engineering team. Based on the designs given by our automotive customers, our engineering team is able to design the relevant precision-machining processes and based on the processes designed by our engineering team, our production workers are able to produce the relevant precision-machined parts and components that meet the specifications and requirements of our automotive customers.

Our second and third factories were sold to Gah Hong Precision Sdn. Bhd., an entity which is not a related party to our Group, our Promoters and our Directors, for disposal consideration of RM0.75 million each in 2006. Over the years, we continued to gradually expand and began to increase our manufacturing activities for the life science and medical devices industry in 2007.

In 2008, we successfully penetrated the sport equipment industry with our first purchase order which amounted to approximately RM0.19 million from Sport Equipment Customer 1 for precision-machined parts and components used for hydraulic brake systems. We have continued to work with Sport Equipment Customer 1 over the years and have been recognised

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## 5. INFORMATION ON OUR GROUP (CONT'D)

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for our product development and innovation. We received various awards from Sport Equipment Customer 1 over the years such as the “Innovation Award” in 2011, the “Special Achievement Award” in 2014, and the “Best Performance Award” for the Reel Division of Sport Equipment Customer 1 in 2017, 2018, 2019 and 2020.

On 25 September 2012, Champion C was incorporated by Mr. Foo and Mr. Lee and each of them hold 50.00% shareholding in Champion C upon incorporation. Champion C began manufacturing of precision-machined parts and components for the sport equipment industry as the sub-contractor of Champion PT. Since then, Champion C has become Champion PT’s sub-contractor and has expanded into manufacturing of precision-machined parts and components for Champion PT for a range of industries. Mr. Mu became a shareholder of the company on 14 July 2016, resulting in Mr. Lee, Mr. Foo and Mr. Mu as the shareholders of Champion C holding 50.00%, 30.00% and 20.00% shareholding in Champion C respectively until they transferred their respective shareholding in Champion C to Platinum Success on 6 December 2018 to facilitate the HKEX IPO. Champion Oil was also incorporated on 25 September 2012 to manufacture precision-machined parts and components for use in the oil and gas industry as the sub-contractor of Champion PT, in particular for O&G Customer 1. Our Group did not secure projects from O&G Customer 1, instead, our Group would receive purchase orders from O&G Customer 1 on an ad hoc basis. Champion Oil was eventually declared dormant in November 2019 following our Group’s decision to focus on other industries such as semiconductor, life science and medical devices and sport equipment.

In light of increased demand for our Group’s services, we rented Plant 4 and a factory located at No. 7, Jalan Indah Gemilang 5, Taman Perindustrian Gemilang, 81800, Ulu Tiram, Johor in 2013. In the same year, we commenced operations in Plant 4 and the said factory. We subsequently ceased leasing the said factory in 2019 after Champion Oil ceased operations on 31 October 2019. On the other hand, we completed the purchase of Plant 4 in 2021 from Spring Maple Sdn. Bhd, an entity which is not a related party to our Group, our Promoters and our Directors, for a purchase consideration of RM6.50 million.

In 2014, our ISO 9001 certification for our quality management system was updated and we were re-certified with ISO 9001:2008 under the scope of “precision machining for electro-mechanical parts (excluding 7.3, product design)” by the Vehicle Certification Agency. Our Group also attained additional certification in relation to our quality management system in 2014; namely the ISO/TS 16949:2009 certification from the Vehicle Certification Agency under the scope of “precision machining for electro-mechanical parts (excluding 7.3, product design)”. ISO/TS 16949:2009 differs from ISO 9001:2008 as it has particular requirements for the automotive industry and this represented our continuous commitment towards ensuring the quality of our service offerings in automotive industry that were aligned to international standards.

We first ventured into the semiconductor industry in 2009. We began to increase our manufacturing activities for the semiconductor industry in 2016 where we manufactured precision-machined parts and components used for front-end semiconductor manufacturing, whereby the blank wafer is fabricated to a completed wafer. As a strategic business decision, our Group increases our manufacturing activities for the semiconductor industry as we had observed that the industry was performing well and would continue to be promising in the future and at that time up to and including the LPD, we have the necessary capabilities to manufacture the precision-machined parts and components for our customers in the semiconductor industry based on the strength of our engineering team. Based on the designs given by our semiconductor customers, our engineering team is able to design the relevant precision-machining processes and based on the processes designed by our engineering team, our production workers are able to produce the relevant precision-machined parts and components that meet the specifications and requirements of our semiconductor customers. We have recorded a revenue of approximately RM3.15 million for our semiconductor customers in the FYE 30 June 2016.

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## 5. INFORMATION ON OUR GROUP (CONT'D)

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In 2017, we acquired Plant 3 from Sumber Terang Sdn. Bhd., an entity which is not a related party to our Group, our Promoters and our Directors, for RM6.75 million and subsequently began operations there to accommodate our growing business in the semiconductor industry. During the same year, we also acquired Plant 2 from Sumber Terang Sdn. Bhd. for RM6.75 million. However, the facility was previously rented out to a tenant and we only began operating in Plant 2 in 2019.

Our Group had, on 19 November 2018, submitted an application to the HKEX seeking for listing on the Main Board of the HKEX by way of share offer. Our Group had met the prevailing profit requirements for the Main Board of the HKEX then at the point of submission for the HKEX IPO.

However, after submission on 19 November 2018 and whilst still in the FYE 30 June 2019 (before the FYE 30 June 2019 ended), our Group realised that the financial performance of our Group would likely drop as compared with that of the FYE 30 June 2018. Had FYE 30 June 2019 figures were to be used for the third financial year of the profit track record of our Group for the HKEX IPO, our Group realised that we may not be able to achieve the pre-requisite minimum profit requirement for the third financial year for the Main Board of the HKEX.

Taking into consideration the foregoing and the Anti-Extradition Law Amendment Bill Movement (also known as the 2019 Hong Kong protests, which were a series of demonstrations since 15 March 2019), and coupled with the expiry of the mandate with our principal adviser for the HKEX IPO on 31 March 2019, our Group had decided against continuing with the listing exercise on HKEX (by possibly extending the mandate).

In 2019, as a strategic business decision, our Group began to shift our focus to the semiconductor industry and to slow down our involvement in the automotive industry. This was mainly due to the growing trend in electric vehicles which would lead to a lower demand for engine parts and components manufactured by our Group. Since then, we have continued to grow our business in the semiconductor industry and gained new customers.

In 2022, in anticipation of the growth of our business and pending the completion of construction of the New Plants, Champion PT has entered into a tenancy agreement dated 26 December 2022 to rent Plant 5. The duration of the tenancy is 2 years commencing from 1 January 2023 and ending on 31 December 2024 with an option to renew for a further term of 1 year subject to maximum 10.00% increment of the rental and other terms and conditions to be agreed upon.

Champion PT had obtained the MITI Licence for Plant 5 in April 2023. Besides MITI Licence, Champion PT is also in the midst of applying the remaining licences and approvals for the operations of Plant 5.

Based on the plan as at the LPD, Champion PT will move 40 auto-lathe machines from Plant 2 and 12 auto-lathe machines from Plant 3, to Plant 5. For the avoidance of doubt, the total production capacity of our Group is not expected to change as a result of our Group renting Plant 5 alone, as there will not be additional machines (which necessitate acquisition of machines) to be located in Plant 5. The plan now is for Plant 5 to accommodate the existing 52 auto-lathe machines which are to be relocated from Plant 2 and Plant 3 to Plant 5.

We expect to commence operations in Plant 5 immediately and as practically possible upon obtaining the last of the relevant licences and approvals to commence business operations of Plant 5. Barring any unforeseen circumstances, we expect to obtain all the relevant licences and approvals by the month of October 2023 and thereafter the commencement of operations in the same month.

The estimated costs for Plant 5 which are to be funded from our internally generated funds are as summarised in the table below.

## 5. INFORMATION ON OUR GROUP (CONT'D)

No.	Item	Estimated Costs
		RM'000
1.	Rental cost <sup>(1)</sup>	768
2.	Installation costs <sup>(2)</sup> and fixture and fitting costs	572
3.	Costs of relocation for auto-lathe machines	54
4.	Administrative and other expenses which include, but not limited to, the costs associated with the application of relevant approvals and licences	30
Total		1,375

Notes:-

<sup>(1)</sup> Based on the rental cost of RM32,000.00 per month for a duration of 2 years.

<sup>(2)</sup> Including installation costs for electrical wiring and pipings for machines, and air compressor and its pipings in the Plant 5.

Today, we are an established engineering supporting services provider in Malaysia and Singapore, with more than 30 years of history. We have grown from providing installation of industrial machinery and equipment and mechanical engineering works to now being able to manufacture precision-machined parts and components which support various industries such as semiconductor, life science and medical devices and the sport equipment industries.

### 5.1.2 Our Key Business Milestones

The key milestones and achievements of our Group are as stated in the table below.

No.	Year	Key Milestones and Achievements
1.	1985	Established Champion PEW to provide installation of industrial machinery and equipment as well as provide mechanical engineering works.
2.	1994	Established Champion P in Malaysia to manufacture precision-machined parts and components.  Set up our first factory in Ulu Tiram, Johor on a lot approximately 4,800 sq ft large and moved our Group's manufacturing activities from Singapore to Malaysia.
3.	1995	Established Champion PT to engage in property investment.  Acquired our second and third factories in Ulu Tiram, Johor with a combined land area of approximately 18,000 sq ft.
4.	1996	Established Champion PE to take over the business and operations of Champion PEW.  Champion PEW ceased its operations.
5.	2000	Champion PT began to manufacture precision-machined parts and components.
6.	2001	Champion PT took over the business and operations of Champion P.  Champion P ceased its operations.  Moved our manufacturing operations from the first factory into the second and third factories.

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Year	Key Milestones and Achievements
		Attained ISO 9001:2000 certification from Certification International (UK) Limited under the scope "precision machining engineering services".
7.	2005	Acquired our Plant 1.
8.	2006	Shifted our manufacturing activities from our second and third factories to Plant 1. Started to manufacture precision-machined parts and components for the automotive industry.
9.	2007	Started to increase our manufacturing activities for the life science and medical devices industry.
10.	2008	Started to manufacture precision-machined parts and components for sport equipment for Sport Equipment Customer 1.
11.	2009	Ventured into the semiconductor industry.
12.	2011	Received the "Innovation Award" from Sport Equipment Customer 1.
13.	2012	Established Champion C to provide CNC turning and milling services for the sport equipment industry as the sub-contractor of Champion PT. Since then, Champion C has expanded into manufacturing of precision-machined parts and components for Champion PT for a range of industries. Established Champion Oil to manufacture parts and components for the oil and gas industry as the sub-contractor of Champion PT.
14.	2013	Commenced operations in Plant 4 and a factory located at No. 7, Jalan Indah Gemilang 5, Taman Perindustrian Gemilang, 81800 Ulu Tiram, Johor.
15.	2014	Re-certified with ISO 9001:2008 certification from the Vehicle Certification Agency under the scope "precision machining for electro-mechanical parts (excluding 7.3, product design)". Attained ISO/TS 16949:2009 certification from the Vehicle Certification Agency under the scope of "precision machining for electro-mechanical parts (excluding 7.3, product design)". Received the "Special Achievement Award" from Sport Equipment Customer 1.
16.	2016	Began to expand to the semiconductor industry in 2016 where we manufactured precision-machined parts and components used for front-end semiconductor manufacturing, whereby the blank wafer is fabricated to a completed wafer.
17.	2017	Acquired our Plant 2. Acquired our Plant 3. Received the "Best Performance Award" from Sport Equipment Customer 1.
18.	2018	Submitted an application to the HKEX seeking for listing on the Main Board of the HKEX. Received the "Best Performance Award" for the Reel Division from Sport Equipment Customer 1.

## 5. INFORMATION ON OUR GROUP (CONT'D)

No.	Year	Key Milestones and Achievements
19.	2019	Received the "Best Performance Award" for the Reel Division from Sport Equipment Customer 1.
		Aborted the listing exercise on the HKEX.
		Champion Oil was declared dormant.
20.	2020	Received the "Best Performance Award" for the Reel Division from Sport Equipment Customer 1.
21.	2021	Acquired our Plant 4.
22.	2022	Champion PT has entered into a tenancy agreement dated 26 December 2022 to rent Plant 5. The duration of the tenancy is 2 years commencing from 1 January 2023 and ending on 31 December 2024 with an option to renew for a further term of 1 year subject to maximum 10.00% increment of the rental and other terms and conditions to be agreed upon.

### 5.1.3 Share Capital

Our issued share capital is approximately RM91.40 million, comprising 503,486,091 Shares as at the date of this Prospectus. Our Company does not have any treasury shares as at the date of this Prospectus.

Save as disclosed in the table below, there has been no change in our issued share capital for the past 3 years preceding the LPD.

No.	Date of Allotment	Number of Shares Allotted	Number of Cumulative Shares	Cumulative Issued Share Capital
				RM
1.	26 April 2021	10	10	10
2.	13 January 2022	<sup>(1)</sup> 198,426,081	198,426,091	45,638,009
3.	31 March 2022	<sup>(2)</sup> 305,060,000	503,486,091	91,397,009

Notes:-

<sup>(1)</sup> Pursuant to the Capitalisation of the Amount Owing by CPE Technology to the Promoters.

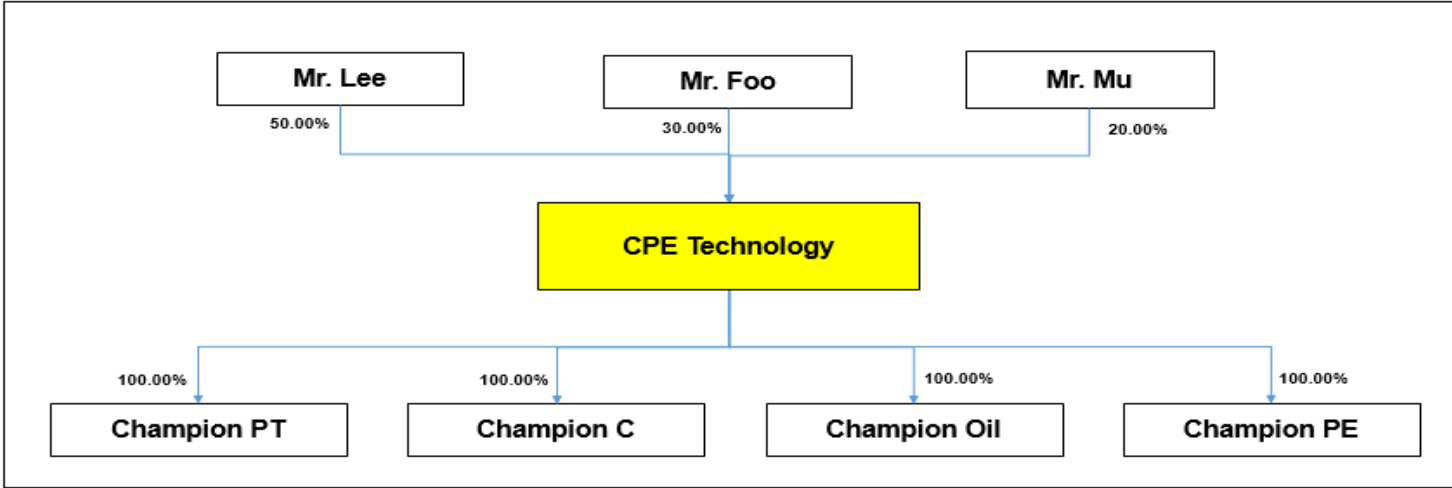
<sup>(2)</sup> Pursuant to the Acquisition of Champion PE.

None of our Shares were issued at a discount, on special terms or based on instalment payment terms.

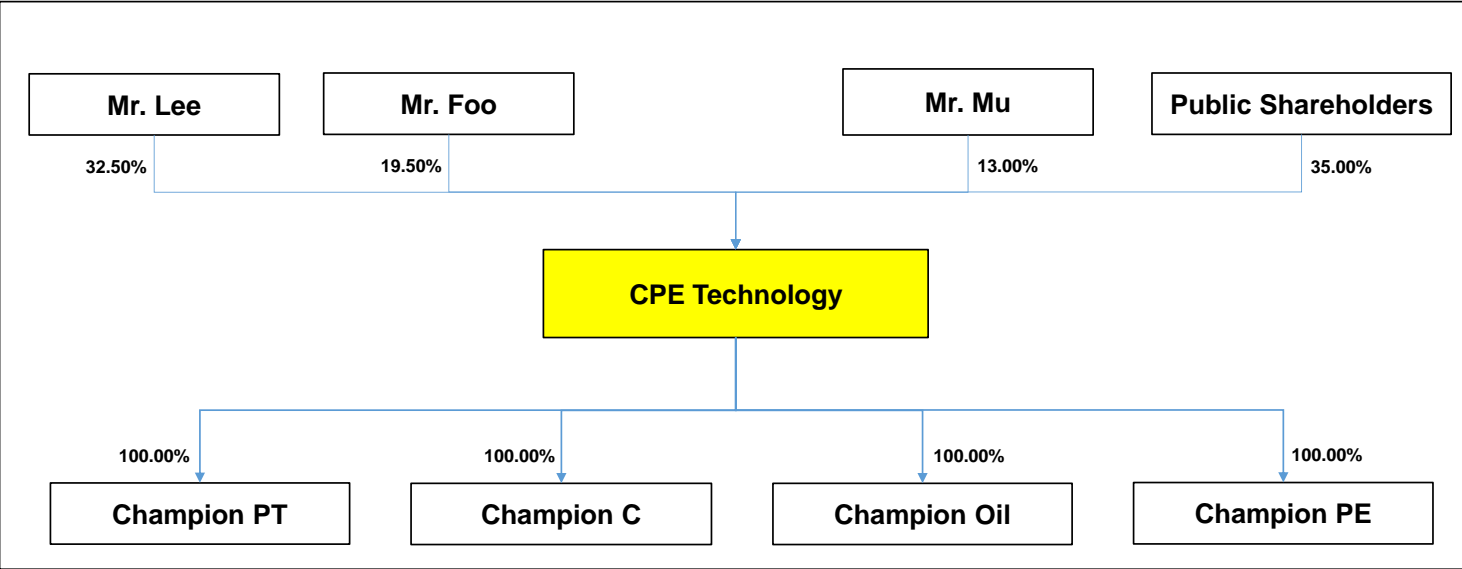
## 5.2 OUR GROUP STRUCTURE

The corporate and shareholding structure of our Group as at the LPD are as shown in the diagram below.

**5. INFORMATION ON OUR GROUP (CONT'D)**



The corporate and shareholding structure of our Group upon implementation of our IPO and Listing are as shown in the diagram below.



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## 5. INFORMATION ON OUR GROUP (CONT'D)

### 5.3 OUR SUBSIDIARY COMPANIES AND ASSOCIATE COMPANIES

Our Subsidiary Companies as at the LPD are as stated in the table below.

No.	Company Name	Company Number	Date of Incorporation	Country of Incorporation	Share Capital	Our Effective Equity Interest	Principal Activities	Remark
						%		
1.	Champion PT	199501027211 (356416-M)	22 August 1995	Malaysia	RM2,200,000	100.00	Manufacturing of precision-machined parts and components using CNC turning and milling technology and provision of CNC turning and milling services <sup>(1)</sup> .	Champion PT owns and operates Plant 1, Plant 2 and Plant 4. Champion PT also rents Plant 5 for future operations. Champion PT is the only subsidiary company within our Group that is involved in external sales to our customers in Malaysia. It is also involved in external sales to some of our customers in foreign countries <sup>(2)</sup> as well as our foreign customers who have operations in Malaysia.
2.	Champion C	201201033711 (1018199-H)	25 September 2012	Malaysia	RM2,100,000	100.00	Manufacturing of precision-machined parts and components using CNC turning and milling technology and provision of CNC turning and milling services <sup>(1)</sup> .	Champion C owns and operates Plant 3. Champion C only acts as the sub-contractor of Champion PT whereby Champion PT is the sole customer of Champion C.  Champion C was initially established as a sub-contractor to cater to the production of sport equipment industry customer of Champion PT. Since then, the role of Champion C as Champion PT's sub-contractor has expanded into other industries.

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Company Name	Company Number	Date of Incorporation	Country of Incorporation	Share Capital	Our Effective Equity Interest	Principal Activities	Remark
						%		
3.	Champion Oil	201201033715 (1018203-M)	25 September 2012	Malaysia	RM270,000	100.00	Provide services for the parts and components of machinery for the oil and gas industry.  (Champion Oil ceased operations on 31 October 2019 and has been dormant since then.)	As at the LPD, our Group does not have immediate foreseeable plan for Champion Oil as our current focus is on customers from industries such as semiconductor and life science and medical devices. We shall revisit our plan for Champion Oil when the needs arise.
4.	Champion PE	199600738M	30 January 1996	Singapore	SGD200,000	100.00	Trading of precision-machined parts and components.	Champion PE is involved principally in the external sales of our Group to our customers in Singapore and other countries apart from Malaysia. <sup>(2)</sup>

**Notes:-**

<sup>(1)</sup> *Champion PT is engaged in the provision of precision machining services as well as other business activities which include, but not limited to, sales and marketing, and procurement of raw materials. However, Champion C is only involved in the provision of precision machining services and only acts as the sub-contractor of Champion PT whereby Champion PT is the sole customer of Champion C.*

<sup>(2)</sup> *As at the LPD, there is no overlapping in regard to customers from foreign countries for Champion PT and Champion PE.*

As at the LPD, we do not have any associate companies.

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## **5. INFORMATION ON OUR GROUP (CONT'D)**

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The details of our Subsidiary Companies as at the LPD are as follows:-

### **5.3.1 Information on Champion PT**

Champion PT was incorporated in Malaysia under the Companies Act 1965 on 22 August 1995 as a private limited company under the name Libratech Enterprise Sdn. Bhd. and is deemed registered under the Act. It changed its name to Champion Precision Technology Sdn. Bhd. on 13 December 2005. Champion PT is principally involved in the manufacturing of precision-machined parts and components using CNC turning and milling technology and provision of CNC turning and milling services. It is the only subsidiary company within our Group that is involved in external sales to our customers in Malaysia. It is also involved in external sales to some of our customers in foreign countries as well as our foreign customers who have operations in Malaysia. The principal place of business of Champion PT is at No. 18, Jalan Istimewa 4, Taman Perindustrian Cemerlang, 81800 Ulu Tiram, Johor. Champion PT owns and operates Plant 1, Plant 2 and Plant 4. Champion PT also rents Plant 5 for future operations.

The issued share capital of Champion PT is RM2,200,000 comprising 2,200,000 ordinary shares. There has been no change in the issued share capital of Champion PT for the past 3 years preceding the LPD.

Champion PT is our wholly-owned subsidiary company. As at the LPD, Champion PT does not have any subsidiary companies or associate companies.

### **5.3.2 Information on Champion C**

Champion C was incorporated in Malaysia under the Companies Act 1965 on 25 September 2012 as a private limited company and is deemed registered under the Act. Champion C is principally involved in the manufacturing of precision-machined parts and components using CNC turning and milling technology and provision of CNC turning and milling services. The principal place of business of Champion C is at No. 6, Jalan Indah Gemilang 5, Taman Perindustrian Gemilang, 81800 Ulu Tiram, Johor.

Champion C owns and operates Plant 3. Champion C is involved in primary processes only and it is not involved in any secondary processes. Champion C only acts as the sub-contractor of Champion PT whereby Champion PT is the sole customer of Champion C.

Champion C was initially established as a sub-contractor to cater to the production of sport equipment industry customer of Champion PT. Since then, the role of Champion C as Champion PT's sub-contractor has expanded into other industries.

The issued share capital of Champion C is RM2,100,000 comprising 2,100,000 ordinary shares. There has been no change in the issued share capital of Champion C for the past 3 years preceding the LPD.

Champion C is our wholly-owned subsidiary company. As at the LPD, Champion C does not have any subsidiary companies or associate companies.

### **5.3.3 Information on Champion Oil**

Champion Oil was incorporated in Malaysia under the Companies Act 1965 on 25 September 2012 as a private limited company and is deemed registered under the Act. Champion Oil is principally involved in providing services for the parts and components of machinery for the oil and gas industry. Champion Oil ceased operations on 31 October 2019 and has been dormant since then. As at the LPD, our Group does not have immediate foreseeable plan for Champion Oil as our current focus is on customers from industries such as semiconductor and life science and medical devices. We shall revisit our plan for Champion Oil when the needs arise. The principal place of business of Champion Oil prior to cessation of its operations was at No. 7,

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## 5. INFORMATION ON OUR GROUP (CONT'D)

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Jalan Indah Gemilang 5, Taman Perindustrian Gemilang, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor.

The issued share capital of Champion Oil is RM270,000 comprising 270,000 ordinary shares. There has been no change in the issued share capital of Champion Oil for the past 3 years preceding the LPD.

Champion Oil is our wholly-owned subsidiary company. As at the LPD, Champion Oil does not have any subsidiary companies or associate companies.

### 5.3.4 Information on Champion PE

Champion PE was incorporated in Singapore under the SG Act 1967 on 30 January 1996 as a private limited company. Champion PE is principally involved in the trading of precision-machined parts and components to customers outside of Malaysia, including Singapore and other countries as part of our Group's external sales efforts. The principal place of business of Champion PE is at 5B, Gambas Crescent Nordcom One, Singapore 757038.

The issued share capital of Champion PE is SGD200,000 comprising 200,000 ordinary shares. There has been no change in the issued share capital of Champion PE for the past 3 years preceding the LPD.

Champion PE is our wholly-owned subsidiary company. As at the LPD, Champion PE does not have any subsidiary companies or associate companies.

### 5.4 Other Information

As at the LPD, our Group does not have any outstanding warrants, options, convertible securities or uncalled capital.

None of our Shares and share capital in our Subsidiary Companies were issued and allotted at a discount or have any special terms or any instalment payment terms. Our issued Shares and the issued shares of our Subsidiary Companies are fully paid-up.

As at the LPD, neither our Company nor our Subsidiary Companies are involved in any bankruptcy, receivership or similar proceedings.

During the last financial year up to and including the LPD, there were no:-

- (i) Public take-over offers by third parties in respect of our Shares; and
- (ii) Public take-over offers by our Company in respect of other companies' securities.

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## 5. INFORMATION ON OUR GROUP (CONT'D)

### 5.5 Material Properties

#### 5.5.1 Material Properties Owned by Our Group as at the LPD

No.	Registered Owner/ Postal Address/ Title Details	Description of Property/ Tenure/ Existing Use	(1) Approximate Land Area/ Gross Floor Area  sq ft	Date of Issuance of CCC/ Certificate of Fitness for Occupation (CF) or Equivalents	Category of Land Use/ Express Condition/ Restriction in Interest	Major Encumbrances	NBV as at 30 June 2022  RM'000
1.	<u>Registered Owner</u>  Champion PT  <u>Postal Address</u>  No. 18, Jalan Istimewa 4, Taman Perindustrian Cemerlang, 81800 Ulu Tiram, Johor  <u>Title Details</u>  H.S.(D) 346939, PTD 166522, in Mukim Plentong, District of Johor Bahru, State of Johor	<u>Description of Property</u>  Single storey detached factory with an annexed 2-storey office building and a guard house/ refuse chamber  <u>Tenure</u>  Freehold  <u>Existing Use</u>  Plant 1	50,213/ 31,379	2 December 2005	<u>Category of Land Use</u>  Industrial  <u>Express Condition of Land Use</u>  (i) Industrial lot for medium sized industrial facility to be built according to local council approval.  (ii) All impurities and pollutants resulting from these activities shall be channelled / disposed of to places as determined by the relevant authorities.  (iii) To comply with all policies and regulations set forth and enforced by the relevant authorities from time to time.	(i) Property charged by Champion PT to Public Bank Berhad under the presentation no. 69841/2005, registered on 7 October 2005  (ii) Private caveat entered by Public Islamic Bank Berhad under the presentation no. 37737/2015, registered on 6 December 2015  (iii) Property charged by Champion PT to Public Islamic Bank Berhad under the presentation no. 99972/2015, registered on 22 December 2015.	3,308

5. INFORMATION ON OUR GROUP (CONT'D)

No.	Registered Owner/ Postal Address/ Title Details	Description of Property/ Tenure/ Existing Use	<sup>(1)</sup> Approximate Land Area/ Gross Floor Area  sq ft	Date of Issuance of CCC/ Certificate of Fitness for Occupation (CF) or Equivalents	Category of Land Use/ Express Condition/ Restriction in Interest	Major Encumbrances	NBV as at 30 June 2022  RM'000
					<u>Restriction in Interest</u>  (i) The land may not be transferred unless the factory building has been constructed in accordance with the approved plan by the relevant local authority.  (ii) In the event that the land is transferred to a Bumiputera/Bumiputera company, the land cannot later be transferred, charged, or leased to a non-Bumiputera/non-Bumiputera company without the consent of the state.		
2.	<u>Registered Owner</u>  Champion PT  <u>Postal Address</u>  No. 4, Jalan Indah Gemilang	<u>Description of Property</u>  Single storey detached factory with an annexed 3-storey office building a guard house, a Tenaga Nasional	41,338/ 19,483	29 January 2015	<u>Category of Land Use</u>  Industrial  <u>Express Condition of Land Use</u>  (i) This land to be used as a single storey medium-sized industrial facility	(i) Property charged by Champion PT to Public Bank Berhad under the presentation no. 55104/2017, registered on 20 August 2017  (ii) Private caveat entered by Public Bank Berhad	6,468

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Registered Owner/ Postal Address/ Title Details	Description of Property/ Tenure/ Existing Use	(1) Approximate Land Area/ Gross Floor Area  sq ft	Date of Issuance of CCC/ Certificate of Fitness for Occupation (CF) or Equivalents	Category of Land Use/ Express Condition/ Restriction in Interest	Major Encumbrances	NBV as at 30 June 2022  RM'000
	5, Taman Perindustrian Gemilang, 81800 Ulu Tiram, Johor  <u>Title Details</u>  HS(D) 541153, PTD 221505, Mukim Plentong, District of Johor Bahru, State of Johor	Berhad substation, a rubbish bin centre and a pump room  <u>Tenure</u>  Freehold  <u>Existing Use</u>  Plant 2			with 3-storey office and any other usage has to be complied with the plan approved by the local authority.  (ii) All impurities and pollutants resulting from these activities shall be channelled/disposed of to places as determined by the relevant authorities.  (iii) To comply with all policies and regulations set forth and enforced by the relevant authorities from time to time.  <u>Restriction in Interest</u>  Nil.	under the presentation no. 23270/2017, registered on 6 August 2017.	
3.	<u>Registered Owner</u>  Champion PT  <u>Postal Address</u>	<u>Description of Property</u>  Single storey detached with an annexed 3-storey office building, a	43,475/ 26,241	5 October 2012	<u>Category of Land Use</u>  Industrial  <u>Express Condition of Land Use</u>  (i) This land to be used as a	(i) Property charged by Champion PT to Public Bank Berhad under the presentation no. 75810/2021 registered on 29 November 2021	(2) 6,758

5. INFORMATION ON OUR GROUP (CONT'D)

No.	Registered Owner/ Postal Address/ Title Details	Description of Property/ Tenure/ Existing Use	(1) Approximate Land Area/ Gross Floor Area  sq ft	Date of Issuance of CCC/ Certificate of Fitness for Occupation (CF) or Equivalents	Category of Land Use/ Express Condition/ Restriction in Interest	Major Encumbrances	NBV as at 30 June 2022  RM'000
	No. 5, Jalan Indah Gemilang 5, Taman Perindustrian Gemilang, Ulu Tiram, Johor  <u>Title Details</u>  HS(D) 506800, PTD 212911, Mukim Plentong, District of Johor Bahru, State of Johor	guard house, a Tenaga Nasional Berhad substation, a rubbish bin centre and a pump room.  <u>Tenure</u>  Freehold  <u>Existing Use</u>  Plant 4			single storey medium-sized industrial facility with 3-storey office and any other usage has to be complied with the plan approved by the local authority.  (ii) All impurities and pollutants resulting from these activities shall be channelled/disposed of to places as determined by the relevant authorities.  (iii) To comply with all policies and regulations set forth and enforced by the relevant authorities from time to time.  <u>Restriction in Interest</u>  Nil.	(ii) Private caveat by Public Bank Berhad with presentation on 28374/2021, registered on 12 October 2021.	
4.	<u>Registered Owner</u>  Champion C	<u>Description of Property</u>  Single storey detached factory	41,513/ 19,483	29 January 2015	<u>Category of Land Use</u>  Industrial  <u>Express Condition of Land Use</u>	Property charged by Champion C to Public Bank Berhad under the presentation no.	5,750



**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Registered Owner/ Postal Address/ Title Details	Description of Property/ Tenure/ Existing Use	(1) Approximate Land Area/ Gross Floor Area  sq ft	Date of Issuance of CCC/ Certificate of Fitness for Occupation (CF) or Equivalents	Category of Land Use/ Express Condition/ Restriction in Interest	Major Encumbrances	NBV as at 30 June 2022  RM'000
	<u>Postal Address</u> No. 6, Jalan Indah Gemilang 5, Taman Perindustrian Gemilang, 81800 Ulu Tiram, Johor  <u>Title Details</u> HS(D) 541154, PTD 221506, Mukim Plentong, District of Johor Bahru, State of Johor	with an annexed 3-storey office building a guard house, a Tenaga Nasional Berhad substation, a rubbish bin centre and a pump room.  <u>Tenure</u> Freehold  <u>Existing Use</u> Plant 3			(i) This land to be used as a single storey medium-sized industrial facility with three storey office and any other usage has to be complied with the plan approved by the local authority.  (ii) All impurities and pollutants resulting from these activities shall be channelled/disposed of to places as determined by the relevant authorities.  (iii) To comply with all policies and regulations set forth and enforced by the relevant authorities from time to time.  <u>Restriction in Interest</u> Nil.	52281/2017, registered on 7 August 2017.	

Notes:-

(1) Approximate based on the conversion from square meter to sq ft using the conversion rate of 1 square meter is equal to 10.7639104 sq ft.

(2) The NBV of Plant 4 of approximately RM6.76 million as at 30 June 2022 is higher than the purchase consideration for the acquisition of Plant 4 of RM6.50 million due to the capitalisation of the legal fee and stamp duty incidental to the sale and purchase agreement and the loans for the said acquisition.

## 5. INFORMATION ON OUR GROUP (CONT'D)

As at the LPD, the properties owned by our Group are not in breach of any land use conditions, current statutory requirements, land rules and/or building regulations/by-laws.

### 5.5.2 Material Properties Tenanted by Our Group as at the LPD

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	<sup>(1)</sup> Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
1.	<u>Landlord</u> Intilasak Sdn. Bhd.  <u>Tenant</u> Champion PT	No. 2, Jalan Indah Gemilang 3, Taman Perindustrian Gemilang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Single storey detached factory with an annexed 2-storey office building  <u>Existing Use</u> Plant 5	53,249/ 25,953	<u>Period of Tenancy</u> 1 January 2023 to 31 December 2024  <u>Rental per annum</u> RM384,000
2.	<u>Landlord</u> Chan Sheau Feng  <u>Tenant</u> Champion PT	No. 4, Jalan Kekabu 4, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Single storey terrace house  <u>Existing Use</u> Hostel	1,399/ 1,100	<u>Period of Tenancy</u> 1 January 2023 to 31 December 2024  <u>Rental per annum</u> RM15,600.00
3.	<u>Landlord</u> Wong Lai Peng  <u>Tenant</u> Champion PT	No. 153, Jalan Saga 14, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house  <u>Existing Use</u> Hostel	1,765/ 2,000	<u>Period of Tenancy</u> 7 January 2023 to 6 February 2025  <u>Rental per annum</u> RM13,800.00

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	<sup>(1)</sup> Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
4.	<u>Landlord</u> Kee Siok Moy <u>Tenant</u> Champion PT	No. 14, Jalan Lanjut 10, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house <u>Existing Use</u> Hostel	1,195/ 1,500	<u>Period of Tenancy</u> 15 March 2023 to 14 March 2024 <u>Rental per annum</u> RM16,800.00
5.	<u>Landlord</u> Kee Siok Moy <u>Tenant</u> Champion PT	No. 22, Jalan Saga 15, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house <u>Existing Use</u> Hostel	1,765/ 2,000	<u>Period of Tenancy</u> 15 March 2023 to 14 March 2024 <u>Rental per annum</u> RM18,000.00
6.	<u>Landlord</u> Pang Joo Hua <u>Tenant</u> Champion PT	No. 28, Jalan Saga 8, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house <u>Existing Use</u> Hostel	1,765/ 2,000	<u>Period of Tenancy</u> 1 March 2023 to 29 February 2024 <u>Rental per annum</u> RM15,600.00
7.	<u>Landlord</u> Foong Wee Min <u>Tenant</u> Champion PT	No. 19A, Jalan Johar 4, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house <u>Existing Use</u> Hostel	1,539/ 1,460	<u>Period of Tenancy</u> 1 April 2022 to 31 March 2023 <u>Rental per annum</u> RM15,600.00 <u>Period of Tenancy</u>

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	( <sup>1</sup> ) Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
					1 April 2023 to 31 March 2025  <u>Rental per annum</u>  RM15,600.00
8.	<u>Landlord</u> Zarina Binti Eni  <u>Tenant</u> Champion PT	No. 8A and 8B, Jalan Johar 3, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	1,539/ 2,920	<u>Period of Tenancy</u> 1 July 2022 to 30 June 2023  <u>Rental per annum</u> RM31,200.00
9.	<u>Landlord</u> Wong Foon Chun  <u>Tenant</u> Champion PT	No. 7A, Jalan Johar 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	1,539/ 1,460	<u>Period of Tenancy</u> 1 August 2021 to 31 July 2023  <u>Rental per annum</u> RM12,000.00
10.	<u>Landlord</u> Chan Chia Ann  <u>Tenant</u> Champion PT	No. 26, Jalan Melunak 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house  <u>Existing Use</u> Hostel	732/ 1,120	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024  <u>Rental per annum</u> RM5,640.00
11.	<u>Landlord</u> Chan Lai Chi	No. 53, Jalan Saga 14, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house	1,765/ 2,000	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	<sup>(1)</sup> Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
	<u>Tenant</u> Champion PT		<u>Existing Use</u> Hostel		<u>Rental per annum</u> RM12,000.00
12.	<u>Landlord</u> Chong Chiew Lan  <u>Tenant</u> Champion PT	No. 11A & 11B, Jalan Johar 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	1,539/ 2,920	<u>Period of Tenancy</u> 15 September 2021 to 14 September 2023  <u>Rental per annum</u> RM21,600.00
13.	<u>Landlord</u> Han Anthony Dicken  <u>Tenant</u> Champion PT	No. 70, Jalan Saga 10, Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> 1 unit of double storey terrace house of 4 rooms  <u>Existing Use</u> Hostel	1,765/ 2,000	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024  <u>Rental per annum</u> RM10,200.00
14.	<u>Landlord</u> Ng Sin Nang  <u>Tenant</u> Champion PT	No. 22A & 22B, Jalan Johar 3, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	1,539/ 2,920	<u>Period of Tenancy</u> 15 September 2021 to 14 September 2023  <u>Rental per annum</u> RM19,200.00

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	(1) Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
15.	<u>Landlord</u> Oh Oon Koon  <u>Tenant</u> Champion PT	No. 25A, Jalan Johar 3/1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey shop house  <u>Existing Use</u> Hostel	1,894/ 1,800	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024  <u>Rental per annum</u> RM15,600.00
16.	<u>Landlord</u> Pho Siew Hoon  <u>Tenant</u> Champion PT	No. 14, Jalan Lanjut 13, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house  <u>Existing Use</u> Hostel	1,195/ 1,500	<u>Period of Tenancy</u> 1 October 2022 to 30 September 2024  <u>Rental per annum</u> RM14,400.00
17.	<u>Landlord</u> Poon Wai Chan  <u>Tenant</u> Champion PT	No. 51, Jalan Johar 7, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house  <u>Existing Use</u> Hostel	1,399/ 1,500	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024  <u>Rental per annum</u> RM12,000.00
18.	<u>Landlord</u> Tan Hao Jie  <u>Tenant</u> Champion PT	No. 7, Jalan Kekabu 6, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house  <u>Existing Use</u> Hostel	1,399/ 1,500	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024  <u>Rental per annum</u> RM12,000.00

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	<sup>(1)</sup> Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
19.	<u>Landlord</u> Tay Aik Jiun <u>Tenant</u> Champion PT	No. 33, Jalan Saga 16, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house <u>Existing Use</u> Hostel	3,563/ 2,000	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024 <u>Rental per annum</u> RM11,400.00
20.	<u>Landlord</u> Teh Teong Kee <u>Tenant</u> Champion PT	No. 55-01 & 55-02, Jalan Tanjung 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house <u>Existing Use</u> Hostel	1,647/ 3,132	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024 <u>Rental per annum</u> RM26,400.00
21.	<u>Landlord</u> Ter Poh Hwa <u>Tenant</u> Champion PT	No. 15A & 15B, Jalan Johar 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house <u>Existing Use</u> Hostel	1,539/ 2,920	<u>Period of Tenancy</u> 1 October 2022 to 30 September 2024 <u>Rental per annum</u> RM21,600.00
22.	<u>Landlord</u> Tan Ah Kew <u>Tenant</u> Champion PT	No. 9, Jalan Lanjut 17, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey terrace house <u>Existing Use</u> Hostel	1,496/ 1,600	<u>Period of Tenancy</u> 23 November 2022 to 22 November 2024 <u>Rental per annum</u> RM13,200.00

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	( <sup>1</sup> ) Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
23.	<u>Landlord</u> Tan Lee Huat  <u>Tenant</u> Champion PT	No. 3A & 3B, Jalan Johar 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> 3 storey shop house (1 <sup>st</sup> and 2 <sup>nd</sup> floor)  <u>Existing Use</u> Hostel	1,539/ 2,920	<u>Period of Tenancy</u> 1 January 2022 to 31 December 2023  <u>Rental per annum</u> RM30,600.00
24.	<u>Landlord</u> Lim Ching Ong  <u>Tenant</u> Champion PT	No. 27A, Jalan Johar 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> 1 <sup>st</sup> floor of 3 storey shop lot  <u>Existing Use</u> Hostel	1,539/ 1,460	<u>Period of Tenancy</u> 1 January 2022 to 31 December 2023  <u>Rental per annum</u> RM15,600.00
25.	<u>Landlord</u> Watsonland Realty Sdn. Bhd.  <u>Tenant</u> Champion PT	No.32B & 34B, Jalan Johar 3, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	1,539 for each unit/ 2,920 for 2 units	<u>Period of Tenancy</u> 1 January 2022 to 31 December 2023  <u>Rental per annum</u> RM19,200.00
26.	<u>Landlord</u> Watsonland Realty Sdn. Bhd.  <u>Tenant</u>	No. 36B, Jalan Johar 3, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	2,519/ 2,438	<u>Period of Tenancy</u> 1 January 2022 to 31 December 2023  <u>Rental per annum</u> RM15,600.00



**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	<sup>(1)</sup> Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
	Champion PT				
27.	<u>Landlord</u> Wong Foon Chun  <u>Tenant</u> Champion PT	No. 7B, Jalan Johar 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	1,539/ 1,460	<u>Period of Tenancy</u> 1 August 2021 to 31 July 2023  <u>Rental per annum</u> RM9,600.00
28.	<u>Landlord</u> Beh Chin Khoon  <u>Tenant</u> Champion PT	No. 30A & 30B, Jalan Johar 2, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor Bahru	<u>Description of Property</u> Triple storey shop house  <u>Existing Use</u> Hostel	2,131/ 4,100	<u>Period of Tenancy</u> 15 March 2022 to 14 March 2024  <u>Rental per annum</u> RM30,000.00
29.	<u>Landlord</u> Lim Gek Hwee  <u>Tenant</u> Champion PT	No. 20A, Jalan Lanjut 11, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Double storey shop house  <u>Existing Use</u> Hostel	1,399/ 1,320	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2023  <u>Rental per annum</u> RM10,200.00
30.	Landlord Pua Siyu Hong  <u>Tenant</u> Champion C	No. 5A, Jalan Johar 1, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor	<u>Description of Property</u> Single storey terrace house  <u>Existing Use</u> Hostel	1,539/ 1,100	<u>Period of Tenancy</u> 1 December 2022 to 30 November 2024  <u>Rental per annum</u>

**5. INFORMATION ON OUR GROUP (CONT'D)**

No.	Landlord/ Tenant	Postal Address	Description of Property/ Existing Use	( <sup>1</sup> ) Approximate Land Area/ Gross Floor Area	Period of Tenancy/ Rental per annum
					RM14,400.00
31.	<u>Landlord</u> Grow-Tech Properties Pte. Ltd.  <u>Tenant</u> Champion PE	3 Gambas Crescent #01-08 Nordcom One Singapore 757088	<u>Description of Property</u> Light industrial factory, first floor of 10-storey part ramp up multiple-user light industrial development  <u>Existing Use</u> The light industrial factory is used as the warehouse of Champion PE.	( <sup>2</sup> ) 129,885/ 2,088	<u>Period of Tenancy</u> 1 September 2022 to 31 August 2024  <u>Rental per annum</u> SGD42,595.20 per annum
32.	<u>Landlord</u> Grow-Tech Properties Pte. Ltd.  <u>Tenant</u> Champion PE	5B Gambas Crescent Nordcom One Singapore 757038	<u>Description of Property</u> Factory, whole of 3-storey terrace factory  <u>Existing Use</u> The factory is used as the office and warehouse of Champion PE. Champion PE also carries out minor amendments to the precision-machined parts and components in the factory.	( <sup>2</sup> ) 129,885/ 5,404	<u>Period of Tenancy</u> 1 June 2021 to 31 May 2023  <u>Rental per annum</u> SGD77,817.60

Notes:-

(<sup>1</sup>) Approximate based on the conversion from square meter to sq ft using the conversion rate of 1 square meter is equal to 10.7639104 sq ft.

(<sup>2</sup>) These premises are held under strata titles, as such there is no information on the land area for these premises. The land areas disclosed are based on the land area of the entire land where these 2 premises and other premises are situated, being Nordcom One.

As at the LPD, all of our hostels have been issued with a valid Certificate of Accommodation.

The properties tenanted by our Group are not in breach of any other land use conditions, current statutory requirements, land rules and/or building regulations/by-laws, which will have material adverse impact on our operations as at the LPD.