

**ANNEXURE B – OUR MATERIAL PROPERTIES****A. Material properties owned by our Group**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
1.	<p><b>KK IZ4 Plant</b></p> <p><u>Title details</u> CL No. 015693731, District of Kota Kinabalu, Sabah<sup>(1)</sup></p> <p><u>Property address</u> Lot 9, Jalan 1F, KKIP Selatan, Industrial Zone 4, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah</p>	<p><u>Registered owner</u> K.K.I.P Sdn Bhd</p> <p><u>Beneficial owner</u> Green Borneo Industries</p>	<p><u>Category of land use</u> Industrial<sup>(1)</sup></p> <p><u>Express conditions of land use</u> This land is demised expressly and only for the purpose of industrial<sup>(1)</sup></p>	<p><u>Description</u> One single storey detached factory building (with 2-storey office) plus one single storey detached warehouse building (with 2-storey office)</p> <p><u>Existing use</u> Sales office, warehouse and manufacturing of drinking water</p>	<p><u>Restrictions in interest</u></p> <p>1. Transfer, sublease or charge of this title is prohibited without the written permission from director of lands and surveys.</p> <p>2. Subdivision of this title is prohibited without the written permission from the director of lands and surveys department.<sup>(1)</sup></p> <p><u>Material encumbrances</u> Assigned to HSBC Bank Malaysia Berhad</p>	<p><u>Tenure</u> Leasehold for 99 years. 87 years remaining<sup>(1)</sup></p> <p><u>Date of expiry of lease</u> 31 December 2110<sup>(1)</sup></p>	<p><u>Land area</u> 6,080,533<sup>(1)</sup></p> <p><u>Built-up area</u> 59,917</p>	<p>1. OC dated 9 July 2009 for 2-storey office with open shed building</p> <p>2. OC dated 26 October 2023 for extension to the existing building<sup>(2)</sup></p>	8,893 (as at 30 June 2023)

**Notes:**

- (1) As at the LPD, the individual title of KK IZ4 Plant has yet to be issued. The land details (i.e., land area, tenure and special terms) are based on the master title on which the property is held under.
- (2) Green Borneo Industries had constructed an extension to the then existing building in 2018. Subsequently, Green Borneo Industries submitted the applications for the building plan approval and OC for the extension in 2018 and had obtained (i) building plan approval on 24 February 2023 and (ii) OC on 26 October 2023.

The penalty for occupying buildings without OC is provided for under By-Laws 4 and 38C(2) of the KK Building By-Laws. The potential maximum penalty which may be imposed on Green Borneo Industries for the period of past non-compliance i.e. from 2018 up to 24 February 2023 is approximately RM193,000. As at the LPD, our Group has not received any notices, penalties, or compounds from the relevant authorities in relation to the above incident. Our Board is of the view that the non-compliance for occupying the extension without an OC has been addressed as our Group has obtained the OC for the said extension. In any case, the potential maximum penalty of approximately RM193,000 is less than 1.5% of our Group's PAT for the Financial Years Under Review, which would not have material adverse impact to our Group's business operations or financial performance.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
2.	<p><b>Sandakan Sibuga Plant 1</b></p> <p><u>Title details</u> CL No. 075356375, District of Sandakan, Sabah</p> <p><u>Property address</u> CL075356375, Batu 8, Jalan Lintas Sibuga, 90000 Sandakan, Sabah</p>	Life Water Industries	<p><u>Category of land use</u> Industrial</p> <p><u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such industrial buildings</p> <p><u>Other endorsement</u> An area of approximately 0.421 acres of this land as indicated in the land title has been / will be acquired for the roadworks at Sibuga, Sandakan.</p>	<p><u>Description</u> One single storey detached factory building (with 2-storey office)</p> <p><u>Existing use</u> Head office, warehouse and manufacturing of drinking water and carbonated drinks</p>	<p><u>Restrictions in interest</u> 1. Transfer or sublease of this title is prohibited before fulfilment of the covenant in the title or without the written permission from the director of lands and surveys.</p> <p>2. Subdivision of this title is prohibited without the written permission of the director of lands and surveys department.</p> <p><u>Material encumbrances</u> Charged to Maybank Islamic Berhad</p>	<p><u>Tenure</u> Leasehold for 999 years. 864 years remaining</p> <p><u>Date of expiry of lease</u> Expiring 9 July 2887</p>	<p><u>Land area</u> 84,027</p> <p><u>Built-up area</u> 48,825</p>	3 November 2023 <sup>(1)</sup>	5,316 (as at 30 June 2023)

**Note:**

- (1) Life Water Industries has occupied the Sandakan Sibuga Plant 1 without OC from 2010 to 2 November 2023. Based on the findings of the architect appointed by our Group, there was a road reserve on the Sandakan local plan, which runs across the land where the Sandakan Sibuga Plant 1 is located. Hence, the building plan of the Sandakan Sibuga Plant 1 will not be approved by Sandakan Municipal Council until the road reserve is removed from the Sandakan local plan or a no objection letter is received from Jabatan Perancang Bandar Dan Wilayah. Upon receiving confirmation that the road reserve has been removed from the Sandakan local plan, Life Water Industries had applied for the building plan approval and obtained the approval on 10 August 2023. Life Water Industries had on 23 October 2023 applied to the Sandakan Municipal Council and obtained the OC on 3 November 2023.

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**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

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The penalty for occupying buildings without OC is provided for under By-Laws 4 and 38C(2) of the Sandakan Building By-Laws. The potential maximum penalty which may be imposed on Life Water Industries for the period of past non-compliance i.e. from 2010 up to November 2023 is approximately RM51,040. In this respect, Life Water Industries had on 10 August 2023 received a compound of RM3,000 from the Sandakan Municipal Council for building the structure without approval and had paid off the compound. Save for the compound above, our Group has not received any other notices, penalties, or compounds from Sandakan Municipal Council in relation to the above incident.

Our Board is of the view that the non-compliance for occupying building without an OC has been addressed as our Group has obtained the OC for the Sandakan Sibuga Plant 1. In any case, the potential maximum penalty of approximately RM51,040 is less than 0.5% of our Group's PAT for the Financial Years Under Review, which would not have material adverse impact to our Group's business operations or financial performance. Further, Sandakan Municipal Council had imposed compound on Life Water Industries, which had been settled.

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**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
3.	<p><b>Sandakan Sibuga Plant 1</b></p> <p><u>Title details</u> CL No. 075356366, District of Sandakan, Sabah</p> <p><u>Property address</u> CL075356366, Batu 8, Jalan Lintas Sibuga, 90000 Sandakan, Sabah</p>	Life Water Industries	<p><u>Category of land use</u> Industrial</p> <p><u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such industrial buildings</p>	<p><u>Description</u> One single storey detached warehouse building</p> <p><u>Existing use</u> Head office, warehouse and manufacturing of drinking water and carbonated drinks</p>	<p><u>Restrictions in interest</u> 1. Transfer or sublease of this title is prohibited before fulfilment of the covenant in the title or without the written permission from the director of lands and surveys.</p> <p>2. Subdivision of this title is prohibited without the written permission of the director of lands and surveys department.</p> <p><u>Material encumbrances</u> Charged to Maybank Islamic Berhad</p>	<p><u>Tenure</u> Leasehold for 999 years. 864 years remaining</p> <p><u>Date of expiry of lease</u> Expiring 9 July 2887</p>	<p><u>Land area</u> 101,930</p> <p><u>Built-up area</u> 28,460</p>	3 November 2023 <sup>(1)</sup>	3,202 (as at 30 June 2023)

**Note:**

(1) This note is similar to the above as it is adjacent land to CL No. 075356375, District of Sandakan, Sabah.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
4.	<p><b>Sandakan Sibuga DC 1</b></p> <p><u>Title details</u> CL No. 075323901, District of Sandakan, Sabah</p> <p><u>Property address</u> CL075323901, Batu 8, Jalan Lintas Sibuga, 90000 Sandakan, Sabah</p>	Life Water Industries	<p><u>Category of land use</u> Industrial</p> <p><u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such industrial</p> <p><u>Other endorsement</u> An area of approximately 0.282 acres of this land as indicated in the land title has been / will be acquired for the construction of road at Sibuga, Sandakan</p>	<p><u>Description</u> One open sided single storey detached warehouse building<sup>(1)</sup></p> <p><u>Existing use</u> Warehouse</p>	<p><u>Restrictions in interest</u> 1. Transfer or sublease of this title is prohibited before fulfilment of the covenant in the title or without the written permission from the director of lands and surveys.</p> <p>2. Subdivision of this title is prohibited without the written permission of the director of lands and surveys department.</p> <p><u>Material encumbrances</u> Charged to Public Bank Berhad</p>	<p><u>Tenure</u> Leasehold for 999 years. 864 years remaining</p> <p><u>Date of expiry of lease</u> Expiring 09 July 2887</p>	<p><u>Land area</u> 76,143</p> <p><u>Built-up area</u> 46,962</p>	22 September 2023 <sup>(2)</sup>	6,003 (as at 30 June 2023)

**Notes:**

- (1) This was an agricultural land, with an existing open sided single storey detached warehouse building erected on the land, acquired on an as-is-where-is basis by Life Water Industries from Sri Tegamat Sdn Bhd pursuant to a SPA dated 26 November 2021. Upon completion of the said SPA on 9 April 2022, Life Water Industries had on 27 June 2022 through its solicitors submitted an application to Sabah Lands and Surveys Department to convert the land use from agricultural to industrial, which was duly endorsed in the land title on 3 July 2023.
- (2) The original OC for the buildings built on this land was dated 11 November 2003. Upon completion of the conversion of land use, Life Water Industries carried out renovation and/or expansion on the buildings according to the approved building plan. Upon completion of the renovation, Life Water Industries had through its appointed architect submitted an application to the Sandakan Municipal Council to obtain an OC for the buildings, and the OC was granted on 22 September 2023.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
5.	<p><b>Sandakan Sibuga DC 2</b></p> <p><u>Title details</u> CL No. 075323894, District of Sandakan, Sabah</p> <p><u>Property address</u> CL075323894, Batu 8, Jalan Lintas Sibuga, 90000 Sandakan, Sabah</p>	Life Water Industries	<p><u>Category of land use</u> Agricultural<sup>(1)</sup></p> <p><u>Express conditions of land use</u> Nil</p> <p><u>Other endorsement</u> An area of approximately 0.24 acres of this land as indicated in the land title has been / will be acquired for Project Jalan Lintas Sibuga, Sandakan</p>	<p><u>Description</u> One single-storey detached laboratory</p> <p><u>Existing use</u> Currently not in use but proposed to be used as an office<sup>(1)</sup></p>	<p><u>Restrictions in interest</u> Nil</p> <p><u>Material encumbrances</u> Charged to Maybank Islamic Berhad</p>	<p><u>Tenure</u> Leasehold for 999 years. 864 years remaining</p> <p><u>Date of expiry of lease</u> Expiring 9 July 2887</p>	<p><u>Land area</u> 155,509</p> <p><u>Built-up area</u> 4,311</p>	20 November 1986 for a laboratory	4,204 (as at 30 June 2023)

**Note:**

- (1) This is an agricultural land, with an existing single-storey laboratory with store cum workshop erected on the land, acquired on an as-is-where-is basis by Life Water Industries from Aqthal Jasmeg Agronomics Sdn Bhd pursuant to a SPA dated 4 August 2022. Upon completion of the said SPA on 10 February 2023, Life Water Industries had on 18 May 2023 through its solicitors submitted an application to Sabah Lands and Surveys Department to convert the land use from agricultural to industrial. Life Water Industries expects to complete the process of conversion of land use by second half of 2024. Life Water Industries had demolished the store cum workshop that was erected on the land to align with the description of the OC dated 20 November 1986 which provides for a laboratory. As at the LPD, we are not occupying or using the building for our business operations and will not be occupying or using the building until the completion of the conversion of land use. Upon completion of the conversion of land use, our Group intends to use the existing single-storey laboratory as an office while planning for the construction of a warehouse on the land to be used as a distribution centre.

In the event the approval for the conversion of land use is not forthcoming, we will manage our warehousing needs by storing 1-2 days of PET preform stock level at Sandakan Sibuga Plant 1, allocation of delivery frequency for PET preforms up to 3 times a week from KK IZ8 Plant 1 to Sandakan Sibuga Plant 1 and installation of racking system in Sandakan Sibuga DC 1. The cost of installation of racking system in Sandakan Sibuga DC 1 is estimated to be less than RM0.20 million, which is approximately 0.97% of our Group's PAT for FYE 2023. As such, there will be no material impact or interruptions to our Group's business operations.

The maximum penalty which may be imposed for non-compliance: Pursuant to Sections 34(1) and 171A of the Sabah Land Ordinance (Sabah Cap. 68) ("SLO"), (a) in the absence of any express condition to the contrary in the document of title, there shall by virtue of Section 34 of the SLO be implied in every document of title the condition that in case of a breach or default in the observance of any of the conditions of the said title, whether expressed or implied by the SLO, or any previous land ordinance, the government may re-enter upon the land and resume the whole or any portion of the land; and (b) Life Water Industries shall, on conviction, be liable to a fine not exceeding RM10,000 or to imprisonment for a term not exceeding 2 years or to both.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
6.	<b>Sandakan Sibuga Plant 2</b>  <u>Title details</u> CL No. 075099464, District of Sandakan, Sabah  <u>Property address</u> CL075099464, Batu 4, Jalan Lintas Sibuga, 90000 Sandakan, Sabah	Life Water Industries	<u>Category of land use</u> Agricultural <sup>(1)</sup>  <u>Express conditions of land use</u> Nil  <u>Other endorsement</u> An area of approximately 0.145 acres of this land has been / will be acquired for Jalan Lintas Sibuga Sandakan.	<u>Description</u> Vacant land  <u>Existing use</u> Vacant land but proposed to be used for the manufacturing of drinking water	<u>Restrictions in interest</u> Nil  <u>Material encumbrances</u> Charged to MIDF Berhad	<u>Tenure</u> Leasehold for 999 years. 905 years remaining  <u>Date of expiry of lease</u> Expiring 31 December 2927	<u>Land area</u> 253,389  <u>Built-up area</u> N/A	N/A <sup>(2)</sup>	4,081 (as at 30 June 2023)

**Notes:**

- (1) This is an agricultural land acquired on an as-is-where-is basis by Life Water Industries from Bagus Sempurna Sdn Bhd pursuant to a SPA dated 14 September 2022. Life Water Industries intends to construct a manufacturing plant of drinking water on the vacant land. Upon completion of the said SPA on 19 January 2023, Life Water Industries had on 18 May 2023 through its solicitors submitted an application to Sabah Lands and Surveys Department to convert the land use from agricultural to industrial. Life Water Industries expects to complete the process of conversion of land use by second half of 2024.

In the event the approval for the conversion of land use is not forthcoming, we are able to produce drinking water at our other manufacturing plants in Sandakan and Kota Kinabalu. As such, there will be no material impact or interruptions to our Group's business operations.

- (2) No OC is required as no building has been erected on this land as at the LPD.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
7.	<p><b>KK IZ8 Plant 1</b></p> <p><u>Title details</u> CL No. 015582153, District of Kota Kinabalu, Sabah<sup>(1)</sup></p> <p><u>Property address</u> Lot 805, Jalan 7, KKIP Timur, Industrial Zone 8, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah</p>	<p><u>Registered owner</u> K.K.I.P Sdn Bhd</p> <p><u>Beneficial owner</u> Life Water Industries</p>	<p><u>Category of land use</u> Industrial and commercial<sup>(1)</sup></p> <p><u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such industrial and commercial<sup>(1)</sup></p> <p><u>Other endorsement</u> An area of approximately 0.679 acres of this land as indicated in the land title has been / will be acquired for the construction of the pipe line and road reserve, Kota Kinabalu.<sup>(1)</sup></p>	<p><u>Description</u> One single storey detached factory building (with 3 storey office), one single storey factory building and one single storey cladding warehouse</p> <p><u>Existing use</u> Office, warehouse, manufacturing of drinking water, PET preforms and bottle caps</p>	<p><u>Restrictions in interest</u> 1. Transfer, charge or sublease of this title is prohibited before fulfilment of the covenant in the title or without the written permission of the director of lands and surveys.</p> <p>2. Subdivision of this title is prohibited without the written permission from the director of lands and surveys.<sup>(1)</sup></p> <p><u>Material encumbrances</u> Assigned to Maybank Islamic Berhad</p>	<p><u>Tenure</u> Leasehold for 99 years. 73 years remaining<sup>(1)</sup></p> <p><u>Date of expiry of lease</u> Expiring 31 December 2096<sup>(1)</sup></p>	<p><u>Land area</u> 14,824,618<sup>(1)</sup></p> <p><u>Built-up area</u> 123,640</p>	<p>1. OC dated 14 March 2019 for 1 unit of factory and OC dated 23 November 2023 for office</p> <p>2. OC dated 16 March 2021 for additional new factory building to the adjacent existing factory</p> <p>3. OC dated 23 November 2023 for new roof and wall cladding warehouse building</p>	19,839 (as at 30 June 2023)

**Note:**

- (1) As at the LPD, the individual title of KK IZ8 Plant has yet to be issued. The land details (i.e., land areas, tenure and special terms) are based on the master title on which the property is held under.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
8.	<b>Keningau Plant</b>  <u>Title details</u> CL No. 135406147, District of Keningau, Sabah  <u>Property address</u> Lot 4, Borneo Commercial Centre, Jalan Masak, 89000 Keningau, Sabah	Life Water Industries	<u>Category of land use</u> Commercial <sup>(1)</sup>  <u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such one 2-storey showroom / office <sup>(1)</sup>	<u>Description</u> One single storey detached factory with mezzanine floor and office (plus warehouse)  <u>Existing use</u> Currently not in use but proposed to be used as sales office and manufacturing of drinking water <sup>(1)</sup>	<u>Restrictions in interest</u> 1. Transfer or sublease of this title is prohibited before fulfilment of the covenant in the title and without the written permission from the director of lands and surveys department. 2. Subdivision of this title is prohibited without the written permission of the director of lands and surveys department.  <u>Material encumbrances</u> Charged to Hong Leong Bank Berhad	<u>Tenure</u> Leasehold for 99 years. 88 years remaining  <u>Date of expiry of lease</u> Expiring 31 December 2111	<u>Land area</u> 20,026  <u>Built-up area</u> 10,591	1. OC dated 16 December 2015 for showroom / office 2. CCC dated 15 March 2024 for extension to the existing building	2,590 (as at 30 June 2023)

**Note:**

- (1) This is a commercial land located in a light industrial zone, with an existing one detached single storey factory building with 2-storey office erected on the land, acquired by Life Water Industries from Sinaborneo Sdn Bhd (as vendor) and Tiew Tiam Bok (as landowner) pursuant to a SPA dated 1 February 2021. One of the special terms of the land title provides that the land is to be used for showroom or office. Life Water Industries intends to use the buildings as sales office and manufacturing of drinking water. Upon completion of the said SPA on 29 September 2021, Life Water Industries had on 3 May 2023 through its solicitors submitted an application to the Sabah Lands and Surveys Department to convert the land use from commercial to industrial. Life Water Industries expects to complete the process of conversion of land use by second half of 2024.

As at the LPD, we are not occupying or using the building for our manufacturing operations and will not be occupying or using the building until the completion of the conversion of land use and upon obtaining the CCC for the building.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
9.	<p><b>Keningau Plant</b></p> <p><u>Title details</u> CL No. 135406156, District of Keningau, Sabah</p> <p><u>Property address</u> Lot 5, Borneo Commercial Centre, Jalan Masak, 89000 Keningau, Sabah</p>	Life Water Industries	<p><u>Category of land use</u> Commercial<sup>(1)</sup></p> <p><u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such one 2-storey showroom / office<sup>(1)</sup></p>	<p><u>Description</u> One single storey detached warehouse with 2-storey office</p> <p><u>Existing use</u> Currently not in use but proposed to be used as sales office and warehouse<sup>(1)</sup></p>	<p><u>Restrictions in interest</u> 1. Transfer or sublease of this title is prohibited before fulfilment of the covenant in the title and without the written permission from the director of lands and surveys department. 2. Subdivision of this title is prohibited without the written permission of the director of lands and surveys department.</p> <p><u>Material encumbrances</u> Charged to Hong Leong Bank Berhad</p>	<p><u>Tenure</u> Leasehold for 99 years. 88 years remaining</p> <p><u>Date of expiry of lease</u> Expiring 31 December 2111</p>	<p><u>Land area</u> 16,425</p> <p><u>Built-up area</u> 9,763</p>	<p>1. OC dated 16 December 2015 for showroom / office</p> <p>2. CCC dated 15 March 2024 for extension to the existing building</p>	2,300 (as at 30 June 2023)

**Note:**

- (1) This is a commercial land located in a light industrial zone, with an existing one detached single storey warehouse with 2-storey office building erected on the land, acquired by Life Water Industries from Paulus @ Paul Alex @ Mansiw pursuant to a SPA dated 30 December 2019. One of the special terms of the land title provides that the land is to be used for showroom or office. Life Water Industries intends to use the buildings as sales office and warehouse. Upon completion of the said SPA on 27 October 2020, Life Water Industries had on 3 May 2023 through its solicitors submitted an application to the Sabah Lands and Surveys Department to convert the land use from commercial to industrial. Life Water Industries expects to complete the process of conversion of land use by second half of 2024.

As at the LPD, we are not occupying or using the one detached single storey warehouse for our business operations and will not be occupying or using the warehouse until we obtain CCC for the building.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
10.	<b>Lahad Datu DC 1</b>  <b><u>Title details</u></b> CL No. 115385718, District of Lahad Datu, Sabah  <b><u>Property address</u></b> MDLD 3399, Lot 41, Kimbell Light Industrial Estate, Batu 2.5, Jalan Dam, Lahad Datu, Sabah	Life Water Industries	<b><u>Category of land use</u></b> Industrial  <b><u>Express conditions of land use</u></b> This land is demised expressly and only for the purpose of erecting thereon for use as such one industrial building	<b><u>Description</u></b> One single-storey semi- detached warehouse building with mezzanine floor  <b><u>Existing use</u></b> Sales office and warehouse	<b><u>Restrictions in interest</u></b> Subdivision of this title is prohibited without the written permission of the director.  <b><u>Material encumbrances</u></b> Charged to OCBC Bank (Malaysia) Berhad	<b><u>Tenure</u></b> Leasehold for 999 years. 910 years remaining  <b><u>Date of expiry of lease</u></b> Expiring 17 December 2933	<b><u>Land area</u></b> 6,226  <b><u>Built-up area</u></b> 4,842	31 July 2023 <sup>(1)</sup>	572 (as at 30 June 2023)

**Note:**

- (1) The original OC for the buildings built on this land was dated 19 February 1993. Subsequently, Life Water Industries carried out renovation and/or expansion on the buildings, for which the Lahad Datu District Council approved the amended building plan on 3 January 2023. Upon completion of the renovation, Life Water Industries had through its appointed civil & structural consulting engineers submitted an application to the Lahad Datu District Office to obtain an OC for the buildings, and the OC was granted on 31 July 2023.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
11.	<b>Lahad Datu DC 2</b>  <u>Title details</u> CL No. 115385530, District of Lahad Datu, Sabah  <u>Property address</u> MDLD 3381, Lot 23, Kimbell Light Industrial Estate, Batu 2.5, Jalan Dam, Lahad Datu, Sabah	Life Water Industries	<u>Category of land use</u> Industrial  <u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such one industrial building	<u>Description</u> One single storey semi- detached light industrial building with mezzanine floor  <u>Existing use</u> As at the LPD, we are using the one single storey semi-detached light industrial building as warehouse. We are not occupying or using the mezzanine floor of the building for our business operations and will not be occupying such space until we have obtained the OC.	<u>Restrictions in interest</u> Subdivision of this title is prohibited without the written permission of the director  <u>Material encumbrances</u> Charged to Hong Leong Bank Berhad	<u>Tenure</u> Leasehold for 999 years. 910 years remaining  <u>Date of expiry of lease</u> Expiring 17 December 2933	<u>Land area</u> 6,237  <u>Built-up area</u> 5,137	19 February 1993 for a single storey semi-detached light industrial building <sup>(1)</sup>	961 (as at 30 June 2023)

**Note:**

- (1) Erected on the land are one single storey semi-detached light industrial building with mezzanine floor, acquired by Life Water Industries from Moslimin Bin Bijato, Lubis Bin Selama, Alimudin Bin Ngire pursuant to a SPA dated 1 March 2021. As at the LPD, save for the OC dated 19 February 1993 for a single storey semi-detached light industrial building, there is no OC for the mezzanine floor of the building. Upon completion of the said SPA on 21 July 2022, Life Water Industries had on 30 October 2023 through its appointed civil & structural consulting engineers submitted a building plan for the whole building structure (i.e., one single storey semi-detached light industrial building with mezzanine floor) to the Lahad Datu District Office for approval and expects to obtain the building plan approval by second half of 2024. Upon obtaining the approved building plan, Life Water Industries will then submit an application to the Lahad Datu District Office to obtain an OC for the building and expects to obtain the same by second half of 2024. As at the LPD, we are not occupying or using the mezzanine floor of the building for our business operations and will not be occupying such space until we have obtained the OC. In the event the building plan approval is not forthcoming, we will dismantle the mezzanine floor to align with the description of the OC dated 19 February 1993 which provides for a single storey semi-detached light industrial building. The cost of dismantling the mezzanine floor is estimated to be approximately RM10,000, which is approximately 0.05% of our Group's PAT for FYE 2023. As such, there will be no material impact or interruptions to our Group's business operations.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
12.	<p><b>KK IZ2 DC</b></p> <p><u>Title details</u> CL No. 015586562, District of Kota Kinabalu, Sabah</p> <p><u>Property address</u> Lot 49, Jalan 1H, KKIP Selatan, Industrial Zone 2, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah</p>	<p><u>Registered owner</u> Green Borneo Industries</p>	<p><u>Category of land use</u> Industrial and commercial</p> <p><u>Express conditions of land use</u> The said land is demised expressly and only for the purpose of erecting thereon for use as such industrial and commercial</p>	<p><u>Description</u> One single storey detached warehouse building</p> <p><u>Existing use</u> Rented out to Leasing Logistics (E.M.) Sdn Bhd to be used as warehouse pursuant to a tenancy agreement dated 17 July 2023 between Green Borneo Industries and Leasing Logistics (E.M.) Sdn Bhd. We retained approximately 8,000 sq.ft. of the premises for our warehouse storage and pay monthly fees of RM9,600 to Leasing Logistics (E.M.) Sdn Bhd.</p>	<p><u>Restrictions in interest</u> 1. Transfer or sublease of this title is prohibited before fulfilment of the covenant in the title and without the written permission of the director of lands and surveys.</p> <p>2. Subdivision of this title is prohibited without the written permission from the director of lands and surveys.</p> <p><u>Material encumbrances</u> Charged to Public Bank Berhad</p>	<p><u>Tenure</u> Leasehold for 99 years. 73 years remaining</p> <p><u>Date of expiry of lease</u> Expiring 31 December 2096</p>	<p><u>Land area</u> 95,153</p> <p><u>Built-up area</u> 52,829</p>	18 October 2023	RM12.85 million (as at the LPD) <sup>(1)</sup>

**Note:**

- (1) Our Group acquired this property subsequent to FYE 2023. The SPA for the acquisition of this property was entered into on 8 February 2022, but the transaction was only completed on 20 November 2023. The delay in the completion of the acquisition was due to procurement of the OC for this property (which is one of the conditions precedent in the SPA) which was obtained on 18 October 2023.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)**

No.	Title details/ Property address	Registered/ Beneficial owner	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Date of issuance of CCC / OC	NBV (RM'000)
13.	<p><b>Title details</b> CL No. 015586571, District of Kota Kinabalu, Sabah</p> <p><b>Property address</b> Lot 50, Jalan 1H, KKIP Selatan, Industrial Zone 2, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah</p>	<p><b>Registered owner</b> Green Borneo Industries</p>	<p><b>Category of land use</b> Industrial and commercial</p> <p><b>Express conditions of land use</b> This land is demised expressly and only for the purpose of erecting thereon for use as such industrial and commercial</p>	<p><b>Description</b> One single storey detached warehouse building with 2 storey office building</p> <p><b>Existing use</b> Rented out to Leasing Logistics (E.M.) Sdn Bhd to be used as warehouse and office pursuant to a tenancy agreement dated 17 July 2023 between Green Borneo Industries and Leasing Logistics (E.M.) Sdn Bhd.</p>	<p><b>Restrictions in interest</b> 1. Transfer or sublease of this title is prohibited before fulfilment of the covenant in the title and without the written permission of the director of lands and surveys.</p> <p>2. Subdivision of this title is prohibited without the written permission from the director of lands and surveys.</p> <p><b>Material encumbrances</b> Charged to Public Bank Berhad</p>	<p><b>Tenure</b> Leasehold for 99 years. 73 years remaining</p> <p><b>Date of expiry of lease</b> Expiring 31 December 2096</p>	<p><b>Land area</b> 96,983</p> <p><b>Built-up area</b> 32,823</p>	30 November 2023	RM8.15 million (as at 4 December 2023) <sup>(1)</sup>

**Note:**

- (1) Our Group acquired this property subsequent to FYE 2023. The SPA for the acquisition of this property was entered into on 8 February 2022, but the transaction was only completed on 4 December 2023. The delay in the completion of the acquisition was due to procurement of the OC for this property (which is one of the conditions precedent in the SPA) which was obtained on 30 November 2023.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)****B. Material properties to be acquired by our Group**

No.	Title details/ Property address	Vendor/ Purchaser	Category of land use/ Express conditions of land use	Description/ Existing use/ Approximate age of building(s)	Restrictions in interest/ Material encumbrances	Tenure/ Date of expiry of lease	Land/ Built-up area (sq.ft.)	Purchase Price (RM)	Date of SPA/ Targeted completion date
1.	<p><b>KK IZ8 Plant 2</b></p> <p><u>Title details</u> CL No. 015582153, District of Kota Kinabalu, Sabah<sup>(1)</sup></p> <p><u>Property address</u> Lot 815, Jalan 7, KKIP Timur, Industrial Zone 8, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah</p>	<p><u>Vendor</u> K.K.I.P Sdn Bhd</p> <p><u>Purchaser</u> Life Water Industries</p>	<p><u>Category of land use</u> Industrial and commercial<sup>(1)</sup></p> <p><u>Express conditions of land use</u> This land is demised expressly and only for the purpose of erecting thereon for use as such industrial and commercial<sup>(1)</sup></p> <p><u>Other endorsement</u> An area of approximately 0.679 acres of this land as indicated in the land title has been / will be acquired for the construction of the pipe line and road reserve, Kota Kinabalu<sup>(1)</sup></p>	<p><u>Description</u> Vacant land</p> <p><u>Existing use</u> N/A in view that the SPA in respect of this property has yet to be completed</p>	<p><u>Restrictions in interest</u></p> <ol style="list-style-type: none"> <li>Transfer, charge or sublease of this title is prohibited before fulfilment of the covenant in the title or without the written permission of the director of lands and surveys.</li> <li>Subdivision of this title is prohibited without the written permission from the director of lands and surveys.<sup>(1)</sup></li> </ol> <p><u>Material encumbrances</u> Nil</p>	<p><u>Tenure</u> Leasehold for 99 years. 73 years remaining<sup>(1)</sup></p> <p><u>Date of expiry of lease</u> Expiring 31 December 2096<sup>(1)</sup></p>	<p><u>Land area</u> 14,824,618 <sup>(1)</sup></p> <p><u>Built-up area</u> N/A</p>	18,483,379.20	<p><u>Date of SPA</u> 21 November 2023</p> <p><u>Targeted completion of SPA</u> March 2024</p>

**Note:**

- (1) As at the LPD, the individual title of this land has yet to be issued. The land details (i.e., land areas, tenure and special terms) are based on the master title on which the property is held under.

**ANNEXURE B – OUR MATERIAL PROPERTIES (CONT'D)****C. Material properties rented out by our Group**

No.	Property address	Landlord	Tenant	Description and existing use	Tenure	Land/Built-up area (sq.ft.)	Rental per month (RM)
1.	<b>KK IZ2 DC</b> Lot 49, Jalan 1H, KKIP Selatan, Industrial Zone 2, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah	Green Borneo Industries	Leasing Logistics (E.M.) Sdn Bhd	<b>Description</b> One single storey detached warehouse building  <b>Existing use</b> Warehouse	20 November 2023 to 16 January 2025	<b>Land area</b> 95,153  <b>Built-up area</b> 52,829	64,250.00
2.	Lot 50, Jalan 1H, KKIP Selatan, Industrial Zone 2, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah	Green Borneo Industries	Leasing Logistics (E.M.) Sdn Bhd	<b>Description</b> One single storey detached warehouse building with 2 storey office building  <b>Existing use</b> Office and warehouse	4 December 2023 to 16 July 2026	<b>Land area</b> 96,983  <b>Built-up area</b> 32,823	40,750.00

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