

**ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT****B.1 MATERIAL PROPERTIES OWNED BY OUR GROUP**

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

<b>No.</b>	<b>Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure</b>	<b>Description of property/ Existing use</b>	<b>Date of issuance of CCC or equivalent</b>	<b>Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)</b>	<b>Category of land use/ Express condition/ Restriction in interest</b>	<b>Encumbrances on property</b>	<b>NBV as at 31 December 2021 (RM'000)</b>
<b>Malaysia</b>							
1.	DXN Pharma / Geran Mukim 1065 Lot 1728, Mukim Malau, Daerah Kubang Pasu, Negeri Kedah / Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra Kedah / Freehold	Single storey detached pharmaceutical factory, double storey detached coffee factory and double storey detached cosmetic factory with three storey office.	Pharmaceutical factory – 30 May 2002 Coffee factory – 29 November 2004 Cosmetic factory – 20 May 2007	Pharmaceutical factory 2,700 Coffee factory 3,337 Cosmetic factory 13,545 / 26,058	<b>Category of land use</b> Industrial ("Perusahaan / Perindustrian")  <b>Express condition</b> Industry (Medicinal fungi) ("Perusahaan (Ubat Kulat)")  <b>Restriction in interest</b> Nil	Nil	23,734
2.	DXN Pharma / Geran Mukim 1109 Lot 2116, Mukim Malau, Daerah Kubang Pasu, Negeri Kedah / Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra, Kedah / Freehold	Manufacturing and cultivation facility consisting of a single storey detached warehouse, single storey detached farm office, visitor hall, single storey detached agro dryer building, seven Ganoderma sheds known as Gano Sheds (A), ancillary building comprising stability rooms, souvenir house and storage rooms.	Farm office – 21 November 2002 Visitor hall – 28 December 2002 Warehouse – 27 November 2002 Agro dryer building, Gano Sheds (A) and ancillary building – Nil <sup>(1)(2)</sup>	Farm office and visitor hall 2,305 Warehouse 2,099 Agro dryer building 111 Ganoderma sheds 1,313 Ancillary building 180 / 14,293	<b>Category of land use</b> Industrial ("Perusahaan / Perindustrian")  <b>Express condition</b> Industry (Medicinal fungi) ("Perusahaan (Ubat Kulat)")  <b>Restriction in interest</b> Nil	Nil	3,000

## ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)

No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2021 (RM'000)
3.	DXN Pharma / Geran Mukim 1089 Lot 2115, Mukim Malau, Daerah Kubang Pasu, Negeri Kedah / Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra, Kedah / Freehold	Two single storey detached buildings for grinding and processing of Mycelium	5 October 2000	Mycelium processing building 3,374 Grinding building 618 / 8,820	<b>Category of land use</b> Building  <b>Express condition</b> The land held under this title to be used as site for one building for (business site) only.  <b>Restriction in interest</b> Restriction against dealings on the land to be developed as business site provided that a tarred road reserve and drainage is built and maintained in accordance with the standards and approval of the Ministry of Works and the Local Authority respectively.	Nil	1,876
4.	DXN Pharma / Geran Mukim 1085 Lot 2112, Mukim Malau, Daerah Kubang Pasu, Negeri Kedah / Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra, Kedah / Freehold	Cultivation facility consisting of two single storey detached utility cabins, one single storey detached sawdust storage and 14 sheds used for the cultivation of Ganoderma, collectively known as Gano Sheds (C). The properties are currently not in use.	Nil <sup>(1)(3)</sup>	Ganoderma sheds 3,414 / 8,520	<b>Category of land use</b> Building  <b>Express condition</b> The land held under this title to be used as site for one building for (business site) only.	Nil	609

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					<p><b>Restriction in interest</b> Restriction against dealings on the land to be developed as business site provided that a tarred road reserve and drainage is built and maintained in accordance with the standards and approval of the Ministry of Works and the Local Authority respectively.</p>		
5.	DXN Pharma / Geran Mukim 1292 Lot 60041, Mukim Malau, Daerah Kubang Pasu, Negeri Kedah / Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra Kedah / Freehold	Manufacturing and cultivation facility consisting of a single storey detached soap factory for the production of household items, four Spirulina ponds for the cultivation of Spirulina and other ancillary buildings such as one switch room, one green house, two storage rooms, one single storey detached solar dry house and one single storey detached warehouse. The properties are currently not in use.	Nil <sup>(1)(4)</sup>	Soap factory 1,211 Spirulina ponds 2,791 Switch room 72 Green house 37 Storage room 388 Solar dry house 163 Warehouse 364 / 21,460	<p><b>Category of land use</b> Industrial ("Perusahaan / Perindustrian")</p> <p><b>Express condition</b> Heavy Industry Site ("Tapak Industri Bera") The land held under this title to be used as site for one industrial building (Heavy Industry Site) only.</p> <p><b>Restriction in interest</b> Restriction against dealings on the land to be developed as business site provided that a tarred road reserve and drainage is built and maintained in accordance with the standards and approval of the Ministry of Works and the Local Authority respectively.</p>	Nil	2,000

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No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2021 (RM'000)
6.	DXN Pharma / Geran Mukim 16 Lot 832, Mukim Malau, Daerah Kubang Pasu, Negeri Kedah /  Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra, Kedah /  Freehold	30 sheds for cultivation of Ganoderma known as Gano Sheds (B). The properties are currently not in use.	Nil <sup>(1)(5)</sup>	8,777 / 22,840	<b>Category of land use</b> Agriculture  <b>Express condition<sup>(6)</sup></b> Rubber Plantation ("Kebun Getah"): Prohibited from planting, developing or allowing to grow on this land rubber trees save for materials from Hevea Brasiliensis or other types of rubber producing trees approved by the Principal Agricultural Officer  Prohibited from erecting or building factory or any other kinds of factory on this land without the letter of approval from the Principal Agricultural Officer.  <b>Restriction in interest</b> Nil	Nil	2,202

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No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2021 (RM'000)
7.	DXN Pharma / Geran Mukim 978 Lot 1319, Mukim Malau, Daerah Kubang Pasu, Negeri Kedah / Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra, Kedah / Freehold	Cultivation facility consisting of one single storey detached spray dry building, 12 Spirulina ponds, one single storey detached R&D biochar building, two single storey detached R&D alternative fuel office/workshop, one single storey detached ceramic building, one single storey detached vehicle workshop, one single storey detached machinery store, two plastic houses and one storage room. The properties are currently not in use.	Nil <sup>(1)(7)</sup>	Spray dry building 1,054  R&D biochar building 324  R&D alternative fuel offices / workshops and plastic houses 1,074  Ceramic building 220  Vehicle workshop 96  Machinery store 1,008  Spirulina ponds 6,077  Storage room 117 /  21,780	<b>Category of land use</b> Agriculture <sup>(8)</sup>  <b>Express condition</b> Special Condition for Plant Type & (Rubber Plants) (" <i>Syarat Khas Bagi Jenis Tanaman &amp; (Tanaman Getah)</i> ") (i) Land held under this title to be planted with rubber trees, oil palm, coconut trees. Other plants may be planted on this land provided the Landowner notifies the Collector of Land Revenue of the change of plant type and the area size of the plantation. (ii) Not more than 1/10 of this land may be used for buildings allowed under Section 115(4) of the NLC.  <b>Restriction in interest</b> Nil	Nil	1,316

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8.	DXN Pharma / Geran Mukim 2158 Lot 2729, Mukim Binjal, Daerah Kubang Pasu, Negeri Kedah / Kg. Padang Panjang, Jalan Bukit Wang, 06000 Jitra, Kedah / Freehold	15 sheds for the cultivation of Ganoderma and mushrooms, one single storey detached mushroom bag log production building known as Gano Binjal 1 and ancillary buildings such as one water tank and one retention pond. The properties are currently not in use.	Nil <sup>(1)(9)</sup>	2,409 / 18,170	<b>Category of land use</b> Agriculture  <b>Express condition<sup>(10)</sup></b> Rubber Plantation ("Kebun Getah") Prohibited from erecting or building any type of factory on this land without a letter of approval from the Principal Agricultural Officer.  <b>Restriction in interest</b> Nil	Nil	1,883
9.	DXN / Geran Mukim 7819 Lot 5893, Bandar Alor Setar, Daerah Kota Setar, Negeri Kedah / Wisma DXN, 213, Lebuhraya Sultan Abdul Halim, 05400 Alor Setar, Kedah / Freehold	Three storey detached headquarters office building known as Wisma DXN	5 August 1995	495 / 193	<b>Category of land use</b> Building  <b>Express condition</b> The land held under this title to be used as site for one building for business and office only. <b>Restriction in interest</b> Nil	Nil	1,153
10.	DXN Mycotech / Geran No. 337285 Lot 10084, Bandar Cyberjaya, Daerah Sepang, Negeri Selangor / N/A / Freehold	Three storey wellness and retreat centre and 150 units of service suite known as DXN Cyberville	4 February 2022 <sup>(11)</sup>	23,708 / 19,578	<b>Category of land use</b> Building  <b>Express condition</b> Business building	This land was charged to OCBC Bank (Malaysia) Berhad vide No. Perserahan 36536/2016 on 28 April 2016	99,335

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					<p><b>Restriction in interest</b> The land held under this title shall not be transferred, leased or charged without prior consent from State Authority.</p>	and still subsisting	
11.	Amazing Discovery / (3 Lots) Geran No. 49061 Lot 587, Geran No. 49067 Lot 671 and Geran Mukim 338 Lot 10048, all in Mukim 1, Daerah Barat Daya, Negeri Pulau Pinang / 8, Jalan Teluk Bahang, Teluk Bahang, 11050, Pulau Pinang / Freehold	Glamping site known as Boulder Valley consisting of 25 single storey camping sites, one block double storey support facility building, two blocks double storey employees' hostel, 10 single storey camping sites, 10 single storey "treehouse" camping sites and one block triple storey support facility building	24 December 2018	3,009 / 97,861	<p><u>Lot 587 and 671:</u></p> <p><b>Category of land use</b> Nil ("Tiada")</p> <p><b>Express condition</b> 1. The land comprised in this title shall not be affected by any provision of the NLC or any other written law prohibiting mining or the removal of specified materials beyond the boundaries of the land. 2. The provision of the law in relation to the creation of a private right of way shall apply to this land.</p> <p><b>Restriction in interest</b> Nil</p> <p><u>Lot 10048:</u></p> <p><b>Category of land use</b> Building</p>	Nil	18,739

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					<p><b><u>Express condition</u></b> The land comprised in this title shall be used for the purpose of a tourism building only.</p> <p><b><u>Restriction in interest</u></b> The land comprised in this title shall not be transferred, leased, sub-leased or charged in any way without prior written consent from State Authority.</p>		
<b>China</b>							
1.	DXN Corporation Ningxia / No.11, Zi Qiang Road, Shizuishan High Tech Industry Development Zone, Dawukou District, Shizuishan City, Ningxia 753000 / Term of use of 50 years from 18 June 2010 to 17 June 2060	Industrial land as manufacturing facility consisting of: a) five-storey office building; b) two-storey canteen; c) three-storey residential building for workers' accommodation; d) three single-storey factory buildings; e) three-storey office attached to two-storey production factory; and f) double storey support facilities building.	<p><b><u>For land:</u></b> 30 June 2020<sup>(12)</sup></p> <p><b><u>For building:</u></b> 27 July 2017<sup>(13)</sup></p>	Office 4,272  Canteen 763  Dormitory 4,002  Factory buildings 5,902  Office attached factory building 13,031  Support facilities building 1,769 / 68,098	<p><b><u>Category of land use</u></b> Industrial/Office</p> <p><b><u>Express condition</u></b> N/A</p> <p><b><u>Restriction in interest</u></b> N/A</p>	Nil	2,586



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No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2021 (RM'000)
2.	DXN Agrotech Ningxia / North of Longma Road, east of Binhu Avenue, and south of Yushantan Street, Zaoxiang Village, Xinghai Town, Dawukou District, Ningxia 753000 /  Term of use of 20 years from 1 December 2020 to 30 November 2040	Proposed Mycelium factory the construction of which is still in progress	<b>For land:</b> 18 February 2021 <sup>(14)</sup>	N/A / 8,001	<b>Category of land use</b> Industrial  <b>Express condition</b> N/A  <b>Restriction in interest</b> N/A	Nil	522
<b>India</b>							
1.	DXN Manufacturing India <sup>(15)</sup> / <b>Telangana:</b>  UDL Land situated at Siddipet Industrial Park in Sy. No. 392 of Mandapally Village, Siddipet (Urban) Mandal and in Sy.No.206 of Rajagopalet Village of Nanganoor Mandal, Siddipet District, Telangana /  Survey No. 392 and 206, Siddipet Industrial Park, Rajagopalpet and Mandapally Vilage, Nangunoor Mandal, Siddipet Dist-502267, Siddipet, Telangana -502267  Freehold	Manufacturing and cultivation facility consisting of: a) three storey administrative building; b) cosmetic factory; c) coffee factory; d) single storey wet food factory; e) GMP factory; f) utility building; g) scrap yard; h) integrated warehouse; i) gateway structure; j) four spirulina ponds; k) toiletries factory; k) commercial lab;	Occupation Certificate dated 12 November 2021  Completion Certificate dated 13 September 2021	69,681 / 189,919	<b>Category of land use</b> Factory – The UDL Land is allotted only for Integrated Cultivated and Processing/Manufacturing unit for Spirulina and Ganoderma based nutraceutical products.  <b>Express condition</b> Industrial  <b>Restriction in interest</b> N/A	Nil	121,670

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No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2021 (RM'000)
		l) double storey canteen building; and m) two security cabins					
2.	DXN Manufacturing India /  <b>Tamil Nadu:</b>  <b>Property 1</b> – situated at Thiruvandar Koil Revenue Village bearing R.S. No. 141/4, in the district of Pondicherry, in the registration sub-district of Thirukanur, within Mannadipet, Commune, Panchayat Limits  <b>Property 2</b> – situated at Thiruvandar Koil Revenue Village bearing Cadastre No. 76, 75 Pt. R.S. No. 143/4 and Cadastre No. 75 Pt. R.S. No. 143/8A in the registration district of Pondicherry, in the registration sub-district of Thirukanur, within Mannadipet, Commune, Panchayat Limits	Cultivation and manufacturing facility consisting of factory buildings for the cultivation and manufacturing of Spirulina, juice and virgin coconut oil and a warehouse	Part Occupancy Certificate dated 17 March 2022 <sup>(16)</sup>	6,123 / 72,627	<b>Category of Land use</b> – Healthcare (Industrial Products)  <b>Express condition</b> – Industrial  <b>Restriction in interest</b> N/A	Nil	5,960

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<b>No.</b>	<b>Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure</b>	<b>Description of property/ Existing use</b>	<b>Date of issuance of CCC or equivalent</b>	<b>Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)</b>	<b>Category of land use/ Express condition/ Restriction in interest</b>	<b>Encumbrances on property</b>	<b>NBV as at 31 December 2021 (RM'000)</b>
	<b>Property 3</b> – situated at Thiruvandar Koil Revenue Village bearing Cadastre No. 94 Pt. R.S. No. 152/5 and Cadastre No. 94 Pt. R.S. No. 152/6 in the registration district of Pondicherry, in the registration sub-district of Thirukanur, within Mannadipet, Commune, Panchayat Limits						
	<b>Property 4</b> – situated at Thiruvandar Koil Revenue Village bearing R.S. No. 142/5, 141/4 in the district of Pondicherry, in the registration sub-district of Thirukanur, within Mannadipet, Commune, Panchayat Limits						
	<b>Property 5</b> – situated at Thiruvandar Koil Revenue Village bearing Cadastre No. 94 Pt. R.S. No. 152/5 and Cadastre No.94 Pt. R.S. No. 152/6 in the registration district of Pondicherry, in the registration sub-district of Thirukanur, within Mannadipet, Commune, Panchayat Limits /						

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No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2021 (RM'000)
	R.S.No. 141/4 & 142/5, Whirlpool Road, Thiruvandar Koil, Mannadipet Commune, Pondicherry 605102 / Freehold						
<b>Indonesia</b>							
1.	Daxen Indonesia / Right-to-Build/Hak Guna Bangunan (HGB) No. 46/Cicadas / Gunung Putri, Bogor, Jawa Barat	Manufacturing facility consisting of factory buildings, staff hostel, warehouse, musalla and guard posts	Nil <sup>(17)</sup>	1,309 / 4,120	<b>Category of land use</b> Construct and own the building over land  <b>Express condition</b> N/A  <b>Restriction in interest</b> N/A	Nil	272
	Jl Pancasila Iv Kp Parung Tanjung Rt 002 Rw 013, Desa Cicadas, Kec Gunung Putri, Kab Bogor, Gunung Putri, Kab. Bogor / Leasehold for the period expiring on 29 November 2024						
<b>Mexico</b>							
1.	DXN México / Lot 3 Block 18, in Ciudad Industrial Xicohtécatl, Comunidad de José María Morelos y Pavón, Municipality of Tetla, State of Tlaxcala	Manufacturing facility for the manufacture of coffee and chocolate products for distribution in Mexico	Civil Protection Programme dated 6 April 2022 <sup>(18)</sup>	1,814 / 20,000	<b>Category of land use</b> Industrial land use  <b>Express condition</b> N/A  <b>Restriction in interest</b> N/A	Nil	2,787

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<b>No.</b>	<b>Registered owner/Beneficial owner/Title Lot. no./ Postal address/ Tenure</b>	<b>Description of property/ Existing use</b>	<b>Date of issuance of CCC or equivalent</b>	<b>Built-up area/ Land area (approximate) (sq. metres unless otherwise stated)</b>	<b>Category of land use/ Express condition/ Restriction in interest</b>	<b>Encumbrances on property</b>	<b>NBV as at 31 December 2021 (RM'000)</b>
2.	DXN México /  A fraction of Lot C of property number 281 of kilometer 7.5 of route Mena- CIX-I, located in Ciudad Industrial Xicohténcatl I, Tetla de la Solidaridad, Tlaxcala, located in the ejido of N.C.P.E. Plan de Ayala	Manufacturing facility for the manufacture of coffee products, food supplements and beverages <sup>(19)</sup>	N/A	9,725 /  44,542	<b><u>Category of land use</u></b> Industrial land use  <b><u>Express condition</u></b> DXN México acquired the property with retention of title from Fideicomiso de la Ciudad Industrial Xicohténcatl. The retention of title shall be cancelled until DXN México completes the construction of the project (industrial building).  In the event of sale, Fideicomiso de la Ciudad Industrial Xicohténcatl has the right of first refusal.  <b><u>Restriction in interest</u></b> N/A	DXN México acquired the property with retention of title from Fideicomiso de la Ciudad Industrial Xicohténcatl, which will be cancelled until DXN México completes the construction of the industrial plant.	16,374

**ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)****Notes:**

- (1) *The CCC or equivalent has yet to be obtained and we have since vacated and ceased operations at the premises.*
- (2) *We had on 14 April 2022 submitted the application for KM approval to Kubang Pasu Municipal Council (“KPMC”). Upon receipt of KM, we expect to submit the application for building plans (“BP”) approval to the KPMC and expect to obtain the CCC for the agro dryer building, Gano Sheds (A) and the ancillary building by September 2023. As advised by the KPMC and upon receipt of KM, we also expect to submit an application for the surrender of GM 1109 Lot 2116 and its adjoining land held under GM 1134 Lot 2150 for re-alienation by Kubang Pasu Land & District Office (“PDT Kubang Pasu”) into one amalgamated industrial title. We expect to obtain the approval for the surrender of GM 1109 Lot 2116 and GM 1134 Lot 2150 for re-alienation into one amalgamated industrial title by November 2023.*
- (3) *On the advice of the KPMC, we had on 11 January 2022 applied to Jabatan Pengairan dan Saliran (“JPS”) and Lembaga Sumber Air Negeri Kedah (“LSANK”) for their respective consent to support our KM application. We had on 7 April 2022 received a letter of no objection from the LSANK and had on 21 April 2022 submitted the application for KM approval to the KPMC pending consent from the JPS. Upon receipt of KM, we expect to submit the application for BP approval to the KPMC and expect to obtain the CCC for Gano Sheds (C) by October 2023. We have also received feedback from the KPMC to submit our application to PDT Kubang Pasu for the surrender and re-alienation and variation of the category of land use to “Industrial” and we expect to submit the application to PDT Kubang Pasu by October 2022 upon receipt of KM approval. We expect to obtain the approval from the PDT Kubang Pasu for the surrender and re-alienation and variation of the category of land use by October 2023.*
- (4) *We had on 27 February 2022 submitted the application for KM approval to the KPMC. On the advice of the KPMC, we had on 11 January 2022 applied to the JPS and the LSANK for their respective consent to support our KM application. We had on 7 April 2022 received a letter of no objection from the LSANK and had on 19 April 2022 re-submitted the application for KM approval to the KPMC pending consent from the JPS. Upon receipt of KM, we expect to submit the application for BP approval to the KPMC and expect to obtain the CCC for the soap factory and four Spirulina ponds by April 2024. We currently source Spirulina from DXN Agrotech Ningxia’s Spirulina cultivation farms in China and third-party suppliers.*
- (5) *We had on 26 May 2022 submitted the application for the KMT. Upon receipt of KMT, we expect to submit the application for PS approval to the KPMC and we expect to obtain the PS for Gano Sheds (B) by February 2023. A PS is sought as we are unable to apply for a KM due to the zoning of the land which is zoned for agriculture whereas the KPMC deems the operations on the land as industrial.*
- (6) *As advised by the KPMC, we had on 6 October 2021 submitted the application for the variation of the express condition to ‘Tanaman Herba’ to allow for the cultivation of Ganoderma thereon to PDT Kubang Pasu. We expect to obtain the approval for the variation of the express condition by October 2022.*
- (7) *We had on 27 February 2022 submitted the application for KM approval to the KPMC. On the advice of the KPMC, we had on 11 January 2022 applied to the JPS and the LSANK for their respective consent to support our KM application. We had on 7 April 2022 received a letter of no objection from the LSANK and had on 19 April 2022 re-submitted the application for KM approval to the KPMC pending consent from the JPS. Upon receipt of KM, we expect to submit the application for BP approval to the KPMC and expect to obtain the CCC for all buildings by April 2024. We currently source Spirulina from DXN Agrotech Ningxia’s Spirulina cultivation farms in China and third-party suppliers.*
- (8) *Upon receipt of KM approval, we expect to submit the application for the surrender and re-alienation and amalgamation with GM1292 Lot 60041 for the variation of the category of land use to “Industrial” and the express condition of the land to allow for the manufacturing and cultivation of Spirulina thereon by December 2022 to PDT Kubang Pasu. We expect to obtain the approval for the surrender and re-alienation for the variation of category of land use and amalgamation with GM1292 Lot 60041 into one industrial title by December 2023.*

**ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)**

- (9) *We had on 13 December 2021 submitted the application for the KMT. We had on 19 January 2022 obtained a conditional approval from the KPMC for the KMT application subject to amendments to the building plan and fulfilment of certain conditions and have since reverted with additional documents requested by the KPMC. We have on 22 June 2022 submitted our application for PS and have on 24 July 2022 received a conditional approval subject to amendments to the building plan and fulfilment of certain conditions. We expect to obtain the PS for Gano Binjal 1 by December 2022. A PS is sought as we are unable to apply for a KM due to the zoning of the land which is zoned for residential whereas the KPMC deems the operations on the land as industrial.*
- (10) *We had on 6 March 2022 submitted to PDT Kubang Pasu the application for State Authority consent for the usage of agricultural land for other purpose than stated in the land title to allow for the manufacturing and cultivation of Ganoderma thereon. We expect to obtain State Authority consent for the usage of agricultural land for other purpose than stated in the land title by March 2023.*
- (11) *The partial CCC for Phase 1 of the property was issued on 4 February 2022. Construction of Phase 2 of the wellness and retreat centre is due to be completed end of 2022. Upon completion, our Company will submit the application for Development Order and Building Plans approval to Sepang Municipal Council for the CCC.*
- (12) *Ningxia Property Ownership Certificate No. Ning (2020) Shizuishan City Real Estate No. D0005075 and dated 30 June 2020 issued for the land use right of the industrial land and property.*
- (13) *Ningxia Property Ownership Certificate No, Ning (2017) Shizuishan City Dawukou District Real Estate No. 0008002 dated 27 July 2017 issued for the buildings erected on the industrial land and property.*
- (14) *Ningxia Property Ownership Certificate No. Ning (2021) Shizuishan City Real Estate No. D000137 dated 18 February 2021 issued for the land use right of the industrial land.*
- (15) *Sale deed transferring the property to DXN Manufacturing India is expected to be executed by the Telangana State Industrial Infrastructure Corporation Limited by end of June 2022.*
- (16) *The part occupational certificate was issued by the Puducherry Planning Authority (“PPA”) for the existing buildings on Properties 1 to 5. The company will apply to the PPA for a full occupational certificate after completion of construction of two other buildings which are yet to be constructed per the approved building plan.*
- (17) *The SLF has yet to be obtained for the manufacturing facility. We have appointed a consultant and has submitted the application for the SLF to the Bogor Regency Office of Spatial Planning and Residential on 6 April 2022. We expect to obtain the SLF for the manufacturing facility by August 2022. We are able to continue our operations at the manufacturing facility as the Government Regulation No. 16 of 2021 on Implementing Regulation of Law Number 28 of 2002 does not prohibit Daxen Indonesia from operating despite not having a SLF.*
- (18) *The Civil Protection Programme is renewed annually.*
- (19) *The construction of the facility has been substantially completed and a Termination of Works Certificate dated 7 January 2022 was issued by the local authorities which evidence that the construction has been completed to the authorities’ satisfaction and in accordance with the construction license granted for such purposes. We expect to commence operation of this facility by the end of July 2022.*

Save as disclosed above, none of the properties are in breach of any land use conditions and/or are in non-compliance with current statutory requirements, land rules or building regulations which will have a material adverse impact on our operations or the utilisation of our assets on the said properties. No valuations have been conducted on any of the properties disclosed above.

**ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)****B.2 MATERIAL PROPERTIES LEASED/TENANTED BY OUR GROUP**

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

<b>No.</b>	<b>Name of lessor/lessee or landlord/tenant or tenant or sub-tenant/Lot. no./Postal address</b>	<b>Description of property/ Existing use</b>	<b>Date of issuance of CCC or equivalent</b>	<b>Built-up area / Land area (approximate) (sq. metres unless otherwise stated)</b>	<b>Period of tenancy or lease</b>	<b>Annual rental (RM unless otherwise stated)</b>
<b>Malaysia</b>						
1.	Darulaman Realty Sdn Bhd (lessor) / DXN Industries (lessee)  H.S.(D) 7953 PT 2365 and H.S.(D) 19781 PT 1784 both located on Bandar Darul Aman, Daerah Kubang Pasu, Negeri Kedah  Plot 75, Jalan Polimas, Kawasan Perindustrian Darulaman, 06000 Jitra, Kedah	One storey building /  Ceramic production and R&D	29 November 1994	Main building 3,600  Facility building 139  Canteen 310  Guard post 24 / 13,679	60-year lease from 23 April 1991 to 22 April 2051	N/A <sup>(1)</sup>
<b>China</b>						
1.	DXN Agrotech Ningxia (consignee) / Zaoxiang Villagers Committee (consignor)  North of Longma Road, east of Binhu Avenue, and south of Yushantan Street, Zaoxiang Village, Xinghai Town, Dawukou District, Ningxia 753000	Plantation for the cultivation and processing of Spirulina and agro-based plantation	N/A	535,196 / 666,666.7	1 March 2017 to 31 December 2028	Cultivated land RMB420,000/year and wasteland RMB200,000/year



**ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)**

<b>No.</b>	<b>Name of lessor/lessee or landlord/tenant or tenant or sub-tenant/Lot. no./Postal address</b>	<b>Description of property/ Existing use</b>	<b>Date of issuance of CCC or equivalent</b>	<b>Built-up area / Land area (approximate) (sq. metres unless otherwise stated)</b>	<b>Period of tenancy or lease</b>	<b>Annual rental (RM unless otherwise stated)</b>
<b>India</b>						
1.	Daxen Agritech (Lessee) / Pranabananda Das (Lessor)  Khata No. 115/290, Sukai Kateni, Plot No 648, 615, 617, 630 & 619 Sukai Kateni, Dhenkanal Sadar, Dhenkanal Odisha	Cultivation and manufacturing facility used for the cultivation of RG, incubation grinding & drying, RG cooking & administration office	N/A	4,129 /  28,328	Out of the total 28,328 sq. metres, 4,047 sq. metres are leased up to 22 December 2035 and the balance 24,281 sq. metres are leased up to 22 December 2030	INR74,800 for 24,281 sq. metres  INR13,800 for 4,047 sq. metres
2.	Daxen Agritech (Lessee) / HP State Industrial Department through Governor of Himachal Pradesh (Lessor)  Plot No. 120, Industrial Area, Baddi District, Solan, Himachal Pradesh	Manufacturing facility for the manufacture of Ayurvedic medicine and coffee products	N/A	482 /  800	Valid up to 16 March 2084	N/A <sup>(2)</sup>

**Notes:**

- (1) *DXN Industries purchased the lease for the properties for a consideration amount of RM4,000,000 from the previous lessee and the lease agreement between Darulaman Realty Sdn Bhd and the previous lessee was subsequently assigned to DXN Industries via a deed of assignment dated 2 December 2019.*
- (2) *Daxen Agritech purchased the lease for the property for a consideration amount of INR48,505 (equivalent to RM2,717).*

None of the properties disclosed are in breach of any land use conditions and/or are in non-compliance with current statutory requirements, land rules or building regulations which will have a material adverse impact on our operations or the utilisation of our assets on the said properties. No valuations have been conducted on any of the properties disclosed above.

**ANNEXURE B: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT (Cont'd)****B.3 MATERIAL EQUIPMENT**

The material plants and equipment used by our business operations are as follows:

<b>Description</b>	<b>NBV as at 31 December 2021 (RM'000 unless otherwise stated)</b>
Machinery and equipment at the cultivation and manufacturing facility at Telangana, India comprising, amongst others, 41 utilities related equipment such as air compressors, diesel generators and various plant operation systems, equipment and machinery involved in the cultivation of Ganoderma and Spirulina such as autoclaves, grinding machines and dryers, two bottle filling machines, three powder compaction machines, three capsule filling machines, four tablet compression machine, four packing machines, 10 blending machines, three mixing machines, various other machines involved in manufacturing activities, lab test equipment, as well as various other production tools and implements as well as general use equipment	16,480
Machinery and equipment at the cultivation and manufacturing facility at Kedah, Malaysia comprising, amongst others, three solar panel systems, 84 coffee production machines, 216 packing machines, 54 juice line production machines, 23 curry paste machines, 76 laboratory equipment, 44 personal care production machines, 16 capsuling machines, 30 skin care and cosmetic production machines, 42 grinding machines, 10 tableting machines, one household production machine, and various other production tools and implements as well as general use equipment	15,272
Machinery and equipment at the Spirulina cultivation and manufacturing facility at Ningxia, China comprising, amongst others, seven units of water supply system equipment such as pumps and water treatment systems, six units of harvesting and filtering machines, two spray dry machines, a heating supply system, a grinding machine, five warehousing equipment including forklifts, loaders and cabinets, two mixing machines, one air compressor, one generator, four equipment relating to aquaculture R&D including a wave maker and a fish feed granulator, seven equipment relating to agro R&D including micro-cultivators and related instruments and various other production tools and implements as well as general use equipment	3,483
Machinery and equipment at the manufacturing facility at Tlaxcala, Mexico comprising, amongst others, 52 coffee production machines, two grinding machines, nine Ganoderma production machines, two packing machines, 9 lab test equipment and various other production tools and implements as well as general use equipment	2,924
Machinery and equipment at the coffee and beverage manufacturing facility at Ningxia, China comprising, amongst others, 12 tableting machines, 16 packing machines, four noodle-making machines, 10 enzyme and jam pre-processing machines, 14 facilities supporting machines such as generators, conveyor belts, compressors and water tanks, one carbonated machine, seven batch printing equipment, six metal detectors, five grinding machines, five sterilization equipment and various other machines involved in the manufacturing process as well as other production tools, implements and general use equipment	2,423

**ANNEXURE B: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT (Cont'd)**

<b>Description</b>	<b>NBV as at 31 December 2021 (RM'000 unless otherwise stated)</b>
Machinery and equipment at the cultivation and manufacturing facility at Pondicherry, India comprising, amongst others, 25 machines relating to the production of Spirulina products such as Spirulina capsule filling and polishing machines, Spirulina tablet machines and other related Spirulina processing tools, 21 machines relating to the production of juice products such as juice filling machines, juice capping machines and other juice product related processing tools, 12 machines relating to the production of virgin coconut oil products such as filling machines, packing machines, a virgin coconut oil shelling machine, other virgin coconut oil related processing tools and various other production tools and implements as well as general use equipment	1,369
Machinery and equipment at the manufacturing facility at Baddi, India comprising, amongst others, four stick pack filling machines, 23 capsule filling machines, three mixing machines, three sachet filling machines, six packing machines, three tablet machine, one labelling machine, one sealing machine and various other related processing tools and general use equipment	1,031
Machinery and equipment at the cultivation and manufacturing facility at Odisha, India comprising, amongst others, two grinding machines, 52 cultivation related machinery and equipment such as electrical installations, irrigation systems, generators and boilers, three sieving machines, two lab equipment, one drilling machine and various other production tools and implements as well as general use equipment	1,028
	<b>44,010</b>