

ANNEXURE D: OUR MATERIAL PROPERTIES

D.1 Material properties owned by our Group

As at the LPD, the Group owns and/or occupies various properties for the purposes of our operations. Details of the properties owned by our Group which are material to the business and operations of our material subsidiaries are as set out below:

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026
1.	<u>Registered owner:</u> CASB <u>Title:</u> Geran 180207, Lot 22006, Mukim 13, Daerah Seberang Perai Selatan, Negeri Pulau Pinang <u>Postal address:</u> PMT 856, Jalan Cassia Barat 3/1, Bandar Cassia, 14110 Bandar Cassia, Pulau Pinang <u>Tenure:</u> Freehold	<u>Description:</u> A seven-storey private hospital building with an eight-storey car park building (15 levels of car parks) <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Batu Kawan	27 March 2025	<u>Built-up area:</u> 38,453.87 sq. m. <u>Land area:</u> 12,120 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> The land hereby granted shall be used for the purpose of private hospital medical institution only <u>Restriction in interest</u> The land hereby granted shall not be transferred, charged, leased, sub- leased, or otherwise dealt with in any manner whatsoever without the written consent of the State Authority.	Nil	RM'000 146,398
2.	<u>Registered owner:</u> CASB <u>Title:</u> H.S.(D) 89119, PT 99654, Mukim Klang, Daerah Klang, Negeri Selangor <u>Postal address:</u> No. 3, Persiaran Anggerik Eria, Bukit Rimau, Seksyen 32, 40460 Shah Alam, Selangor	<u>Description:</u> <u>East Wing</u> A two-storey private medical centre and one storey of basement <u>West Wing</u> One block of a three-storey building with one storey of mechanical room, one storey of basement car park as well as a refuse chamber and an electrical substation	<u>East Wing</u> (1) 10 June 2010 (2) 5 June 2014 (in respect of expansion works) (3) 23 May 2019 (in respect of expansion works) (4) 19 August 2022 (in respect of 2 CCCs)	<u>Built-up area:</u> 18,182.32 sq. m. <u>Land area:</u> 16,356 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Part of the land is subleased to Tenaga Nasional Berhad for a period of 30 years commencing from 3 September 2024 vide presentation no. 00SC246976/2024 on 16 December 2024.	116,685

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
	<u>Tenure:</u> Freehold	<u>Existing use:</u> Private hospital known as Columbia Asia Hospital Bukit Rimau	<u>West Wing</u> 26 July 2021				
3.	<u>Registered owner:</u> CASB <u>Title:</u> H.S.(D) 142081, PT 55868 Seksyen 1, Bandar Cheras, Daerah Ulu Langat, Negeri Selangor <u>Postal address:</u> Lot 33107, Jalan Suakasih, 43200 Cheras, Selangor <u>Tenure:</u> Freehold	<u>Description:</u> Existing block with two- storey private medical centre and one storey of basement <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Cheras	(1) 9 November 2010 (2) 11 July 2019 (in respect of renovation and alteration works at the ground floor)	<u>Built-up area:</u> 9,649.40 sq. m. <u>Land area:</u> 10,273 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Nil	93,488
4.	<u>Registered owner:</u> CASB <u>Title:</u> H.S.(D) 187629, PT 60790 Seksyen 1, Bandar Cheras, Daerah Ulu Langat, Negeri Selangor <u>Postal address:</u> Lot 33105 & Lot 33106, Jalan Dutamas 1, 43200 Cheras, Selangor <u>Tenure:</u> Freehold	<u>Description:</u> A new block with four-storey private medical centre and three storeys of basement <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Cheras	26 September 2025	<u>Built-up area:</u> 24,694.07 sq. m. <u>Land area:</u> 6,122 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Nil	110,163

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
5.	<u>Registered owner:</u> CASB <u>Title:</u> Geran 601278, Lot 152145, Mukim Pulau, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Persiaran Afiat, Taman Kesihatan Afiat, 79250 Iskandar Puteri, Johor <u>Tenure:</u> Freehold	<u>Description:</u> East Wing – A two-storey private hospital building with one storey of basement <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Iskandar Puteri	(1) 30 March 2010 (2) 24 January 2021 (in respect of expansion and renovation works) (3) 8 March 2021 (in respect of expansion and renovation works) (4) 21 August 2022 (in respect of expansion and renovation works)	<u>Built-up area:</u> 10,996.20 sq. m. <u>Land area:</u> 10,960 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> (i) The land shall be used as a private hospital, and shall be developed in accordance with plans approved by the relevant local authority. (ii) All waste and pollution resulting from this activity shall be discharged/disposed of at locations designated by the relevant local authority. (iii) All regulations and requirements imposed and enforced by the relevant authority from time to time shall be complied with. <u>Restriction in interest:</u> The land shall not be sold or transferred in any manner whatsoever, to non-citizens or foreign companies without the consent of the State Authority.	Nil	*

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
6.	<u>Registered owner:</u> CASB <u>Title:</u> H.S.(D) 537665, PTD 199685, Mukim Pulau, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Persiaran Afiat, Taman Kesihatan Afiat, 79250 Iskandar Puteri, Johor <u>Tenure:</u> Freehold	<u>Description:</u> West Wing - A four-storey hospital block with one mechanical floor, one storey of basement car park as well as a refuse chamber <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Iskandar Puteri	(1) 2 March 2018 (2) 18 May 2020 (in respect of expansion and renovation works)	<u>Built-up area:</u> 5,875.36 sq. m. <u>Land area:</u> 12,089.171 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> (i) The land shall be used as a multi-storey building for commercial purposes (relating to the healthcare industry), and shall be developed in accordance with plans approved by the relevant local authority. (ii) All waste and pollution resulting from this activity shall be discharged/disposed of at locations designated by the relevant local authority. (iii) All regulations and requirements imposed and enforced by the relevant authority from time to time shall be complied with.	Part of the land is subleased to Tenaga Nasional Berhad for a period of 30 years commencing from 7 March 2018 vide presentation no. 74368/2019 on 8 September 2019.	*

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
					<u>Restriction in interest:</u> (i) The proprietor of the land is not permitted to offer for sale or sell the units (parcels) of the building to be constructed on the said land unless the building has commenced construction in accordance with the plans approved by the relevant local authority. (ii) Any building parcels erected on the said land, upon being transferred to a Bumiputera individual/Bumiputera company, shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual/non-Bumiputera company without the consent of the State Authority.		

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
					(iii) Any building parcels erected on the said land shall not be sold or transferred in any manner whatsoever to a non-citizen/foreign company without the consent of the State Authority.		
7.	<u>Registered owner:</u> CASB <u>Title:</u> H.S.(D) 316818, PT 1, Bandar Bukit Raja, Daerah Klang, Negeri Selangor <u>Postal address:</u> PT 71153, Jalan Mahkota 1/KU2, Mutiara Bukit Raja 2, KM 2, Off Jalan Meru, 41050 Klang, Selangor <u>Tenure:</u> Freehold	<u>Description:</u> A double-storey private hospital building with one storey of mechanical room and one storey of basement car park and a seven-storey private hospital building with one Mechanical and Electrical ("M&E") room in the kitchen area and seven storeys of car park block (Level 1 to Level 7) <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Klang	(1) 13 March 2017 (2) 5 January 2022 (in respect of the expansion and renovation works) (3) 16 March 2026 (in respect of the expansion works)	<u>Built-up area:</u> 253,676.84 sq. ft. <u>Land area:</u> 15,021 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Nil	114,457
8.	<u>Registered owner:</u> CASB <u>Title:</u> H.S.(D) 226243, PT 65976, Mukim Petaling, Daerah Petaling, Negeri Selangor	<u>Description:</u> A two-storey private hospital with one storey of basement, comprising hospital facilities and ancillary car parking spaces, with one pylon unit	(1) 7 August 2007 (2) 9 December 2022 (in respect of the addition of one pylon unit and renovation works)	<u>Built-up area:</u> 103,861 sq. ft. <u>Land area:</u> 7,531 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan")	Nil	75,700

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
	<u>Postal address:</u> No. 1, Lebuhr Puteri, Bandar Puteri Puchong, 47100 Puchong, Selangor	<u>Existing use:</u> Private hospital known as Columbia Asia Hospital Puchong	(3) 3 March 2023 (in respect of renovation works)		<u>Restriction in interest:</u> Nil		
	<u>Tenure:</u> Freehold						
9.	<u>Registered owner:</u> CASB <u>Title:</u> Geran 129589, Lot 22172, Pekan Bukit Kepayang, Daerah Seremban, Negeri Sembilan <u>Postal address:</u> N/A <u>Tenure:</u> Freehold	<u>Description:</u> A 11-storey private hospital block with one storey of mechanical room, one storey of semi-basement area and two storey of carpark <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Seremban, the construction of which is in progress and expected to commence operation in Q1 2029	N/A	<u>Built-up area:</u> 742,559.12 sq. ft. <u>Land area:</u> 31,440 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> The land shall be used for commercial building only. <u>Restriction in interest:</u> Nil	The land was entered with a private caveat by CASB vide presentation no. 13324/2022 on 7 November 2022.	75,526
10.	<u>Registered owner:</u> CASB <u>Title:</u> Pajakan Negeri 48592, Lot 30387, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur	<u>Description:</u> A three-storey private medical centre with one storey of basement car park <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Setapak	15 September 2011	<u>Built-up area:</u> 96,306.86 sq. ft. <u>Land area:</u> 4,900 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> The land shall be used for commercial building for the purposes of private medical centres.	Nil	77,353

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
	<u>Postal address:</u> No. 1, Jalan Danau Saujana, Off Jln Genting Klang, 53300, Wilayah Persekutuan Kuala Lumpur <u>Tenure:</u> Leasehold for a period of 99 years, expiring on 7 June 2108 (remaining tenure of approximately 82 years as at the LPD)				<u>Restriction in interest:</u> The land shall not be transferred, leased, charged or mortgaged without the consent of the Federal Territory of Kuala Lumpur Land Executive Committee.		
11.	<u>Registered owner:</u> CASB <u>Title:</u> Pajakan Negeri 1071766, Lot 322188, Bandar Taiping, Daerah Larut Matang, Negeri Perak <u>Postal address:</u> No. 5, Jalan Perwira, 34000 Taiping, Perak <u>Tenure:</u> Leasehold for a period of 999 years expires on 5 May 2891 (remaining tenure of approximately 865 years as at the LPD)	<u>Description:</u> A two-storey private hospital with one storey of basement <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Taiping	28 April 2008	<u>Built-up area:</u> 9,785 sq. m. <u>Land area:</u> 13,906 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial - Private Medical Centres ("Perniagaan – Pusat Perubatan Swasta") <u>Restriction in interest:</u> Nil	Nil	66,152

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
12.	<u>Registered owner:</u> CASB <u>Title:</u> Pajakan Negeri 76563, Lot 210548, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Persiaran Southkey 5, Kota Southkey, 80150 Johor Bahru, Johor <u>Tenure:</u> Leasehold for a period of 99 years expires on 21 February 2100 (remaining tenure of approximately 74 years as at the LPD)	<u>Description:</u> One block of three-storey hospital building with one mechanical floor, one storey of basement car park and a refuse chamber <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Tebrau	17 October 2019	<u>Built-up area:</u> 268,734.60 sq. ft. <u>Land area:</u> 14,169 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> (i) The land shall be used for a multi-storey building for commercial purposes, and shall be developed in accordance with plans approved by the relevant local authority. (ii) All waste and pollution resulting from this activity shall be discharged/disposed of at locations designated by the relevant local authority. (iii) All regulations and requirements imposed and enforced by the relevant authority from time to time shall be complied with.	Nil	179,443

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
					<u>Restriction in interest:</u> (i) The landowner shall not offer for sale or sell the building units (parcels) to be constructed on the land unless the building has been commenced construction in accordance with plans approved by the relevant local authority. (ii) Building units erected on the land, once transferred to a Bumiputera/Bumiputer a company, shall not thereafter be sold, leased, or transferred in any manner whatsoever to a Non-Bumiputera/Non-Bumiputera company without the consent of the State Authority. (iii) Building units erected on the land shall not be sold or transferred in any manner whatsoever to non-citizens/foreign companies without the consent of the State Authority.		

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
13.	<u>Registered owner:</u> CBJ <u>Title:</u> Geran 46835, Lot 38387, Mukim Petaling, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur <u>Postal address:</u> Columbia Asia Hospital Bukit Jalil, No. 9, Jalan Jalil Perkasa 7, Bukit Jalil, 57000 Kuala Lumpur <u>Tenure:</u> Freehold	<u>Description:</u> A seven-storey private hospital with one storey of basement and a six-storey podium car park <u>Existing use:</u> Private hospital known as Columbia Asia Hospital Bukit Jalil	21 September 2022	<u>Built-up area:</u> 322,068.32 sq. ft. <u>Land area:</u> 20,010 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> The land shall be used for commercial buildings for the purposes of private hospital only <u>Restriction in interest:</u> The land shall not be transferred, leased or charged without the consent of the Federal Territory of Kuala Lumpur Land Executive Committee.	Nil	250,127
14.	<u>Registered owner:</u> ADMCSB <u>Title:</u> Geran 40268, Lot 2, Bandar Saujana, Daerah Petaling, Negeri Selangor <u>Postal address:</u> Lot 2, Jalan Lapangan Terbang, Seksyen U2, 40150 Shah Alam, Selangor <u>Tenure:</u> Freehold	<u>Description:</u> A five-storey specialist hospital <u>Existing use:</u> Private medical centre known as Ara Damansara Medical Centre	(1) 4 April 2014 (2) 27 February 2018 (in respect of expansion and renovation works at Level 2) (3) 21 April 2026 (in respect of expansion and renovation works at Level 4)	<u>Built-up area:</u> 38,074.18 sq. m. <u>Land area:</u> 15,293 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Nil	139,694

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
			(4) 13 November 2024 (in respect of expansion and renovation works at Lower Ground Floor (Health Screening Unit and Imaging Unit))				
15.	<u>Registered owner:</u> BTHSB <u>Title:</u> Geran 59716, Lot 83211, Pekan Pandamaran, Daerah Klang, Negeri Selangor <u>Postal address:</u> Lot 83211, Persiaran Batu Nilam, Bandar Bukit Tinggi 1, 41200 Klang, Selangor <u>Tenure:</u> Freehold	<u>Description:</u> A medical centre and seven- storey building comprising five clinical floors, two storey of car park and an electrical substation <u>Existing use:</u> Private medical centre known as Bukit Tinggi Medical Centre	22 February 2016	<u>Built-up area:</u> 23,999 sq. m. <u>Land area:</u> 8,538 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Nil	151,075

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
16.	<u>Registered owner:</u> SJPMC <u>Title:</u> H.S.(D) 102595, PT 17482, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur <u>Postal address:</u> No. 2, Jalan Intisari Perdana, Desa Parkcity, 52200 Kuala Lumpur <u>Tenure:</u> Freehold	<u>Description:</u> A nine-storey private hospital, comprising three- storey specialist treatment podium and six-storey of car park block <u>Existing use:</u> Private medical centre known as Park City Medical Centre	7 September 2012	<u>Built-up area:</u> 61,352 sq. m <u>Land area:</u> 20,370 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> The land shall be used for commercial buildings for the purposes of private hospital only. <u>Restriction in interest:</u> Nil	Nil	273,718
17.	<u>Registered owner:</u> SJPMC <u>Title:</u> Geran 291127, Lot 62012, Bandar Subang Jaya, Daerah Petaling, Negeri Selangor <u>Postal address:</u> 1 Jalan SS12/1A, 47500 Subang Jaya, Selangor <u>Tenure:</u> Freehold	<u>Description:</u> (1) North Tower – A six- storey building with basement and rooftop for M&E system (2) Outpatient Centre – An eight-storey outpatient centre including rooftop for M&E system (3) Mediplex Tower – A seven-storey building with basement carpark B1 to B4 (4 levels basement carpark) and rooftop for M&E services	(1) 27 October 1992 (in respect of Outpatient Centre) (2) 4 April 1995 (in respect of North Tower) (3) 17 December 2014 (in respect of expansion and renovation works at North Tower and Mediplex Tower) (4) 28 June 2019 (in respect of expansion and renovation works at North Tower)	<u>Built-up area:</u> (1) North Tower –14,095.44 sq. m. (2) Outpatient Tower – 16,765.76 sq. m. (3) Mediplex Tower – 40,727.64 sq. m. <u>Land area:</u> 19,001 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Nil	369,517

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
		<u>Existing use:</u> Private medical centre known as Subang Jaya Medical Centre	(5) 2 September 2016 (in respect of expansion and renovation works at Mediplex Tower) (6) 20 October 2017 (in respect of expansion and renovation works at Mediplex Tower) (7) 17 July 2024 (in respect of expansion and renovation works at Mediplex Tower)				
18.	<u>Registered owner:</u> SJPMC <u>Title:</u> Geran 298729, Lot 4247, Bandar Subang Jaya, Daerah Petaling, Negeri Selangor <u>Postal address:</u> 1 Jalan SS12/1A, 47500 Subang Jaya, Selangor <u>Tenure:</u> Freehold	<u>Description:</u> South Tower – A seven- storey private hospital building including basement and rooftop for M&E system <u>Existing use:</u> Private medical centre known as Subang Jaya Medical Centre	(1) 24 February 1986 (2) 1 June 2023 (in respect of expansion and renovation works at Level 1 (Haemato-Onco Clinics & Clinical Trials)) (3) 27 September 2023 (in respect of expansion and renovation works Ground Floor (Nuclear Medicine))	<u>Built-up area:</u> 20,352.18 sq. m. <u>Land area:</u> 9,102 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> Nil	Nil	72,701

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
			(4) 20 December 2024 (in respect of expansion and renovation works at Level 2 (Cath Lab Department))				
19.	<u>Registered owner:</u> BHSB <u>Title:</u> Pajakan Negeri 10406, Lot 13 Seksyen 20, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor <u>Postal address:</u> No. 1, Jalan 215, Seksyen 51, Off Jalan Templer, 46050 Petaling Jaya, Selangor <u>Tenure:</u> Leasehold for a period of 99 years expires on 9 March 2068 (remaining tenure of approximately 42 years as at the LPD)	<u>Description:</u> A six-storey building with one storey of basement car park <u>Existing use:</u> A private hospital known as Beacon Hospital	Nil ⁽¹⁾	<u>Built-up area</u> 15,923.05 sq. m. <u>Land area:</u> 5,190.0851 sq. m.	<u>Category of land use:</u> Industry ("Industri") ⁽²⁾ <u>Express condition:</u> Industrial ("Perusahaan") <u>Restriction in interest:</u> The land shall not be transferred, leased or charged except with the consent of the State Authority.	The land was entered with a private caveat by Hong Leong Islamic Bank Berhad vide presentation no. 00B48974/2024 on 29 July 2024 and charged to Hong Leong Islamic Bank Berhad vide presentation no. 00SC198019/2024 on 11 October 2024.	62,971

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
20.	<u>Registered owner:</u> CVSKLSB <u>Title:</u> Geran 75826, Lot 20005 Seksyen 70, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur <u>Postal address:</u> Jalan Stesen Sentral 5, Kuala Lumpur Sentral, 50470, Kuala Lumpur <u>Tenure:</u> Freehold	<u>Description:</u> A seven-storey private medical centre and car park, including the addition of one mechanical mezzanine floor <u>Existing use:</u> Private hospital known as Cardiac Vascular Sentral Kuala Lumpur	24 August 2017	<u>Built-up area:</u> 17,575.53 sq. m. <u>Land area:</u> 5,662 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> (i) The land shall be used for commercial building only. (ii) The development of the land is subject to the development order issued by the Mayor of Kuala Lumpur. (iii) The Government or any railway supervisor authorised in writing by the Government (the "Rail Supervisor") has the right to erect, construct and maintain railway tracks, railway structures and infrastructure, and any other facilities related thereto within the coloured area in Plan R.S. No. 1052/96/1 ("Railway Corridor"), the area and coordinates of which are as stated in the said plan, with a general height of 6.0 metres above the railway tracks within the Railway Corridor.	The land was charged to CIMB Bank Berhad vide presentation nos.: (1) PDSC28555/2016 on 28 July 2016 (2) PDSC989/2017 on 24 January 2017 (3) PDSC12266/2021 on 8 April 2021 (4) PDSC9153/2023 on 23 February 2023 (5) PDSC10223/2024 on 16 February 2024	202,255

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
					(iv) The Government or the Rail Supervisor has the exclusive right of control and occupation within the Railway Corridor for the purpose of railway service operations, rail infrastructure and maintenance of facilities, and anything related thereto for the services of Malayan Railway and Express Rail Link.		
					(v) The Government or the Light Rail Transit ("LRT") Railway Supervisor has the right to construct, erect and maintain guideways, piers, rail infrastructure, and any facilities and structures related thereto within the coloured area in Plan R.S. No. 1052/96/2 ("LRT Corridor 2"), the area, volume and coordinates of which are as stated in the said plan.		

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
					(vi) The LRT Railway Supervisor has the exclusive right of control and occupation over LRT Corridor 2 for the purpose of construction, rail and rail infrastructure operations, and maintenance of facilities, and any ancillary facilities related to the LRT.		
					(vii) All roads located on or constructed within the coloured area in Plan R.S. No. 1052/96/3 shall be deemed public roads vested in the Mayor of Kuala Lumpur.		
					(viii) The local authority has the right to enter, maintain, repair and carry out any works related and incidental thereto.		

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
					(ix) The coloured area in Plan R.S. No. 1052/96/4, of which the area, volume, width and coordinates are as stated in the said plan, shall be used as a main drain. The Government has the right to deepen and widen the main drain if it deems it necessary to do so for the purpose of increasing the volume of water that may be conveyed through the main drain.		
					(x) The local authority has the right to enter, maintain, repair and carry out any works related and incidental thereto.		
					<u>Restriction in interest</u> Nil		

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
21.	<u>Registered owner:</u> IOCKL <u>Title:</u> H.S.(D) 327831, PT 14 Seksyen 36, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor <u>Postal address:</u> 110, Jalan Professor Khoo Kay Kim, Seksyen 19, 46300 Petaling Jaya, Selangor <u>Tenure:</u> Leasehold for a period of 99 years expires on 19 January 2124 (remaining tenure of approximately 98 years as at the LPD)	<u>Description:</u> An eight-storey building with three storeys of basement, comprising specialist hospital facilities and ancillary services <u>Existing use:</u> Private hospital known as Hospital Picaso	20 October 2021	<u>Built-up area:</u> 108,812 sq. ft. <u>Land area:</u> 4,036 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> Commercial building ("Bangunan perniagaan") <u>Restriction in interest:</u> The land shall not be transferred, leased or charged except with the consent of the State Authority.	The land was charged to Malayan Banking Berhad vide presentation no. 00SC151164/2025 on 22 August 2025, and subsequently charged to Maybank Islamic Berhad vide presentation no. 00SC174206/2025 on 26 September 2025. The land was entered with a private caveat by RHB Bank Berhad vide presentation no. 00B19873/2026 on 27 March 2026.	197,952
22.	<u>Registered owner:</u> PHSB <u>Title:</u> H.S.(D) 20987, PT 85 Seksyen 4, Bandar George Town, Daerah Timor Laut, Negeri Pulau Pinang <u>Postal address:</u> No. 2, Lebuhraya Peel, Seksyen 4, 10350 Georgetown, DTL, Pulau Pinang	<u>Description:</u> A nine-storey hospital block comprising six storeys of hospital facilities, three storeys of car park and hospital support facilities <u>Existing use:</u> A private hospital known as Northern Heart Hospital Penang	29 January 2024	<u>Built-up area:</u> 11,676.61 sq. m. <u>Land area:</u> 6,048 sq. m.	<u>Category of land use:</u> Building ("Bangunan") <u>Express condition:</u> The land shall be used for commercial purposes only. <u>Restriction in interest:</u> Nil	The land was charged to CIMB Bank Berhad vide presentation no. 0799SC2026004716 on 9 February 2026.	155,067

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/ Tenure	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate)	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 March 2026 RM'000
	<u>Tenure:</u> Freehold						

Notes:

- * The NBV as at 31 March 2026 for East Wing and West Wing of Columbia Asia Hospital Iskandar Puteri is RM179.3 million.
- (1) The building was issued with a CF dated 6 December 1995 for industrial use. In connection with its present use as a hospital, a CCC is required. The application for the CCC is to be made following completion of the land use regularisation. Please refer to Section 7.25.1(i) of this Prospectus for further details of this subsisting non-compliance and its rectification status.
- (2) The land on which Beacon Hospital is located is currently designated under the category of land use "industry" and an express condition for industrial use, which have yet to be updated to reflect the present hospital use. The proposed transformation of the area into a healthcare hub and care economy corridor has been identified under the RKK initiated by the relevant authorities. Until the gazettment of the RKK, the land remains subject to its existing category of land use and express condition. BHSB intends to submit an application through the e-Tanah portal for the change of category of land use and variation of the express condition of the land upon the gazettment of the RKK. Please refer to Section 7.25.1(i) of this Prospectus for further details of this subsisting non-compliance and its rectification status.

BHSB had, on 29 April 2024, entered into two (2) separate sale and purchase agreements with BASB for the acquisition of the following:

- (a) all that piece of leasehold land held under Pajakan Negeri 10285, Lot 38, Seksyen 20, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor measuring 6,072.8 square metres, together with a five (5) storey purpose-built hospital building with one level of mechanical and electrical floor at the rooftop and a three-storey basement car park to be erected thereon, with a total gross floor area of approximately 368,492 sq. ft., at a cash consideration of RM176,117,901.00; and
- (b) all that piece of leasehold land held under Pajakan Negeri No. 89519, Lot 40, Seksyen 20, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor measuring 3,872.3 square metres at a cash consideration of RM16,882,099.00.

As at the LPD, the acquisitions are pending fulfilment of the condition precedents.

Save as disclosed in Section 7.25.1 of this Prospectus, none of the material properties that we owned 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.

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)**D.2 Material properties leased/tenanted by our Group**

As at the LPD, details of the material properties leased/tenanted by our Group which are material to the business and operations of our material subsidiaries are set out below:

No.	Name of lessor/lessee or landlord/tenant or tenant or sub-tenant/ Location / Postal address	Description of property/ Existing use/ Period of tenancy or lease	Date of issuance of CCC or equivalent	Approximate rented area	Annual rental (RM)
1.	<u>Landlord:</u> Pelaburan Hartanah Berhad <u>Tenant:</u> A1H <u>Location / Postal address:</u> Suite E703, C702, C704, W701 & W705, Level 7, East Wing, Wisma Consplant 1, No. 2, Jalan SS 16/4, 47500 Subang Jaya, Selangor and Unit W801 & W805, Level 8, West Wing, Wisma Consplant 1, No. 2, Jalan SS 16/4, 47500 Subang Jaya, Selangor	<u>Description / Existing uses:</u> One and a half levels of office space / Office use <u>Period of tenancy:</u> <u>Level 7, East Wing</u> 15 July 2024 to 14 July 2027 <u>Level 8, West Wing</u> 1 September 2024 to 31 August 2027	-(1)	<u>Level 7, East Wing</u> 16,193 sq. ft. <u>Level 8, West Wing</u> 7,971 sq. ft.	<u>Level 7, East Wing</u> 738,400.80 <u>Level 8, West Wing</u> 363,477.60
2.	<u>Lessor:</u> Lembaga Tabung Haji <u>Lessee:</u> CASB <u>Location / Postal address:</u> Lot 69, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor	<u>Description / Existing uses:</u> A two-storey private hospital with a storey of mechanical room and a two-storey basement car park / A private medical centre known as Columbia Asia Hospital Petaling Jaya <u>Period of lease:</u> 33 years commencing from 1 April 2015 to 31 March 2048, with an option to renew for a further term of 15 years	13 January 2015	14,796.10 sq. m.	3,463,800.00

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Name of lessor/lessee or landlord/tenant or tenant or sub-tenant/ Location / Postal address	Description of property/ Existing use/ Period of tenancy or lease	Date of issuance of CCC or equivalent	Approximate rented area	Annual rental (RM)
3.	<u>Lessor:</u> Lembaga Tabung Haji <u>Lessee:</u> CASB <u>Location / Postal address:</u> No. 292, Jalan Haruan 2, Oakland Commercial Centre, 70300 Seremban, Negeri Sembilan	<u>Description / Existing uses:</u> A two-storey private hospital with a link bridge connecting the North Wing and South Wing / Operate a private hospital known as Columbia Asia Hospital Seremban (South Wing) <u>Period of lease:</u> 1 May 2026 to 30 April 2029	(1) 14 December 1998 (2) 9 August 2006 (in respect of renovation works) (3) 23 December 2015 (in respect of the construction of a pedestrian bridge) (4) 8 January 2019 (in respect of expansion and renovation works) (5) 21 November 2019 (in respect of expansion and renovation works)	5,844 sq. m.	1,479,996.00
4.	<u>Lessor:</u> Lembaga Tabung Haji <u>Lessee:</u> CASB <u>Location / Postal address:</u> Lot PT 1904, Jalan Haruan 2, Oakland Commercial Centre, 70300 Seremban, Negeri Sembilan	<u>Description / Existing uses:</u> A two-storey private hospital with a link bridge connecting the North Wing and South Wing / Operate a private hospital known as Columbia Asia Hospital Seremban (North Wing) <u>Period of lease:</u> 30 years commencing from 25 March 2011 to 24 March 2041, with an option to renew for a further term of 15 years	(1) 30 December 2010 (2) 23 December 2015 (in respect of the construction of a pedestrian bridge) (3) 8 January 2019 (in respect of expansion and renovation works) (4) 21 November 2019 (in respect of expansion and renovation works) (5) 6 June 2023 (in respect of expansion and renovation works)	3,604.8 sq. m.	2,035,004.04
5.	<u>Landlord:</u> Nam Bee Rubber Works Sdn Bhd <u>Tenant:</u> BHSB <u>Location / Postal address:</u> No. 3, Jalan 215, Section 51, Off Jalan Templer, 46050 Petaling Jaya, Selangor	<u>Description / Existing uses:</u> A building erected on part of land for the use of cafeteria, administration office, and storage area in connection with the business of operating a private hospital <u>Period of tenancy:</u> 15 June 2025 – 14 June 2028	20 September 1963	20,225 sq. ft.	321,000.00

ANNEXURE D: OUR MATERIAL PROPERTIES (Cont'd)

No.	Name of lessor/lessee or landlord/tenant or tenant or sub-tenant/ Location / Postal address	Description of property/ Existing use/ Period of tenancy or lease	Date of issuance of CCC or equivalent	Approximate rented area	Annual rental (RM)
6.	<u>Lessor:</u> Common Icon Sdn Bhd <u>Lessee:</u> CVSKLSB <u>Location / Postal address:</u> 9, Jalan Stesen Sentral 5, Kuala Lumpur Sentral, 50470 Wilayah Persekutuan Kuala Lumpur	<u>Description / Existing uses:</u> Levels 1 to 9 of the Axiata Tower podium block and a portion of Levels 8 and 9 of the Axiata Tower office block / For outpatient services, staff area and office use only <u>Period of lease:</u> 6 years period of the lease with 4 further automatic extensions of 6 years each, commencing from 1 January 2024 to 31 December 2053	7 January 2010	78,757 sq. ft.	2,733,333.33 ⁽²⁾

Notes:

(1) The copy of the CF is undated.

(2) The total lease rental for the term is RM82.0 million, which is derived from the total annual rental payable over the term. CVSKLSB shall pay to the lessor i.e. Common Icon Sdn Bhd in advance 98% of the lease rental amounting to RM80.4 million within 15 days from the commencement date on 1 January 2024.

None of the material properties that we leased/tenanted 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.