

ANNEXURE A: OUR MATERIAL PROPERTIES**A.1 MATERIAL PROPERTIES OWNED BY OUR GROUP**

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

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 30 September 2023 (RM'000)
1.	99SM / H.S.(D) 110331 PT 2811 Seksyen 24, Bandar Klang, Daerah Klang, Negeri Selangor / Lot PT 2811, Jalan Angsa, Taman Berkeley, 41150 Klang, Selangor / Leasehold for the period of 99 years expiring on 17 August 2104	12-storey office building consisting of 1 storey semi-basement, 1 storey business space, 4 storeys car park and 7 storeys office space / Headquarters of the Company known as "Wisma 99 Speedmart"	11 February 2016	4,316 / 1,439	<u>Category of land use</u> Building ("Bangunan") <u>Express condition</u> Business building ("Bangunan Perniagaan") <u>Restriction in interest</u> The land held under this title shall not be transferred, leased or charged without prior consent from the State Authority.	This land was charged to CIMB Bank Berhad vide No. Perserahan 47797/2020 on 14 August 2020 and is still subsisting	16,189
2.	99SM / Geran Mukim 22377, Lot 103609, Mukim Kapar, Daerah Klang, Negeri Selangor / PT 33198, Batu 4, Jalan Kapar, 42100 Klang, Selangor / Freehold	Single detached warehouse with an annexed 4 storey office building/ DC known as "Jalan Kapar DC"	30 April 2004	3,650 / 5,326	<u>Category of land use</u> Industrial ("Perusahaan/ Perindustrian") <u>Express condition</u> Industrial ("Perusahaan") <u>Restriction in interest</u> Nil	Nil	7,472

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
3.	99SM / H.S.(D) 136784 PT 129950, Mukim Klang, Daerah Klang, Negeri Selangor / Lot 201, 202, 203, Jalan Seri Gambut 3, Kawasan 7 Bandar Putra Klang, 41100 Klang, Selangor / Freehold	Single detached warehouse with a double storey office, guardhouse, waste chamber and electrical substation / DC known as "Jalan Kebun DC"	6 March 2009	4,510 / 9,776	<u>Category of land use</u> Industrial ("Perusahaan") <u>Express condition</u> Industrial ("Perusahaan") <u>Restriction in interest</u> Nil	Nil	7,679
4.	99SM / Geran Mukim 916 Lot 5203, Mukim Kajang, Daerah Hulu Langat, Negeri Selangor / Lot 5203, Jalan Perindustrian Balakong Jaya 1/3, Kawasan Perindustrian Balakong, 43300 Seri Kembangan, Selangor / Freehold	Single detached warehouse with a double storey office, electrical substation and guardhouse / DC known as "Balakong DC"	12 April 2012	6,037 / 9,991	<u>Category of land use</u> Industrial ("Perusahaan/ Perindustrian") <u>Express condition</u> Light Industrial ("Industri Ringan") <u>Restriction in interest</u> The land shall only be transferred to a Chinese.	Nil	10,308

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
5.	99SM / Geran 40102 Lot 4326, Mukim Serendah, Daerah Ulu Selangor, Negeri Selangor / Lot 4326, Jalan Kampung Mohd Taib, Kawasan Industri Sungai Choh, 48000 Sungai Choh, Selangor /	Single detached warehouse with mezzanine storage space / DC known as "Sungai Choh DC"	30 September 2014	6,111 / 9,066	<u>Category of land use</u> Industrial ("Perusahaan") <u>Express condition</u> Industrial ("Perusahaan") <u>Restriction in interest</u> Nil	This land was charged to Hong Leong Bank Berhad vide No. Perserahan 37792/2014 on 10 April 2014 and is still subsisting	12,691
6.	Freehold 99SM / Pajakan Negeri 713 Lot 1616, Pekan Chembong, Daerah Rembau, Negeri Sembilan / Lot 1616 PN 713, Jalan Perusahaan 1, Kawasan Perindustrian Chembong, Pekan Chembong, Daerah Rembau, Negeri Sembilan / Leasehold for the period of 99 years expiring on 4 February 2084	Single detached warehouse with a double storey office, guardhouse, waste chamber, electrical substation and other support facilities buildings/ DC known as "Chembong DC"	10 June 2016	9,323 / 67,938	<u>Category of land use</u> Industrial ("Perusahaan/ Perindustrian") <u>Express condition</u> The land to be used for industrial purposes only <u>Restriction in interest</u> The land held under this title shall not be transferred, leased or charged without prior consent from the State Authority.	This land was charged to Hong Leong Bank Berhad vide No. Perserahan 22177/2015 on 4 August 2015 and is still subsisting	14,428

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
7.	99SM / Pajakan Negeri 214561 Lot 213095, Mukim Sungai Raya, Daerah Kinta, Negeri Perak / Lot 213095, Jalan Industri 1/1, Kawasan Perindustrian Gopeng, 31600 Gopeng, Perak / Leasehold for the period of 60 years expiring on 28 September 2055	Single storey detached warehouse with a double storey office, guardhouse, waste chamber, electrical substation and other support facilities buildings / DC known as "Gopeng DC"	30 November 2016	4,243 / 7,215	Category of land use Industrial ("Perusahaan") Express condition Industrial ("Perusahaan") Restriction in interest The land held under this title shall not be transferred or leased without prior consent from the Chief Minister of Perak. The land shall not be subdivided in accordance with Section 135 of the National Land Code without prior consent from the Chief Minister of Perak.	This land was charged to RHB Bank Berhad vide No. Perserahan 55666/2015 on 21 December 2015 and is still subsisting	8,276

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
8.	99SM / Geran 560954, Lot 31723, Mukim Tanjung Sembrong, Daerah Batu Pahat, Negeri Johor / Lot 31723, Mukim Tanjung Sembrong, 83700 Daerah Batu Pahat, Johor / Freehold	Single detached warehouse with a double storey office, guardhouse, waste chamber and other support facilities buildings / DC known as "Yong Peng DC"	8 March 2018	6,228 / 9,885	Category of land use Industrial ("Perusahaan/ Perindustrian") Express condition (i) The land to be used as factory for the purpose of medium industry and other related usage, shall be built according to the plan approved by the relevant Local Authority (ii) All dirt and pollutants resulting from these activities to be channelled or disposed to areas designated by the Local Authority (iii) All terms and conditions determined and enforced from time to time by the relevant authority shall be complied with Restriction in interest The land held under the title provisioned for Bumiputera once transferred to a Bumiputera individual or company, the land cannot later be sold, leased, or transferred in any manner to a non-Bumiputera individual or company without prior consent from the State Authority.	This land was charged to CIMB Bank Berhad vide No. Perserahan 28521/2015 on 15 April 2015 and is still subsisting	9,376

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
9.	99SM / Geran Mukim 433 Lot 46222, Mukim Batu, Daerah Gombak, Negeri Selangor / Lot 46222, Batu 9, Jalan Sungai Tua, Kg. Sungai Tua, 68100 Batu Caves, Selangor / Freehold	Single detached warehouse with 3 storey office, guardhouse, waste chamber, electrical substation and pumphouse / DC known as "Sungai Tua DC"	Nil ⁽¹⁾	3,930 / 6,437	<u>Category of land use</u> Industrial ("Perusahaan/ Perindustrian") <u>Express condition</u> Industrial ("Perusahaan") <u>Restriction in interest</u> Nil	This land was charged to RHB Bank Berhad vide No. Perserahan 3523/2018 on 18 July 2018 and is still subsisting	20,238

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
10.	99SM / Pajakan Negeri 11945, Lot 20969, Mukim 13, Daerah Seberang Perai Tengah, Negeri Pulau Pinang / Plot 22A, Taman Industri Bukit Minyak, 14100 Simpang Ampat, Pulau Pinang / Leasehold for the period of 60 years expiring on 12 June 2079	Single detached warehouse with a double storey office, guardhouse, waste chamber and electrical substation / DC known as "Batu Kawan DC"	9 December 2019	5,177 / 10,129	Category of land use Industrial ("Perusahaan/ Perindustrian") Express condition (i) The land comprised in this title to be used for the purpose of distribution centre (logistic) and warehouse for all sundries goods / household items, including repacking of all sundries goods only (ii) The first proprietor after the Penang Development Corporation shall, within 2 years from the date of registration of transfer or within a timeframe approved by the State Authority, erect a factory building or buildings on the land in accordance with the plan approved by the Local Authority	Nil	11,177

Restriction in interest

The land held under this title shall not be transferred, charged, leased or sub-leased, tenanted or involved in any transaction without prior written consent from the State Authority.

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
11.	99SM / Geran Mukim 1184 Lot 6942, Mukim Tebrau, Daerah Johor Bahru, Negeri Johor / Lot 6942, Jalan Seelong Jaya 6, Kampung Seelong Jaya, 81400 Seelong, Johor/ Freehold	Single detached warehouse, double storey office, guardhouse, waste chamber and other support facilities buildings / DC known as "Senai DC"	20 April 2021	8,285 / 12,350	Category of land use Industrial ("Perusahaan/ Perindustrian") Express condition (i) The land to be used as medium industrial area for the purposes of metal engineering industry and other related usage, shall be built according to the plan approved by the relevant Local Authority. On 16 May 2022, Johor Bahru Land Office approved the inclusion of usage of the land for storage warehouse ("Gudang Simpanan Barang-Barang") in the express condition of the land title. (ii) All dirt and pollutants resulting from these activities to be channelled or disposed to areas designated by the Local Authority (iii) All terms and conditions determined and enforced from time to time by the relevant authority shall be complied with	This land was charged to CIMB Bank Berhad vide Perserahan 1619/2015 on 20 December 2015 and is still subsisting	14,080
					Restriction in interest Nil		

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
12.	99SM / (3 Lots) Geran No. 97909 Lot 12408, Geran No. 97910 Lot 12409 and Geran Mukim 97911 Lot 12410, all in Mukim Hutan Melintang, Daerah Bagan Datuk, Negeri Perak / Lot 12408, 12409 & 12410, Jalan Hutan Melintang Batu 9, 36400 Hutan Melintang, Perak / Freehold	Single detached warehouse with a double storey office, guardhouse, waste chamber, electrical substation, pumphouse and sprinkler tank / DC known as "Hutan Melintang DC"	23 December 2022	3,306 / 5,700	<u>Category of land use</u> Industrial ("Perusahaan/ Perindustrian") <u>Express condition</u> Light Industrial ("Industri Ringan") <u>Restriction in interest</u> Nil	Nil	8,258
13.	99SM / Pajakan Negeri 5500 Lot 74384, Mukim Kuala Kuantan, Daerah Kuantan, Negeri Pahang / Lot 74384, Jalan Bandar Gambang Perdana 3, Gambang, 26300 Kuantan, Pahang / Leasehold for the period of 99 years expiring on 19 August 2101	Single detached warehouse with a double storey office, guardhouse, waste chamber and pumphouse / DC known as "Gambang DC"	22 December 2022	9,111 / 26,500	<u>Category of land use</u> Industrial ("Perusahaan/ Perindustrian") <u>Express condition</u> The land to be used as industrial site only <u>Restriction in interest</u> The land held under this title shall not be transferred, leased or charged without prior written consent from the State Authority.	Nil	15,515

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
14.	99SM / Pajakan Mukim 1934 Lot 21111, Mukim Merlimau, Daerah Jasin, Negeri Melaka / Lot 5399 & 5400, Jalan Usaha 1, Fasa 3, Kawasan Perindustrian Merlimau, 77300 Merlimau, Melaka / Leasehold for the period of 99 years expiring on 20 July 2096	Single detached warehouse, single storey office, single storey store and waste chamber / DC known as "Merlimau DC"	12 October 2022	5,496 / 9,587	Category of land use Industrial ("Perusahaan") Express condition The land to be used for industrial purpose only Restriction in interest The land held under this title shall not be transferred or leased without prior consent from the State Authority. This restriction in interest is exempted for first-time purchaser.	Nil	9,948
15.	99SM / Geran 95705 Lot 26267, Bandar Sungai Petani, Daerah Kuala Muda, Negeri Kedah / Plot 27, Kawasan Perindustrian Bukit Makmur, Sungai Lalang, 08000 Sungai Petani, Kedah / Freehold	Single detached warehouse, single storey office and other support facilities buildings / DC known as "Sungai Petani DC"	25 September 2023	6,780 / 10,920	Category of land use Light Industrial ("Perusahaan Ringan") Express condition The land held under this title to be used as building site for purposes of industry and other industry related usage. Prohibited from erecting building for residential purpose on the land Restriction in interest Nil	This land was charged to CIMB Bank Berhad vide Perserahan 21822/2021 on 21 December 2021 and is still subsisting	16,907

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
16.	99SM / Geran 53981 Lot 40374, Pekan Hicom, Daerah Petaling, Negeri Selangor / No. 12(34), Persiaran Sabak Bernam, Seksyen 26, 40400 Shah Alam, Selangor / Freehold	Single detached warehouse with single storey office space, guardhouse, electric substation, pumphouse and waste chamber / DC known as "Shah Alam DC"	5 March 2009	7,137 / 13,062	<u>Category of land use</u> Industrial ("Perusahaan") <u>Express condition</u> Industrial ("Perusahaan") <u>Restriction in interest</u> Nil	Nil	Nil ⁽²⁾

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
17.	K.K.I.P. Sdn Bhd ⁽³⁾ / 99EM ⁽³⁾ / Master Title Country Lease 015582153, Locality of Telipok, District of Kota Kinabalu, Sabah / Lot No. 12, KKIP Industrial Zone 7 (IZ 7), Off Jalan 1 KKIP Timur, Kota Kinabalu Industrial Park, 88460 Kota Kinabalu, Sabah / Leasehold for the period of 99 years expiring on 31 December 2096	Single detached warehouse with annexed 3-storey office / Headquarters of 99EM and DC known as "Kota Kinabalu Industrial Park DC"	19 November 2018	4,800 / 8,130	<u>Category of land use</u> Nil <u>Special Terms</u> (i) The said land is demised herein expressly and only for the purpose of erecting thereon for use as such industrial and commercial. Transfer, charge or sublease of this title is prohibited before fulfilment of the covenant therein or without the written permission from the Director of Lands and Surveys who shall charge additional premium and enhanced rent and any other conditions thereof when granting such permission. (ii) (iii) Subdivision of this title is prohibited without the written permission from the director of lands and surveys who shall charge additional premium and enhanced rent and any other conditions thereof when granting such permission.	The Kota Kinabalu Industrial Park DC is currently assigned to CIMB Bank Berhad vide a Deed of Assignment dated 8 August 2014	9,114

ANNEXURE A: OUR MATERIAL PROPERTIES (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 30 September 2023 (RM'000)
18.	99EM / Master Title Country Lease 075396048, Locality of Mile 8, Labuk Road, District of Sandakan, Sabah / Lot 075396048, batu 8, Kampung Melayu, Jalan Labuk, 90000 Sandakan, Sabah / Leasehold for the period of 999 years expiring on 9 July 2887	Single storey detached warehouse with a 3-storey office / DC known as "Sandakan DC"	30 November 2022	2,515 / 5,640	<u>Category of land use</u> Nil <u>Special Terms</u> Nil	Nil	11,100
19.	99SM / Pajakan Negeri 117751 Lot 115195, Mukim Dengkil, Daerah Sepang, Negeri Selangor / N/A / Leasehold for the period of 99 years expiring on 18 August 2114	Proposed DC, the construction of which is in progress and expected to commence operation in Q4 2024	N/A	N/A / 15,483	<u>Category of land use</u> Industrial ("Perusahaan") <u>Express condition</u> Industrial ("Perusahaan") <u>Restriction in interest</u> The land held under this title shall not be transferred, leased or charged without prior consent from the State Authority.	This land was charged to Alliance Bank Malaysia Berhad vide No. Perserahan 3532/2022 on 11 January 2022 and is still subsisting	16,667

ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)

Notes:

- (1) *The CCC or equivalent has yet to be obtained for the Sungai Tua DC. We have appointed a consultant to submit the application for CCC to the local authorities and is currently pending inspection from the local authorities' engineering and building department. We expect to obtain the CCC for the Sungai Tua DC prior to our Listing.*
- (2) *The property was acquired by us pursuant to a sale and purchase agreement dated 14 September 2023 for a total purchase price of RM43.0 million. Please see Section 14.6.2 of this Prospectus for further details of the sale and purchase agreement. As at 30 September 2023, the acquisition was not complete yet except for the payment of RM6,044,525 as deposit and as payment of part of the total purchase price. The acquisition of the property was subsequently completed on 6 November 2023.*
- (3) *This land is currently held under Master Title where the registered owner is K.K.I.P. Sdn Bhd. However, pursuant to a sale and purchase agreement dated 27 December 2013, 99EM purchased the land from Yong & Sons Enterprise Sdn Bhd, who purchased the land from K.K.I.P. Sdn Bhd pursuant to a sale and purchase agreement dated 30 November 2010. 99EM is the beneficial owner of the property pending the issuance of the individual title.*

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.

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ANNEXURE A: OUR MATERIAL PROPERTIES (Cont'd)**A.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:

No.	Name of lessor/lessee or landlord/tenant or tenant or sub-tenant/ Title Lot No./ Postal address	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. metres unless otherwise stated)	Period of tenancy or lease	Annual rental (RM unless otherwise stated)
1.	Sri Sipitang Enterprise (landlord) / 99EM (tenant) Lot No. 193074234 (Remr of 193061344(19124982), Locality of Mile 1, DC" Jalan Mesapol, District of Sipitang, Sabah NT. 1844, Batu 1 Jalan Mesapol, 89850 Sipitang, Sabah	2 blocks single storey detached warehouse / DC known as "Sipitang DC"	Nil ⁽¹⁾	3,809 / 8,984	From 1 October 2017 to 30 November 2019 and further renewed to 30 November 2024	264,000
2.	Nelson Chong Huong Chun (landlord) / 99EM (tenant) Country Lease 135406138, Locality of Jalan Masak, District of Keningau, Sabah Lot 3, Borneo Commercial Centre, 3KM, Jalan Ulu Masak, 89000 Keningau, Sabah	Single storey detached warehouse and office / DC known as "Keningau DC"	16 December 2015	1,289 / 1,867	From 1 September 2023 to 31 August 2028	114,000

Note:

⁽¹⁾ We have yet to obtain the CCC for the Sipitang DC. See Section 7.12.1(2)(ii) of this Prospectus for further details of this non-compliance.

Save as disclosed above, 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.