

**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP****C.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 Postal address / Title address</b>	<b>Description of property / Existing use / Tenure / Category of land use</b>	<b>Land / Built-up area sq ft</b>	<b>Date of issuance of CF / CCC</b>	<b>Express condition / Restriction in interest</b>	<b>Major encumbrances</b>	<b>Audited NBV as at 30 June 2025 RM</b>
1.	<u>Registered owner</u> 1 Doc KL  <u>Postal address</u> No. A-1-31, IOI Boulevard Jalan Kenari 5, Bandar Puchong Jaya 47100 Puchong, Selangor  <u>Title address</u> GM 1131/M1-A/2/28, Lot 64746 No. Tingkat 2, No. Petak 28, No. Petak Aksesori A377 No. Bangunan M1-A Pekan Puchong Jaya District Petaling, State Selangor	<u>Description of property</u> One unit of shop office on the first floor of a commercial development known as "IOI Boulevard"  <u>Existing use</u> Learning and development office  <u>Tenure</u> Freehold  <u>Category of land use</u> Commercial	N/A / 2,142	14 August 2009	Commercial / Nil	1. Private caveat registered in favour of Public Bank Berhad on 20 October 2021  2. Charge registered in favour of Public Bank Berhad on 26 January 2022	859,303

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**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (CONT'D)**

No.	Registered owner / Beneficial owner / Postal address / Title address	Description of property / Existing use / Tenure / Category of land use	Land / Built-up area sq ft	Date of issuance of CF / CCC	Express condition / Restriction in interest	Major encumbrances	Audited NBV as at 30 June 2025
							RM
2.	<u>Registered owner</u> 1 Doc Trading  <u>Postal address</u> A-G-37, IOI Boulevard Jalan Kenari 5, Bandar Puchong Jaya 47170 Puchong, Selangor  <u>Title address</u> GM 1131/M1-A/1/7, Lot 64746 No. Tingkat 1, No. Petak 7, No. Petak Aksesori A351 & A369 No. Bangunan M1-A, Pekan Puchong Jaya District Petaling, State Selangor	<u>Description of property</u> One unit of shop office on the ground floor of a commercial development known as "IOI Boulevard"  <u>Existing use</u> Rented to Glimbite Holdings Sdn Bhd for sale and marketing of food & beverage  <u>Tenure</u> Freehold  <u>Category of land use</u> Commercial	N/A / 1,389	14 August 2009	Commercial / Nil	Charge registered in favour of Maybank Islamic Berhad on 14 February 2020	2,219,216
3.	<u>Registered owner</u> 1 Doc Resources  <u>Postal address</u> A-2-38, IOI Boulevard Jalan Kenari 5, Bandar Puchong Jaya 47170 Puchong, Selangor  <u>Title address</u> GM 1131/M1-A/3/36, Lot No. 64746 No. Tingkat 3, No. Petak 36, No. Petak Aksesori 389 No. Bangunan M1-A Pekan Puchong Jaya District Petaling, State Selangor	<u>Description of property</u> One unit of shop office on the second floor of a commercial development known as "IOI Boulevard"  <u>Existing use</u> Operations & IT  <u>Tenure</u> Freehold  <u>Category of land use</u> Commercial	N/A / 4,822	14 August 2009	Commercial / Nil	Charge registered in favour of Maybank Islamic Berhad on 16 March 2023	2,425,604

**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (CONT'D)**

No.	Registered owner / Beneficial owner / Postal address / Title address	Description of property / Existing use / Tenure / Category of land use	Land / Built-up area sq ft	Date of issuance of CF / CCC	Express condition / Restriction in interest	Major encumbrances	Audited NBV as at 30 June 2025
							RM
4.	<u>Registered owner</u> 1 Doc Resources  <u>Postal address</u> A-3-38, IOI Boulevard Jalan Kenari 5 Bandar Puchong Jaya 47170 Puchong, Selangor  <u>Title address</u> GM 1131/M1-A/4/51, Lot No. 6474 No. Tingkat 4, No. Petak 51, No. Petak Aksesori A405 No. Bangunan M1-A Pekan Puchong Jaya District Petaling, State Selangor	<u>Description of property</u> One unit of shop office on the third floor of a commercial development known as "IOI Boulevard"  <u>Existing use</u> Finance & Human Resource office  <u>Tenure</u> Freehold  <u>Category of land use</u> Commercial	N/A / 4,822	14 August 2009	Commercial / Nil	Charge registered in favour of Maybank Islamic Bank Berhad on 16 March 2023	2,425,604
5.	<u>Registered owner</u> 1 Doc Resources  <u>Postal address</u> A-3A-38, IOI Boulevard Jalan Kenari 5, Bandar Puchong Jaya 47170 Puchong, Selangor  <u>Title address</u> GM 1131/M1-A/5/66, Lot No. 64746 No. Tingkat 5, No. Petak 66, No. Petak Aksesori A424 No. Bangunan M1-A Pekan Puchong Jaya District Petaling, State Selangor	<u>Description of property</u> One unit of shop office on the fourth floor of a commercial development known as "IOI Boulevard"  <u>Existing use</u> <u>Description of property</u> Server room, meeting room and marketing team  <u>Tenure</u> Freehold  <u>Category of land use</u> Commercial	N/A / 4,822	14 August 2009	Commercial / Nil	Charge in favour of Maybank Islamic Bank Berhad on 16 March 2023	2,425,604

**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (CONT'D)**

No.	Registered owner / Beneficial owner / Postal address / Title address	Description of property / Existing use / Tenure / Category of land use	Land / Built-up area sq ft	Date of issuance of CF / CCC	Express condition / Restriction in interest	Major encumbrances	Audited NBV as at 30 June 2025 RM
6.	<u>Registered owner</u> 1 Doc Resources	<u>Description of property</u> 4-storey building	3,003 / 7,858	22 December 2014	Commercial building / Nil	Nil	3,629,439
	<u>Postal address</u> No. 13 (GF, 1F, 2F, 3F) Jalan TPP 1/4 Taman Perindustrian Puchong Seksyen 1 47160 Puchong, Selangor	<u>Existing use</u> Warehouse					
	<u>Title address</u> HSD 283598, PT 80712 Mukim Petaling, District Petaling, State Selangor	<u>Tenure</u> Freehold					
		<u>Category of land use</u> Building					
7.	<u>Registered owner</u> Fawanis Sdn Bhd	<u>Description of property</u> One unit of shop office on the first floor of a commercial development known as "Sunway Velocity"	974,564 / 1,845	28 December 2017	This land must be used for commercial buildings for the purpose of shopping center, shops, offices, hotels, serviced apartments, private hospitals and car parks only / Nil	1. Charge registered in favour of Malaysian Trustees Berhad on 21 June 2017 2. Charge registered in favour of Malaysian Trustees Berhad on 24 June 2020 3. Lease of various parts of the land totalling 3,110 square meters to Tenaga Nasional Berhad for a period of 30 years commencing on 15 August 2022 and ending on 14 August 2052 registered on 24 July 2023	6,235,772
	<u>Beneficial owner</u> Slim Doc <sup>(1)</sup>	<u>Existing use</u> Rented to Miniso Winky (M) Sdn Bhd for retail of household merchandise					
	<u>Postal address</u> VR3-01-06 V Residence 3 Lingkaran SV 1, Sunway Velocity 55100 Kuala Lumpur	<u>Tenure</u> Freehold					
	<u>Title address</u> Geran 79671, Lot 20048 Seksyen 90 Bandar Kuala Lumpur District Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	<u>Category of land use</u> Building					

**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (CONT'D)**

Registered owner / Beneficial owner		Description of property /	Land /	Date of	Express			Audited NBV
No.	Postal address / Title address	Existing use / Tenure /	Built-up	issuance	condition /			as at
		Category of land use	area	of CF /	Restriction			30 June 2025
			sq ft	CCC	in interest	Major encumbrances		RM
8.	<u>Registered owner</u> Fawanis Sdn Bhd	<u>Description of property</u> One unit of shop office on the first floor of a commercial development known as “Sunway Velocity”	974,564 / 1,692	28 December 2017	This land must be used for commercial buildings for the purpose of a shopping center, shops/offices, hotels, serviced apartments, and private hospitals only / Nil	1. Charge registered in favour of Malaysian Trustees Berhad on 21 June 2017 2. Charge registered in favour of Malaysian Trustees Berhad on 24 June 2020 3. Lease of various parts of the land totalling 3,110 square meters to Tenaga Nasional Berhad for a period of 30 years commencing on 15 August 2022 and ending on 14 August 2052 registered on 24 July 2023		5,698,966
	<u>Beneficial owner</u> Slim Doc <sup>(1)</sup>	<u>Existing use</u> Rented to Miniso Winky (M) Sdn Bhd for retail of household merchandise						
	<u>Postal address</u> VR3-01-07 V Residence 3 Lingkaran SV 1, Sunway Velocity 55100 Kuala Lumpur	<u>Tenure</u> Freehold						
	<u>Title address</u> Geran 79671, Lot 20048 Seksyen 90 Bandar Kuala Lumpur District Kuala Lumpur Wilayah Persekutuan Kuala Lumpur	<u>Category of land use</u> Building						

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**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (CONT'D)**

No.	Registered owner / Beneficial owner / Postal address / Title address	Description of property / Existing use / Tenure / Category of land use	Land / Built-up area sq ft	Date of issuance of CF / CCC	Express condition / Restriction in interest	Major encumbrances	Audited NBV as at 30 June 2025
							RM
9.	<u>Registered owner</u> Loh Gee Tong and Loh Jee Yong	<u>Description of property</u> 3 storey shop office	3,358 / 14,695	11 January 2006	Commercial Building / Nil	Charge registered in favour of RHB Islamic Bank Berhad on 13 October 2025	-
	<u>Beneficial owner</u> Slim Doc <sup>(2)</sup>	<u>Existing use</u> Vacant					
	<u>Postal address</u> 11, Jalan USJ 10/1C Taipan Business Centre 47620 Subang Jaya, Selangor	<u>Tenure</u> Freehold					
	<u>Title address</u> Geran 285218, Lot 37215 Pekan Subang Jaya District Petaling, State Selangor	<u>Category of land use</u> Building					

**Notes:**

- (1) This property is currently held under Master Title where the registered owner is Fawanis Sdn Bhd. Slim Doc purchased these properties from the previous beneficial owner, Koong Phin Corporation (M) Sdn Bhd pursuant to two sale and purchase agreements dated 26 May 2023. Slim Doc is the beneficial owner of the property pending the issuance of the individual title.
- (2) Slim Doc has submitted the memorandum of transfer to register the title in the name of Slim Doc but the new land title is pending issuance by the land office.

Further to the above:

- (i) Slim Doc had, on 31 July 2025, entered into a sale and purchase agreement with Prisgold Property Sdn Bhd for the acquisition of a shop office measuring approximately 2,040 sq ft with postal address V05-01-09, Signature 1 (V05), Lingkaran SV, Sunway Velocity, 55100 Kuala Lumpur for a purchase consideration of RM4.50 million. As at the LPD, the acquisition is pending completion; and
- (ii) 1 Doc Resources, had on 21 November 2025, entered into a sale and purchase agreement with Ng Yong Kang for the acquisition of a shop office measuring approximately 2,142 sq ft with postal address A-2-39, IOI Boulevard, Jalan Kenari 5, Bandar Puchong Jaya, 47170 Puchong, Selangor for a purchase consideration of RM1.33 million. As at the LPD, the acquisition is pending completion.

**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (CONT'D)**

As at the LPD, save as disclosed in **Section 7.24** of this Prospectus, our Group is in compliance with the relevant laws, regulations, rules and requirements relating to the above properties.

**C.2 Material properties rented by our Group**

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

**(i) Maintenance office and warehouse**

No.	Landlord / Tenant / Postal address	Description of property / Existing use	Built-up area sq ft	Date of Issuance of CF / CCC	Tenure of the tenancy	Rental per annum RM
1.	<u>Landlord</u> TS Electrical Marketing Sdn Bhd  <u>Tenant</u> 1 Doc Trading  <u>Postal address</u> No. 10, Jalan TPP 1/1 Taman Perindustrian Puchong 47100 Puchong, Selangor ("Old Location")	<u>Description of property</u> Ground floor shoplot  <u>Existing use</u> Maintenance office and warehouse for beauty products	1,867	22 December 2014	1 May 2023 to 30 April 2026 with an option to renew for a further 2 years	69,600
2.	<u>Landlord</u> Siew Fatt Chyn  <u>Tenant</u> 1 Doc Trading  <u>Postal address</u> No. 5, Jalan TPP 1/5 Taman Perindustrian Puchong 47100 Puchong, Selangor <sup>(1)</sup>	<u>Description of property</u> Ground and mezzanine floor warehouse  <u>Existing use</u> Vacant	4,110	2 July 2002	1 December 2025 to 30 November 2028 with an option to renew for a further 2 years	180,000

**ANNEXURE C: MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (CONT'D)****Note:**

(1) We intend to move our maintenance office and warehouse from the Old Location to this property prior to expiry of the tenancy of the Old Location.

**(ii) Beauty centres**

As at the LPD, we operate a total of 57 beauty centres in 64 rented properties as set out below:

<b>Location</b>	<b>No. of beauty centres</b>	<b>Approximate built-up area sq ft</b>	<b>Tenure years</b>
<b>Malaysia</b>			
- Kuala Lumpur	12	1,430 – 3,129	2-3
- Selangor	21	1,059 – 3,339	2-3
- Johor	7	1,399 – 3,600	2-3
- Penang	5	1,444 – 2,989	3
- Melaka	2	1,850 – 2,635	2-3
- Perak	2	1,860 – 2,379	3
- Negeri Sembilan	2	1420 – 2,600	3
- Kedah	1	1,739	3
- Pahang	1	2,796	3
<b>Subtotal</b>	<b>53</b>		
<b>Singapore</b>	<b>4</b>	<b>1,218 – 1,968</b>	<b>3</b>
<b>Total</b>	<b>57</b>		

The total rental paid by our Group for the Financial Years/Period Under Review for our beauty centres/ outlets is approximately RM3.41 million for FYE 2022, RM5.24 million for FYE 2023, RM6.69 million for FYE 2024 and RM3.99 million for FPE 2025 respectively.

For the Financial Years/Period Under Review and up to the LPD, our Group has not experienced any major difficulties in renewing our existing tenancy arrangements. As at the LPD, save as disclosed in **Section 7.24** of this Prospectus, our Group is in compliance with the relevant laws, regulations, rules and requirements relating to the above properties.