

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT

1. Material properties owned by our Group

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

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
1.	<p>Registered owner:- Senheng KL</p> <p>Title:- (a) PM 636, Lot 29856, PM 255, Lot 29855, PM 254, Lot 29854, Mukim Empang, District of Hulu Langat, State of Selangor (b) PM 253/M1/2/2, PM253/M1/3/3, PM253/M1/4/4, Lot 29853, Mukim Ampang, District of Hulu Langat, State of Selangor (c) PM 252/M1/2/2 and PM252/M1/4/4, Lot 29852, Mukim Ampang, District of Hulu Langat, State of Selangor</p> <p>Postal address:- 40-G, 40-1, 40-2, 40-3, 42-G, 42-1, 42-2, 42-3, 44-G, 44-1, 44-2, 44-3, 46-1, 46-2, 46-3, 48-1 and 48-3, Jalan Pandan 3/2, Pandan Jaya, 55100, Kuala Lumpur</p>	<p>Description:- 5 units of 4-storey shophot</p> <p>Existing use:- Used as head office with a Grand Sengheng store</p>	<p>Express condition of land use:- Shop houses / business</p> <p>Restriction-in-interest:- This land shall not be sold, leased, charged or transferred without written consent of the state authority</p> <p>Category of land use:- Building</p>	<p>(a) Private caveat lodged by Public Bank Berhad vide presentation number 5618/2010</p> <p>(b) Charge in favour of Public Bank Berhad vide presentation number 4793/2019</p> <p>(c) Charge in favour of Public Bank Berhad vide presentation number 5176/2019</p> <p>(d) Charge in favour of Hong Leong Islamic Bank Berhad vide presentation number 5493/2019</p> <p>(e) Charge in favour of Public Bank Berhad vide presentation number 988/2020</p> <p>(f) Charge in favour of Public Bank Berhad vide presentation number 2757/2019</p> <p>(g) Charge in favour of Public Bank Berhad vide presentation number 2759/2019</p>	01.03.1998 ⁽¹⁾	<p>Land area:- 16,146 sq ft</p> <p>Built-up area:- 16,146 sq ft</p>	9,992

Tenure:-
Leasehold expiring on 05.05.2087

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
2.	<p>Registered owner:- Senheng KL</p> <p>Title:- PN 25217, Lot 6974 and PN 25218, Lot 6973, Mukim Batu Berendam, District of Melaka Tengah, State of Melaka</p> <p>Postal address:- No. 105 and No. 107, Jalan PM 2, Taman Perindustrian Merdeka, Batu Berendam, 75350 Melaka</p> <p>Tenure:- Leasehold expiring on 22.07.2096</p>	<p>Description:- 2 units of one ½ terrace workshops</p> <p>Existing use:- Used as a regional hub</p>	<p>Express condition of land use:- Business building</p> <p>Restriction-in-interest:- Nil</p> <p>Category of land use:- Building</p>	Nil	09.12.1997	<p>Land area:- 5,769 sq ft</p> <p>Built-up area:- 3,840 sq ft</p>	410
3.	<p>Registered owner:- Senheng KL</p> <p>Title:- PM 5763, Lot 61032 and PM 5950, Lot 61033, Mukim Kuala Kuantan, District of Kuantan, State of Pahang</p> <p>Postal address:- No. 32 and No. 34, Jalan IM 3/3, Mahkota Industrial Park, Bandar Baru Indera Mahkota, 25200 Kuantan, Pahang</p> <p>Tenure:- Leasehold expiring on 27.01.2063</p>	<p>Description:- 2 units of 2-storey shoplot</p> <p>Existing use:- Used as a regional hub</p>	<p>Express condition of land use:- Industrial site</p> <p>Restriction-in-interest:- This land shall not be transferred, leased and charged without the written consent of the state authority</p> <p>Category of land use:- Industrial</p>	Nil	-(2)	<p>Land area:- 3,595 sq ft</p> <p>Built-up area:- 3,595 sq ft</p>	380

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
4.	<p>Registered owner:- Senheng KL</p> <p>Title:- PN 10194, Lot 5369, Mukim 01, District of Seberang Perai Tengah, State of Penang</p> <p>Postal address:- 2770, Lorong Jelawat 2, Seberang Jaya, 13700 Perai, Penang</p> <p>Tenure:- Leasehold expiring on 18.08.2073</p>	<p>Description:- A unit of double-storey detached factory</p> <p>Existing use:- Used as a regional hub</p>	<p>Express condition of land use:- (a) The proprietor shall within 2 years from the date of alienation or within such further terms as may be approved by the state authority erect a factory building or buildings on the land hereby leased in accordance with the plan approved by the local authority and shall maintain the building or buildings so erected to the satisfaction of the Collector of Land Revenue, Bukit Mertajam (“Collector”)</p> <p>(b) The proprietor shall treat and dispose of, or cause to be treated or disposed of trade effluents in a manner to the satisfaction of the Collector</p> <p>(c) The proprietor shall pay and discharge all taxes, rates, assessments and charges whatsoever which may be payable for the time being in respect of the land hereby alienated or any part thereof, whether levied by the District Council Central, Province Wellesley or any other authority</p> <p>(d) The proprietor shall ensure that 25% of the employees engaged in the business for which the land is hereby alienated shall be Malays and the rest Federal Citizens</p>	<p>Charge in favour of Hong Leong Islamic Bank Berhad vide presentation no. 0799SC2020001425</p>	21.01.1997	<p>Land area:- 32,733 sq ft</p> <p>Built-up area:- 13,500 sq ft</p>	5,558

Restriction-in-interest:

The alienated land shall not be transferred, charged, leased, sub-leased or otherwise in any manner dealt with or disposed of without the written sanction of the state authority

Category of land use:

Industrial

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
5.	<p>Registered owner:- Senheng KL</p> <p>Title:- PN 195429, Lot 323077 and PN 195430, Lot 323078, Mukim Hulu Kinta, District of Kinta, State of Perak</p> <p>Postal address:- 79 and 81, Persiaran Klebang 1, Kawasan Perusahaan IGB, 31200 Ipoh, Perak</p> <p>Tenure:- Leasehold expiring on 20.09.2098</p>	<p>Description:- 2 units of one ½ storey semi-detached warehouse</p> <p>Existing use:- Used as a regional hub⁽³⁾</p>	<p>Express condition of land use:- Light industry</p> <p>Restriction-in-interest:- This land can be transferred or leased with the written consent of the state authority.</p> <p>Category of land use:- Industrial</p>	Nil	01.10.2020	<p>Land area:- 17,222 sq ft</p> <p>Built-up area:- 14,210 sq ft</p>	683

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No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
6.	<p>Registered owner:- Senheng KL</p> <p>Title:- Country Lease No. 015586222, District of Kota Kinabalu, State of Sabah</p> <p>Postal address:- Lot 2, KKIP Exported Oriented Industrial Zone Phase 2, Kota Kinabalu Industrial Park, Jalan Sepangar, 88450 Kota Kinabalu, Sabah</p> <p>Tenure:- Leasehold expiring on 31.12.2096</p>	<p>Description:- A unit of 2-storey office building cum warehouse together with guard house and pump house</p> <p>Existing use:- Used as a regional hub⁽⁴⁾</p>	<p>Special terms:- (a) The said land is demised therein expressly and only for the purpose of erecting thereon for use as such industrial and commercial</p> <p>(b) Transfer, charge or sublease of this title is prohibited before fulfilment of the covenant therein and without the written permission of the Director of Lands and Surveys who will charge additional premium and enhanced rent while granting such permission</p> <p>(c) Subdivision of this title is prohibited without the written permission from the Director of Lands and Surveys who shall impose additional premium and enhanced rent and any other conditions thereof while granting such permission</p>	Nil	24.01.2017	<p>Land area:- 87,941 sq ft</p> <p>Built-up area:- 26,000 sq ft</p>	(RM'000) 8,261
			Category of land use:- Nil				

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
7.	<p>Registered owner:- Senheng KL</p> <p>Title:- H.S.(D) 83295, PTB 13005, H.S.(D) 83296, PTB 13006, and H.S.(D) 83297, PTB 13007, Bandar Kluang, District of Kluang, State of Johor</p> <p>Postal address:- No. 17, 19 and 21, Jalan Ciku, Kawasan Pembangunan Haji Manan, 86000 Kluang, Johor</p> <p>Tenure:- Leasehold expiring on 07.10.2113</p>	<p>Description:- 3 units of 3-storey shophot</p> <p>Existing use:- Used as a Grand Senheng store</p>	<p>Express condition of land use:- (a) This land shall be used for 3-storey shop office for the business and office purposes and shall be built in accordance with the plan which is approved by the relevant local authority</p> <p>(b) Any impurities and pollution that is caused by the activities carried out has to be channelled / disposed off at places determined by the local authority</p> <p>(c) All terms and conditions set and enforced from time to time by the relevant authority shall be complied with</p> <p>Restriction-in-interest:- The land contained in this title shall not be sold or transferred in any way to non-citizens / foreign companies without the consent of the state authority</p> <p>Category of land use:- Building</p>	<p>(a) Charge in favour of Hong Leong Islamic Bank Berhad vide presentation no. 4559/2020</p> <p>(b) Charge in favour of Hong Leong Islamic Bank Berhad vide presentation no. 4567/2020</p> <p>(c) Charge in favour of Hong Leong Islamic Bank Berhad vide presentation no. 4575/2020</p>	<p>25.11.2019</p>	<p>Land area:- 4,399 sq ft</p> <p>Built-up area:- 4,399 sq ft</p>	<p>4,741</p>

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
8.	<p>Registered owner:- Senheng KL</p> <p>Title:- H.S.(D) 240768, P.T. 143, Seksyen 23, Bandar Shah Alam, District of Petaling, State of Selangor</p> <p>Postal address:- 105, Jalan Pelabur B 23/B, Seksyen 23, 40300 Shah Alam, Selangor</p> <p>Tenure:- Leasehold expiring on 02.10.2106</p>	<p>Description:- A unit of 3-storey shophot</p> <p>Existing use:- Used as a Grand Senheng store</p>	<p>Express condition of land use:- Business building</p> <p>Restriction-in-interest:- This land can be transferred, leased or mortgaged after obtaining permission from the state authority</p> <p>Category of land use:- Building</p>	Nil	31.10.2006	<p>Land area:- 4,392 sq ft</p> <p>Built-up area:- 4,392 sq ft</p>	(RM'000) 1,588
9.	<p>Registered owner:- Senheng KL</p> <p>Title:- Geran 10234, Lot 163 and Geran 10235, Lot 164, Seksyen 20, Bandar Kuantan, District of Kuantan, State of Pahang</p> <p>Postal address:- B106 and B108, Jalan Tun Ismail, Sri Dagangan Kuantan, 25000 Kuantan, Pahang</p> <p>Tenure:- Freehold</p>	<p>Description:- 2 units of 3-storey shophot</p> <p>Existing use:- Used as a Grand Senheng store</p>	<p>Express condition of land use:- This land shall be used solely for business building only</p> <p>Restriction-in-interest:- Nil</p> <p>Category of land use:- Building</p>	Nil	-(2)	<p>Land area:- 2,820 sq ft</p> <p>Built-up area:- 2,820 sq ft</p>	1,161

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
10.	<p>Registered owner:- Senheng KL⁽⁵⁾</p> <p>Title:- Master title H.S.(D) 62824, Lot 10062 Seksyen 3, Bandar Bukit Mertajam, District of Seberang Perai Tengah, State of Penang</p> <p>Postal address:- No. 2, 2A and 6, Persiaran Permatang Rawa, Bukit Mertajam Wellesley, 14000 Bukit Mertajam, Penang</p> <p>Tenure:- Freehold</p>	<p>Description:- 3 units of 3-storey shoplot</p> <p>Existing use:- Used as a Grand Sengheng store</p>	<p>Express condition of land use:- This land is used for business purposes only</p> <p>Restriction-in-interest:- Nil</p> <p>Category of land use:- Building</p>	Nil	08.11.2017	<p>Land area:- 4,971 sq ft</p> <p>Built-up area:- 4,971 sq ft</p>	(6,190)
11.	<p>Registered owner:- Senheng KL</p> <p>Title:- PN150626, Lot 206154 and PN150627, Lot 206155, Mukim Hulu Kinta, District of Kinta, State of Perak</p> <p>Postal address:- 40 and 42 Lebuhr Medan Ipoh, Bandar Baru Medan Ipoh, 31400 Ipoh, Perak</p> <p>Tenure:- Leasehold expiring on 14.06.2092</p>	<p>Description:- 2 units of 2-storey shoplot</p> <p>Existing use:- Used as a Grand Sengheng store</p>	<p>Express condition of land use:- Business – shop building</p> <p>Restriction-in-interest:- This land shall not be transferred without the written consent of the <i>Menteri Besar Perak</i>. However, this restriction shall not be applicable after 7 years from the date the property is first transferred</p> <p>Category of land use:- Building</p>	Nil	10.09.2020	<p>Land area:- 3,294 sq ft</p> <p>Built-up area:- 3,294 sq ft</p>	644

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
12.	<p>Registered owner:- Senheng KL</p> <p>Title:- PN 115443, Lot No. 268, PN 115444 Lot No. 267, and PN 115445 Lot No. 270, Seksyen 7, Bandar Kajang, District of Ulu Langat, State of Selangor</p> <p>Postal address:- No. 62, 63 and 64, Jalan Raja Harun, Bandar Kajang Seksyen 7, Kajang, 43000 Kajang, Selangor</p> <p>Tenure:- Leasehold expiring on 26.06.2089</p>	<p>Description:- 3 units of 3 ½ storey shophot</p> <p>Existing use:- Used as a Grand Senheng store</p>	<p>Express condition of land use:- Business building</p> <p>Restriction-in-interest:- Nil</p> <p>Category of land use:- Building</p>	Nil	12.03.1993	<p>Land area:- 6,211 sq ft</p> <p>Built-up area:- 6,211 sq ft</p>	(RM'000) 8,040

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Restriction-in-interest / Category of land use	Encumbrances	Date of issuance of CFO/CCC	Approximate land area / Approximate built-up area	NBV as at 31 December 2020 (RM'000)
13.	<p>Registered owner:- Senheng KL</p> <p>Title:- Lot 1379, Section 66, the Kuching Town Land District</p> <p>Postal address:- Lot 1379, Section 66, Jalan Buruh, Bintawa Industrial Estate, 93450 Kuching, Sarawak</p> <p>Tenure:- Leasehold expiring on 10.02.2052</p>	<p>Description:- A unit of 2-storey office building cum warehouse together with pump house currently under renovation</p> <p>Existing use:- To be used as a new warehouse located in Sarawak⁽⁶⁾</p>	<p>Restrictions and Special Conditions:-</p> <p>(a) The land is to be used for industrial purposes</p> <p>(b) The development or re-development of the land shall be in accordance with the plans sections and elevations approved by the Superintendent of Lands and Surveys, Kuching Division</p> <p>(c) The erection of a building or buildings on this land shall be in accordance with detailed drawings and specifications approved by the Council of the City of Kuching South and shall be completed within 2 years from the date of registration of the lease</p> <p>(d) No residential accommodation other than accommodation for a watchman with a maximum floor area of 37.2 sqm may be permitted on this land</p> <p>(e) No transfer affecting the land may be effected without the consent in writing of the Director of Lands and Surveys; and</p> <p>(f) No sublease affecting the land may be effected without the consent in writing of the Director of Lands and Surveys during the initial period of 5 years from the date of registration of the lease</p>	Nil	13.01.1995	<p>Land area:- 59,158 sq ft</p> <p>Built-up area:- 35,011 sq ft</p>	(RM'000) 6,249
Category of land use:-							
Mixed zone land / town land							

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

Notes:-

- (1) We had carried out renovation works at our Group's head office and the Grand Senheng store located below our Group's head office in Pandan Jaya, Cheras, Kuala Lumpur. Our Group has obtained the approval from Majlis Perbandaran Ampang Jaya ("**MPAJ**") for the revised building plans on 31 December 2020. As at the LPD, the renovation works for these premises have been completed and it is currently pending final inspection from the Fire and Rescue Department of Malaysia ("**Bomba**"). The application for the revised CFO/CCC will be submitted upon the Bomba approval having been obtained.
- (2) Kuantan Municipal Council issued a letter dated July 2020 confirming and verifying that the CFO/CCC has been issued in respect of these properties.
- (3) This regional hub in Ipoh, Perak has extensions and awnings installed without the necessary approvals from the local authorities. The application for the extension approvals have been submitted to the local authorities on 28 April 2021 and is currently pending inspection and approval from the local authorities as at the LPD.
- (4) This regional hub in Kota Kinabalu, Sabah has roof extensions and awnings installed without the necessary approvals from the local authorities. Our Group is in the midst of making an application to the local authorities for the unapproved extensions as at the LPD.
- (5) As at the LPD, the said properties are still held under the master title in which the registered owner is Tetap Perspektif Sdn Bhd. Senheng KL is the beneficial owner of the said properties and it is pending the issuance of the individual / strata titles to be registered under Senheng KL's name by the relevant authority.
- (6) The relocation to this new warehouse is expected to be completed by 4th quarter of 2021 once the renovations of the new warehouse have been completed and the necessary regulatory approvals have been obtained.

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

2. Material properties rented by our Group

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

No.	Tenant / Landlord	Postal address	Description / Existing use	Period of tenancy or lease	Date of issuance of CFO / CCC	Approximate land area / Approximate built-up area	Rental per annum (RM)
1.	Tenant:- Senheng KL Landlord:- Lim Kit Woon	No. 38-1B Jalan Pandan 3/2, Pandan Jaya, 55100 Kuala Lumpur	Description:- A unit of shoplot located at the first floor of a 4-storey shoplot Existing use:- Used as Grand Senheng store located below the head office	01.06.2021 to 31.05.2024	No clear evidence of CFO/CCC ⁽¹⁾	Land area:- 1,916 sq ft Built-up area:- 879 sq ft	10,800.00
2.	Tenant:- Senheng KL Landlord:- SDM Assets III Sdn Bhd	No. 11, Jalan Astana 5/KU2, Bandar Bukit Raja, 41050 Klang, Selangor ⁽²⁾	Description:- A single-storey warehouse facility with office space Existing use:- Used as the CDC and office	16.12.2020 to 15.12.2023	21.10.2020	Land area:- 286,503 sq ft Built-up area:- 200,035 sq ft	3,840,672.00
3.	Tenant:- Senheng KL Landlord:- Eight Development (M) Sdn Bhd	No. 10, Jalan Ekoperniagaan 1/5, Taman Ekoperniagaan, 81000 Johor Bahru, Johor	Description:- A 2-storey light semi -detached factory with a garbage house and guard house Existing use:- Used as a regional hub	01.11.2019 to 30.10.2022	07.03.2016	Land area:- 23,681 sq ft Built-up area:- 13,023 sq ft	203,000.04
4.	Tenant:- Senheng KL Landlord:- Halaman Unggul Sdn Bhd	Lot 678, Jalan Kampong Telok, Mukim Telok, Daerah Panji, Kota Bharu, Kelantan	Description:- A 2-storey building consisting of warehouse, office and hostel Existing use:- Used as a regional hub	30.06.2019 to 29.06.2022	24.09.2014	Land area:- 11,840 sq ft Built-up area:- 5,979.5 sq ft	76,320.00

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

No.	Tenant / Landlord	Postal address	Description / Existing use	Period of tenancy or lease	Date of issuance of CFO / CCC	Approximate land area / Approximate built-up area	Rental per annum (RM)
5.	Tenant: Senheng KL	No. 131-133, Lot 3606-3610, Ground Floor, Block 217, Kuching North Land District, Sublot 6-8, Batu 4	Description: A 2-storey semi-detached light industrial building	01.02.2021 to 31.01.2024	17.07.2014	Land area: 19,687 sq ft	204,000.00
	Landlord: Eight Development (M) Sdn Bhd	½ Jalan Batu Kawa, 93250 Kuching, Sarawak ⁽³⁾	Existing use: Used as a regional hub			Built-up area: 6,478 sq ft	
6.	Tenant: Senheng KL	No. 36 (Ground Floor), Jalan IM 3/3, Mahkota Industrial Park, 25200 Kuantan, Pahang	Description: A unit of 2-storey shoptot	01.02.2020 to 31.01.2022	-(4)	Land area: 1,798 sq ft	18,000.00
	Landlord: Tan Kek Foo		Existing use: Used as a regional hub			Built-up area: 1,720 sq ft	

Notes:-

- (1) This rented premise forms part of the Grand Senheng store located below the head office in Pandan Jaya, Cheras, Kuala Lumpur and it does not have clear evidence of CFO/CCC ("Affected Lot"). As such, for the purpose of (i) application for the necessary CFO/CCC application for the Affected Lot and (ii) renovation works to be carried out at our Group's head office and the said Grand Senheng store, our Group has obtained the approval from MPAJ for the revised building plans on 31 December 2020. As at the LPD, the renovation works for these premises have been completed and it is currently pending final inspection from the Bomba. The CFO/CCC application for the Affected Lot which does not have clear evidence of CFO/CCC will be submitted upon the Bomba approval having been obtained.
- (2) This rented CDC in Klang does not have a valid fire certificate. The application for the fire certificate was submitted by the landlord on 4 May 2021 and it is currently pending inspection and approval by Bomba as at the LPD.
- (3) This rented regional hub in Kuching, Sarawak does not have a valid fire certificate. In addition, this regional hub has extensions without the necessary approval from the local authorities. Our Group intends to move to a new warehouse owned by our Group once the renovations of the new warehouse have been completed and the new warehouse has obtained the necessary regulatory approvals, expected by 4th quarter of 2021.
- (4) Kuantan Municipal Council issued a letter dated July 2020 confirming and verifying that the CFO/CCC has been issued in respect of this property.

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)

The table below provides an overview of the number of stores as at the LPD rented by our Group according to location:-

Location	Number of physical stores			Approximate total rented area / Approximate rented area per property (sq ft)	Tenure
	“Senheng” stores	“senQ” digital station	“Grand Senheng Elite” stores		
Peninsular Malaysia					
▪ Northern ⁽¹⁾	12	4	5 ⁽⁵⁾	173,719 / 4,154 to 14,649	10 months to 4 years
▪ Central ⁽²⁾	16	8	10 ⁽⁶⁾	301,588 / 879 to 17,553	1 to 3 years
▪ Southern ⁽³⁾	3	6	8 ⁽⁷⁾	147,451 / 2,620 to 12,862	1 to 3 years
▪ East Coast ⁽⁴⁾	5	3	4 ⁽⁸⁾	100,099 / 3,425 to 17,017	2 to 3 years and 3 months
East Malaysia	3	9	4	163,271 / 4,413 to 15,853	15 months to 6 years
Total	39	30	31		

Notes:-

- (1) Northern region comprises Perlis, Kedah, Penang and Perak.
- (2) Central region comprises Selangor, Kuala Lumpur, Putrajaya and Negeri Sembilan.
- (3) Southern region comprises Melaka and Johor.
- (4) East Coast region comprises Pahang, Kelantan and Terengganu.
- (5) A “Grand Senheng” store located in Perak occupies multiple properties, including those rented and owned by our Group.
- (6) Two “Grand Senheng” stores located in Selangor and Kuala Lumpur occupy multiple properties, including those rented and owned by our Group.
- (7) A “Grand Senheng” store located in Johor occupies multiple properties, including those rented and owned by our Group.
- (8) A “Grand Senheng” store located in Pahang occupies multiple properties, including those rented and owned by our Group.

ANNEXURE A - MATERIAL PROPERTY, PLANT AND EQUIPMENT (CONT'D)**3. Compliance with CFO/CCC**

As at the LPD, 4 out of 103 of our owned and rented stores have not been issued with the required CFO/CCC or do not have documentary evidence of CFO/CCC having been issued. We will continue to work with the landlords to verify the status of CFO/CCC or to assist the landlords, to the extent possible, to obtain a copy of the CFO/CCC from the relevant authorities.

The affected stores are not expected to have a material adverse impact on our Group's operations and financial condition as they represent approximately 3.88% of our Group's 103 stores. Of these 4 stores, 3 were operational during FYE 2020 while 1 is a new "Grand Senheng Elite" store which opened in 2021. The 3 stores operational in 2020 contributed approximately 2.70% of our Group's combined revenue for the FYE 2020. Furthermore, the simultaneous enforcement on all the affected stores resulting in forced closures of all the affected stores at once is remote and the risk is diversified since the locations of the affected stores are dispersed throughout Malaysia.

Save as disclosed above and in Section 5.1.11 of this Prospectus, none of the material properties that we own or rent are in breach of any of the land use conditions or current applicable laws, rules and building regulations.

4. Material vehicles and equipment owned by our Group

Our Group owns the following material vehicles and equipment:-

Vehicles and equipment	Function	No. of units	NBV as at 31 December 2020 (RM'000)
Lorries and trucks	Transportation of products from our CDC to our regional hubs, stores and customers	40	2,980
Forklifts and reach trucks	Lifting and moving goods in our warehouses	9	261
	Total:	49	3,241