

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP

1. MATERIAL PROPERTIES OWNED BY OUR GROUP

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

1.1 LAND HELD FOR ONGOING DEVELOPMENT

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Nuri Heights (Phase 1A and 1B) and Taman Nuri Botani (Phase 1 and 2)									
1.	1 unit of multi-purpose hall and 4 units of 2 storey retail unit built / to be built on HS(D) 34319 PT 16351, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located along Jalan Alor Gajah Lama, Taman Nuri, 76100 Durian Tunggal, Melaka	For commercial building (private hall) only / Building	Restriction of interest: This land cannot be transferred, leased or charged without the consent of the State Authority. Encumbrance: Nil	Part of an ongoing mixed development known as Taman Nuri Heights Phase 1A and 1B / Held for development and sale	Modal Cergas	0.97 / N/A	Freehold	N/A	432
2.	Development into 228 units of 2 storey rumah pangsapuri built / to be built on part of HS(D) 34326 PT 16354, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located in Taman Nuri Botani, off Jalan Nuri	For rumah mampu milik building only (strata title) / Building	Restrictions in interest: (a) This land shall not be transferred, leased or charged without the consent of the State Authority; (b) The restriction of interest is excluded for transfer, lease or charge to / by the first buyer; (c) The restriction of interest for transactions under the National Land Code 1965 will be applicable for 10 years from the date of the registration of transfer / charge by	An ongoing affordable residential development known as Taman Nuri Botani (Phase 1	Modal Cergas	7.75 / N/A	Freehold	N/A	7,409

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No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	Utama, Taman Nuri, 76100 Durian Tunggal, Melaka		the first buyer except with the consent of the State Authority. Encumbrances: Nil	and Phase 2) / Held for development and sale					
Taman La Casa Lunas (Phase 4A, 4B, 4C and 4D)									
3.	96 units of 2 storey semi-detached zero lot house (35' x 65') built / to be built on HS(D) 80442 PT 8747 to HS(D) 80537 PT 8842 in Section 11, Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas, within the locality of Lunas, Kulim, Kedah	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and makes the ditches to the satisfaction of the local authority and the Public Works Department that the roads and ditches can be completed. Encumbrances: Nil	Part of an ongoing mixed development township known as Taman La Casa Lunas Phase 4C / Held for development and sale	Dayang Gemilang	5.54 / N/A	Freehold	N/A	2,483
4.	162 units of 2 storey semi-detached zero lot house (35' x 65') built / to be built on: • HS(D) 80538 PT 8843 to HS(D) 80573 PT 8878; • HS(D) 80575 PT 8880 to HS(D) 80604 PT 8909;	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: (a) The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the local authority and the Public Works	Part of an ongoing mixed development township known as Taman La Casa Lunas Phase 4D /	Dayang Gemilang	9.03 / N/A	Freehold	N/A	6,407

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No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none"> HS(D) 80606 PT 8911 to HS(D) 80637 PT 8942; and HS(D) 80639 PT 8944 to HS(D) 80702 PT 9007, <p>Section 11 in Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas, within the locality of Lunas, Kulim, Kedah</p>		<p>Department so that the roads and ditches can be completed.</p> <p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none"> HS(D) 80632 PT 8937 to HS(D) 80637 PT 8942; and HS(D) 80639 PT 8944 to HS(D) 80702 PT 9007, <p>the first transfer shall follow the decision of the State Executive Council Meeting Paper No. 7 (C) 88/2020 dated 10 June 2020 and the consent of the State Authority shall be obtained for the subsequent transfer.</p> <p>Encumbrances: Nil</p>	Held for development and sale					
5.	<p>3 units of 2 storey bungalow built / to be built on:</p> <ul style="list-style-type: none"> HS(D) 80574 PT 8879; HS(D) 80605 PT 8910; and HS(D) 80638 PT 8943, <p>Section 11 in Bandar Lunas, District of Kulim, State of Kedah located off the western side of</p>	<p>The land held under this title shall be used as residential building site only / Building</p>	<p>Restrictions in interest:</p> <p>(a) The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the local authority and the Public Works Department so that the roads and ditches can be completed.</p> <p>(b) All that piece of land held under HS(D) 80638 PT 8943: The first transfer shall follow the decision of</p>	<p>Part of an ongoing mixed development township known as Taman La Casa Lunas Phase 4D / Held for development and sale</p>	Dayang Gemilang	0.41 / N/A	Freehold	N/A	291

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	Jalan Lunas, within the locality of Lunas, Kulim, Kedah		the State Executive Council Meeting Paper No. 7 (C) 88/2020 dated 10 June 2020 and the consent of the State Authority shall be obtained for the subsequent transfer.						
			Encumbrances: Nil						
6.	106 units of 2 storey semi-detached zero lot house (35' x 65') built / to be built on HS(D) 80811 PT 9116 to HS(D) 80916 PT 9221, Section 11, Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas, within the locality of Lunas, Kulim, Kedah	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and makes the ditches to the satisfaction of the local authority and the Public Works Department that the roads and ditches can be completed.	Part of an ongoing mixed development township known as Taman La Casa Lunas Phase 4A / Held for development and sale	Dayang Gemilang	5.90 / N/A	Freehold	N/A	2,750
			Encumbrances: Nil						
7.	108 units of 2 storey semi-detached zero lot house (35'x 65') built / to be built on HS(D) 80703 PT 9008 to HS(D) 80810 PT 9115, Section 11 in Bandar Lunas, District of Kulim,	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: (a) The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the Local	Part of an ongoing mixed development township known as Taman La Casa Lunas Phase 4B /	Dayang Gemilang	5.96 / N/A	Freehold	N/A	3,057

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	State of Kedah located off the western side of Jalan Lunas, within the locality of Lunas, Kulim, Kedah		Authority and the Public Works Department that the roads and ditches can be completed. (b) All those pieces of land held under HS(D) 80703 PT 9008 to HS(D) 80774 PT 9079: The first transfer shall follow the decision of the State Executive Council Meeting Paper No. 7 (C) 88/2020 dated 10 June 2020 and the consent of the State Authority shall be obtained for the subsequent transfer.	Held for development and sale					
			Encumbrances: Nil						
Taman Akasia (Phase 1)									
8.	9 units of 2 storey bungalow built / to be built on: • HS(D) 87317 PTD 106703; • HS(D) 87318 PTD 106705; • HS(D) 87319 PTD 106706; • HS(D) 87344 PTD 106731; • HS(D) 87345 PTD 106732;	(a) This land shall be used for a 2 storey residential house, built according to the plan approved by the relevant local authority. (b) All filth and pollution resulting from this	Restrictions in interest: (a) All those pieces of land held under: • HS(D) 87317 PTD 106703; • HS(D) 87318 PTD 106705; • HS(D) 87319 PTD 106706; • HS(D) 87372 PTD 106759; • HS(D) 87373 PTD 106760; and • HS(D) 87386 PTD 106773, shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority.	An ongoing phase known as Taman Akasia (Phase 1), within an ongoing residential and commercial development known as Taman Akasia /	Hektar Berlian	6.20 ⁽²⁾ / N/A	Freehold	N/A	6,382

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	<ul style="list-style-type: none"> • HS(D) 87372 PTD 106759; • HS(D) 87373 PTD 106760; • HS(D) 87386 PTD 106773; and • Geran 625166 Lot 96764, in Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽²⁾	<p>activity shall be channeled / disposed of to the places that have been determined by the relevant authority.</p> <p>(c) All policies and conditions that have been set and enforced from time to time by the relevant authority must be complied with.</p> <p>/ Building</p>	<p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none"> • HS(D) 87344 PTD 106731; • HS(D) 87345 PTD 106732; and • Geran 625166 Lot 96764, are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority.	Held for development and sale					
	<p>32 units 2 storey semi-detached house built / to be built on:</p> <ul style="list-style-type: none"> • Geran 625223 Lot 96674 	<p>(a) This land shall be used for a 2 storey semi-detached house of permanent</p>	<p>Restrictions in interest:</p> <p>(a) All that piece of land held under HS(D) 87331 PTD 106718 shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority.</p>						

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	<ul style="list-style-type: none">• HS(D) 87306 PTD 106692 to HS(D) 87316 PTD 106702;• HS(D) 87320 PTD 106707;• HS(D) 87331 PTD 106718;• HS(D) 87332 PTD 106719;• HS(D) 87343 PTD 106730;• HS(D) 87346 PTD 106733;• HS(D) 87351 PTD 106738;• HS(D) 87358 PTD 106745 to HS(D) 87359 PTD 106746;• HS(D) 87366 PTD 106753;• HS(D) 87371 PTD 106758;• HS(D) 87374 PTD 106761;• HS(D) 87379 PTD 106766 to HS(D) 87385 PTD 106772;• HS(D) 87387 PTD 106775; and	<p>type to be built in accordance with the plan approved by the relevant local authority.</p> <p>(b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined by the relevant authority.</p> <p>(c) All policies and conditions that have been set and enforced from time to time by the relevant</p>	<p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none">• Geran 625223 Lot 96674 and HS(D) 87306 PTD 106692 to HS(D) 87308 PTD 106694;• HS(D) 87313 PTD 106699 to HS(D) 87316 PTD 106702;• HS(D) 87320 PTD 106707;• HS(D) 87332 PTD 106719;• HS(D) 87351 PTD 106738;• HS(D) 87358 PTD 106745;• HS(D) 87359 PTD 106746;• HS(D) 87366 PTD 106753;• HS(D) 87371 PTD 106758;• HS(D) 87374 PTD 106761;• HS(D) 87379 PTD 106766 to HS(D) 87381 PTD 106768;• HS(D) 87385 PTD 106772; and• HS(D) 87387 PTD 106775, <p>(i) shall not be sold or transferred by whatever means to a non-citizen / foreign company without the consent of the State Authority; and</p> <p>(ii) cannot be transferred by whatever means unless building has begun to be constructed in accordance with a plan that has been approved by the relevant local authority.</p>						

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	<ul style="list-style-type: none"> HS(D) 87392 PTD 106780, in Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor⁽²⁾ 	authority shall be complied with. / Building	(c) All those pieces of land held under: <ul style="list-style-type: none"> HS(D) 87309 PTD 106695 to HS(D) 87312 PTD 106698; HS(D) 87343 PTD 106730; HS(D) 87346 PTD 106733; HS(D) 87382 PTD 106769 to HS(D) 87384 PTD 106771; and HS(D) 87392 PTD 106780, (i) are allocated for Bumiputera, Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non- Bumiputera / non-Bumiputera company without the consent of the State Authority; and (ii) cannot be transferred by whatever means unless building has begun to be constructed in accordance with a plan that has been approved by the relevant local authority.						

Encumbrances: Nil

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	48 units 2 storey cluster house built / to be built on: <ul style="list-style-type: none">• HS(D) 87321 PTD 106708 to HS(D) 87330 PTD 106717;• HS(D) 87333 PTD 106720 to HS(D) 87342 PTD 106729;• HS(D) 87347 PTD 106734 to HS(D) 87350 PTD 106737;• HS(D) 87352 PTD 106739 to HS(D) 87357 PTD 106744;• HS(D) 87360 PTD 106747 to HS(D) 87365 PTD 106752;• HS(D) 87367 PTD 106754 to HS(D) 87370 PTD 106757;• HS(D) 87375 PTD 106762 to HS(D) 87378 PTD 106765; and• HS(D) 87388 PTD 106776 to HS(D)	(a) This land shall be used for a 2 storey cluster residential house, built according to the plan approved by the relevant local authority. (b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined by the relevant authority. (c) All policies and conditions that have been set and	Restriction in interest: (a) All those pieces of land held under: <ul style="list-style-type: none">• HS(D) 87324 PTD 106711 to HS(D) 87326 PTD 106713;• HS(D) 87329 PTD 106716;• HS(D) 87330 PTD 106717;• HS(D) 87333 PTD 106720;• HS(D) 87334 PTD 106721;• HS(D) 87337 PTD 106724 to HS(D) 87340 PTD 106727;• HS(D) 87349 PTD 106736;• HS(D) 87350 PTD 106737;• HS(D) 87354 PTD 106741 to HS(D) 87357 PTD 106744;• HS(D) 87360 PTD 106747 to HS(D) 87363 PTD 106750;• HS(D) 87367 PTD 106754 to HS(D) 87370 PTD 106757;• HS(D) 87375 PTD 106762 to HS(D) 87378 PTD 106765;• HS(D) 87388 PTD 106776; and• HS(D) 87389 PTD 106777, shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority. (b) All those pieces of land held under: <ul style="list-style-type: none">• HS(D) 87321 PTD 106708 to HS(D) 87323 PTD 106710;						

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	87391 PTD 106779, in Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽²⁾	enforced from time to time by the relevant authority shall be complied with. / Building	<ul style="list-style-type: none">• HS(D) 87327 PTD 106714;• HS(D) 87328 PTD 106715;• HS(D) 87335 PTD 106722;• HS(D) 87336 PTD 106723;• HS(D) 87341 PTD 106728;• HS(D) 87342 PTD 106729;• HS(D) 87347 PTD 106734;• HS(D) 87348 PTD 106735;• HS(D) 87352 PTD 106739;• HS(D) 87353 PTD 106740;• HS(D) 87364 PTD 106751;• HS(D) 87365 PTD 106752; and• HS(D) 87390 PTD 106778; and• HS(D) 87391 PTD 106779, are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority.						
			Encumbrances: Nil						
9.	9 units of 2 storey bungalow built / to be built on: <ul style="list-style-type: none">• HS(D) 87394 PTD 106782;	(a) This land shall be used for a 2 storey residential house to be	Restrictions in interest: (a) All those pieces of land held under: <ul style="list-style-type: none">• HS(D) 87417 PTD 106806;• HS(D) 87446 PTD 106835• HS(D) 87447 PTD 106836;	An ongoing phase known as Taman Akasia (Phase 1), within an	Hektar Berlian	7.18 ⁽²⁾ / N/A	Freehold	N/A	7,655

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	<ul style="list-style-type: none"> • HS(D) 87402 PTD 106791; • HS(D) 87416 PTD 106805 • HS(D) 87417 PTD 106806; • HS(D) 87446 PTD 106835 • HS(D) 87447 PTD 106836; • HS(D) 87476 PTD 106865 • HS(D) 87477 PTD 106866; • HS(D) 87494 PTD 106883, <p>in Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor⁽²⁾</p>	<p>built in accordance with the plan approved by the relevant local authority.</p> <p>(b) All filth and pollution as a result of this activity shall be channelled / disposed of to the places that have been determined by the relevant authority.</p> <p>(c) All policies and conditions set and enforced from time to time by the relevant authority</p>	<ul style="list-style-type: none"> • HS(D) 87476 PTD 106865 • HS(D) 87477 PTD 106866; and • HS(D) 87494 PTD 106883, <p>shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority.</p> <p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none"> • HS(D) 87394 PTD 106782; • HS(D) 87402 PTD 106791; and • HS(D) 87416 PTD 106805, <p>are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority.</p> <p>Encumbrances: Nil</p>	<p>ongoing residential and commercial development known as Taman Akasia / Held for development and sale</p>					

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		shall be complied with. / Building							
	60 units of 2 storey cluster house to be built on: • HS(D) 87396 PTD 106784 to HS(D) 87401 PTD 106789; • HS(D) 87409 PTD 106798 to HS(D) 87414 PTD 106803; • HS(D) 87419 PTD 106808 to HS(D) 87430 PTD 106819; • HS(D) 87433 PTD 106822; • HS(D) 87434 PTD 106823; • Geran 625104 Lot 96807; • HS(D) 87436 PTD 106825 to HS(D) 87444 PTD 106833;	(a) This land shall be used for a 2 storey cluster residential house to be built in accordance with the plan approved by the relevant local authority. (b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined	Restrictions in interest: (a) All those pieces of land held under: • HS(D) 87398 PTD 106786 to HS(D) 87401 PTD 106789; • HS(D) 87409 PTD 106798; • HS(D) 87410 PTD 106799; • HS(D) 87413 PTD 106802; • HS(D) 87414 PTD 106803; • HS(D) 87419 PTD 106808 to HS(D) 87422 PTD 106811; • HS(D) 87425 PTD 106814; • HS(D) 87426 PTD 106815; • HS(D) 87429 PTD 106818; • HS(D) 87430 PTD 106819; • Geran 625104 Lot 96807 • HS(D) 87436 PTD 106825 to HS(D) 87438 PTD 106827; • HS(D) 87441 PTD 106830 to HS(D) 87444 PTD 106833; • HS(D) 87449 PTD 106838; • HS(D) 87450 PTD 106839; • HS(D) 87453 PTD 106842; • HS(D) 87454 PTD 106843; • HS(D) 87457 PTD 106846;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none">• HS(D) 87449 PTD 106838 to HS(D) 87460 PTD 106849; and• HS(D) 87463 PTD 106852 to HS(D) 87474 PTD 106863, in Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor⁽²⁾	<p>by the relevant authority.</p> <p>(c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with.</p> <p>/ Building</p>	<ul style="list-style-type: none">• HS(D) 87458 PTD 106847;• HS(D) 87463 PTD 106852 to HS(D) 87466 PTD 106855;• HS(D) 87469 PTD 106858;• HS(D) 87470 PTD 106859; and• HS(D) 87473 PTD 106862;• HS(D) 87474 PTD 106863, shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority. <p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none">• HS(D) 87396 PTD 106784;• HS(D) 87397 PTD 106785;• HS(D) 87411 PTD 106800;• HS(D) 87412 PTD 106801;• HS(D) 87423 PTD 106812;• HS(D) 87424 PTD 106813;• HS(D) 87427 PTD 106816• HS(D) 87428 PTD 106817;• HS(D) 87433 PTD 106822;• HS(D) 87434 PTD 106823;• HS(D) 87439 PTD 106828;• HS(D) 87440 PTD 106829;• HS(D) 87451 PTD 106840;• HS(D) 87452 PTD 106841;• HS(D) 87455 PTD 106844;• HS(D) 87456 PTD 106845;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			<ul style="list-style-type: none"> • HS(D) 87459 PTD 106848; • HS(D) 87460 PTD 106849; • HS(D) 87467 PTD 106856; • HS(D) 87468 PTD 106857; • HS(D) 87471 PTD 106860; and • HS(D) 87472 PTD 106861, <p>are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority.</p>						
			Encumbrances: Nil						
	32 units of 2 storey semi-detached house to be built on:	(a) This land shall be used for a 2 storey semi-detached house of permanent type to be built in accordance with the plan approved by the relevant local authority.	(a) All those pieces of land held under:						
	<ul style="list-style-type: none"> • HS(D) 87395 PTD 106783; • HS(D) 87403 PTD 106792 to HS(D) 87408 PTD 106797; • HS(D) 87415 PTD 106804; • HS(D) 87418 PTD 106807; 		<ul style="list-style-type: none"> • HS(D) 87403 PTD 106792; • HS(D) 87404 PTD 106793; • HS(D) 87407 PTD 106796; • HS(D) 87408 PTD 106797; • HS(D) 87418 PTD 106807; • HS(D) 87445 PTD 106834; • HS(D) 87448 PTD 106837; • HS(D) 87462 PTD 106851; • HS(D) 87475 PTD 106864; • HS(D) 87478 PTD 106867 to HS(D) 87481 PTD 106870; 						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none">• HS(D) 87431 PTD 106820;• HS(D) 87432 PTD 106821;• HS(D) 87445 PTD 106834;• HS(D) 87448 PTD 106837;• HS(D) 87461 PTD 106850;• HS(D) 87462 PTD 106851;• HS(D) 87475 PTD 106864; and• HS(D) 87478 PTD 106867 to HS(D) 87493 PTD 106882, in Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽²⁾	(b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined by the relevant authority. (c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with. / Building	<ul style="list-style-type: none">• HS(D) 87486 PTD 106875 to HS(D) 87488 PTD 106877;• HS(D) 87492 PTD 106881; and• HS(D) 87493 PTD 106882, (i) shall not be sold or transferred by whatever means to a non-citizen / foreign company without the consent of the State Authority; and (ii) cannot be transferred by whatever means unless building has begun to be constructed in accordance with a plan that has been approved by the relevant local authority. (b) All those pieces of land held under: <ul style="list-style-type: none">• HS(D) 87395 PTD 106783;• HS(D) 87405 PTD 106794;• HS(D) 87406 PTD 106795;• HS(D) 87415 PTD 106804;• HS(D) 87431 PTD 106820;• HS(D) 87432 PTD 106821;• HS(D) 87461 PTD 106850;• HS(D) 87482 PTD 106871 to HS(D) 87485 PTD 106874; and• HS(D) 87489 PTD 106878 to HS(D) 87491 PTD 106880,						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			(i) are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority; and						
			(ii) cannot be transferred by whatever means unless building has begun to be constructed accordance with a plan that has been approved by the relevant local authority.						

Encumbrances: Nil

Notes:

- (1) Land title for properties which have been sold to buyers with end-financing have been / will be transferred to the respective buyers and charged to their respective end-financiers prior to the first drawdown.
- (2) As at the LPD, the lands held by Hektar Berlian for ongoing development have been / will be alienated for the purpose of issuance of final titles. Save for title details starting with "Geran", the title details and land area specified here are based on the qualified titles.

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)
1.2 LAND HELD FOR FUTURE DEVELOPMENT (WITH PLANNING PERMISSION)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Nuri (Phases 3B5, 4B, 4C, and 7, Taman Nuri Heights (Phases 2 and 3) and Taman Nuri Botani (Phases 3 and 4))									
1.	77 units of 2 storey terrace house (26' x 60') built / to be built on HS(D) 24464 PT 10343 to HS(D) 24540 PT 10419, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located within Taman Nuri 3, 76100 Durian Tunggal, Melaka	For residential house only / Building	Restrictions in interest: This land cannot be transferred or leased without the consent of the State Authority. This restriction in interest is excluded for Malays. Encumbrances: Nil	A residential development known as Taman Nuri (Phase 3B5) / Held for development and sale	Modal Cergas	3.34 / N/A	Freehold	N/A	1,194
2.	12 units of 2 storey cluster house (36' x 68'), 19 units of 2 storey cluster house (36' x 60'), 4 units of 2 storey cluster house (36' x 70') and 2 units of 2 storey bungalow (46' x 60') to be built on HS(D) 35178 PT 16385 to HS(D) 35214 PT 16421, in the Mukim of Durian Tunggal,	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: (a) All those pieces of land held under: • HS(D) 35178 PT 16385 to HS(D) 35181 PT 16388; • HS(D) 35183 PT 16390 to HS(D) 35186 PT 16393; • HS(D) 35190 PT 16397 to HS(D) 35195 PT 16402; and • HS(D) 35201 PT 16408 to HS(D) 35208 PT 16415, cannot be transferred, leased or charged without the consent	A parcel of vacant residential land, intended to be developed into a new phase known as Phase 4B, within an ongoing mixed development known as Taman Nuri /	Modal Cergas	2.54 / N/A	Freehold	N/A	1,036

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	District of Alor Gajah, State of Melaka located along Jalan Alor Gajah Lama, Taman Nuri, 76100 Durian Tunggal, Melaka		<p>of the State Authority. This restriction in interest is excluded for transfer, lease or charge to / by Malay.</p> <p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none"> • HS(D) 35182 PT 16389; • HS(D) 35187 PT 16394 to HS(D) 35189 PT 16396; • HS(D) 35196 PT 16403 to HS(D) 35200 PT 16407; and • HS(D) 35209 PT 16416 to HS(D) 35214 PT 16421, <p>cannot be transferred, leased or charged without the consent of the State Authority. This restriction in interest is excluded for transfer, lease or charge to / by the first buyer.</p> <p>Encumbrances: Nil</p>	Held for development and sale					
3.	44 units of 2 storey cluster house (36' x 60'), 4 units 2 storey cluster semi-detached house (36' x 70') and 1 unit of 2 storey bungalow	For educational purpose ⁽²⁾ / Building	<p>Restrictions in interest:</p> <p>This land cannot be transferred or leased unless with the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease.</p> <p>Encumbrances: Nil</p>	A parcel of vacant land approved for residential development, intended to be developed into a new phase	Modal Cergas	5.03 / N/A	Freehold	N/A	587

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	(46' x 60') to be built on HS(D) 24926 PT 10805, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located along Jalan Alor Gajah Lama, Taman Nuri, 76100 Durian Tunggal, Melaka			known as Phase 4C, within an ongoing mixed development known as Taman Nuri / Held for development and sale					
4.	86 units of 2 storey terrace house to be built on HS(M) 4339 PT 13881, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at Off Jalan Nuri Utama, Taman Nuri, 76100 Durian Tunggal, Melaka	Nil / Nil	Restrictions in interest: Nil Encumbrances: Nil	A parcel of vacant land approved for residential development, intended to be developed into a new phase known as Phase 7, within an ongoing mixed development known as Taman Nuri / Held for development and sale	Good Rate	6.93 / N/A	Freehold	N/A	2,751

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
5.	16 units of 2 storey semi-detached house (36' x 70'), 1 unit of 2 storey bungalow (46' x 70'), 6 units of 2 storey shoplots (34' x 80') and a guard house built / to be built on HS(D) 34295 PT 16327 to HS(D) 34318 PT 16350, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located along Jalan Alor Gajah Lama, Taman Nuri, 76100 Durian Tunggal, Melaka	For all those pieces of land held under HS(D) 34295 PT 16327 to HS(D) 34311 PT 16343: For residential building only / Building	<p>Restrictions in interest:</p> <p>(a) All those pieces of land held under:</p> <ul style="list-style-type: none"> • HS(D) 34295 PT 16327; and • HS(D) 34300 PT 16332 to HS(D) 34305 PT 16337, cannot be transferred, leased or charged without the consent of the State Authority. This restriction in interest is excluded for transfer, lease or charge to / by the first buyer. <p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none"> • HS(D) 34296 PT 16328 to HS(D) 34299 PT 16331; and • HS(D) 34306 PT 16338 to HS(D) 34311 PT 16343, cannot be transferred, leased or charged without the consent of the State Authority. This restriction in interest is excluded for transfer, lease or charge to / by Malay. 	Development into Taman Nuri Heights (Phases 2 and 3) within an ongoing mixed development / Held for development and sale	Modal Cergas	1.72 / N/A	Freehold	N/A	763

Encumbrances: Nil

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		For all those pieces of land held under HS(D) 34312 PT 16344 to HS(D) 34317 PT 16349: For commercial building (shop / office) only / Building	Restrictions in interest: (a) All those pieces of land held under: <ul style="list-style-type: none"> • HS(D) 34312 PT 16344; • HS(D) 34313 PT 16345; • HS(D) 34316 PT 16348; and • HS(D) 34317 PT 16349, cannot be transferred, leased or charged without the consent of the State Authority. This restriction in interest is excluded for transfer, lease or charge to / by the first buyer. (b) All those pieces of land held under HS(D) 34314 PT 16346 and HS(D) 34315 PT 16347, cannot be transferred, leased or charged without the consent of the State Authority. This restriction in interest is excluded for transfer, lease or charge to / by Malay. Encumbrances: Nil						
		For HS(D) 34318 PT 16350: For guard house only / Building	Restriction of interest: All those pieces of land held under HS(D) 34318 PT 16350 cannot be transferred, leased or charged without the consent of the State Authority. Encumbrance: Nil						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
6.	Development into 280 units of 2 storey rumah pangsa mampu milik built / to be built on part of HS(D) 34326 PT 16354, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located in Taman Nuri Botani, off Jalan Nuri Utama, Taman Nuri, 76100 Durian Tunggal, Melaka	For rumah mampu milik building only (strata title) / Building	Restrictions in interest: (a) This land shall not be transferred, leased or charged without the consent of the State Authority; (b) The restriction of interest is excluded for transfer, lease or charge to / by the first buyer; (c) The restriction of interest for transactions under the National Land Code 1965 will be applicable for 10 years from the date of the registration of transfer / charge by the first buyer except with the consent of the State Authority.	Development into Taman Nuri Botani Phases 3 and 4 within an ongoing affordable residential development known as Taman Nuri Botani / Held for development and sale	Modal Cergas	10.57 / N/A	Freehold	N/A	4,036
Encumbrances: Nil									
Taman La Casa Lunas (Phases 1A, 1B, 4E, 4F and 5)									
7.	78 units of 2 storey zero lot house (35'x 70') to be built on HS(D) 80364 PT 8669 to HS(D) 80441 PT 8746, Section 11 in Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas,	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: (a) The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the Local Authority and the Public Works	Future phase to be known as Taman La Casa Lunas Phase 5, within an ongoing mixed development township known as Taman La Casa Lunas /	Dayang Gemilang	4.82 / N/A	Freehold	N/A	3,393

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	within the locality of Lunas, Kulim, Kedah		<p>Department that the roads and ditches can be completed.</p> <p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none"> • HS(D) 80364 PT 8669; • HS(D) 80365 PT 8670; and • HS(D) 80376 PT 8681 to HS(D) 80396 PT 8701: <p>The first transfer shall follow the decision of the State Executive Council Meeting Paper No. 7 (C) 88/2020 dated 10 June 2020 and the consent of the State Authority shall be obtained for the subsequent transfer.</p> <p>Encumbrances: Nil</p>	Held for development and sale					

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
8.	192 units of single-storey medium cost terrace house (22' x 65') and 176 units of single-storey medium-low-cost terrace house (22' x 65') to be built on HS(D) 79191 PT 7524 to HS(D) 79558 PT 7891, Section 11 in Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas, within the locality of Lunas, Kulim, Kedah	The land held under this title shall be used as residential building site only / Building	<p>Restrictions in interest:</p> <p>(a) The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the local authority and the Public Works Department that the roads and ditches can be completed.</p> <p>(b) All those pieces of land held under HS(D) 79191 PT 7524 to HS(D) 79231 PT 7564 and HS(D) 79489 PT 7822 to HS(D) 79558 PT 7891: The first transfer shall follow the decision of the State Executive Council Meeting Paper No. 7(C) 88/2020 dated 10 June 2020 and the consent of the State Authority shall be obtained for the subsequent transfer.</p> <p>Encumbrances:</p> <p>Charged to Maybank Islamic Bank Berhad;</p> <p>(a) HS(D) 79191 PT 7524 to HS(D) 79200 PT 7533: Presentation No. 21852/2022</p>	Future phases to be known as Taman La Casa Lunas Phase 1A and 1B, within an ongoing mixed development township known as Taman La Casa Lunas / Held for development and sale	Dayang Gemilang	13.62 / N/A	Freehold	N/A	9,185

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			dated 25 September 2022;						
			(b) HS(D) 79201 PT 7534 to HS(D) 79208 PT 7541: Presentation No. 21858/2022 dated 25 September 2022;						
			(c) HS(D) 79209 PT 7542 to HS(D) 79218 PT 7551: Presentation No. 21861/2022 dated 25 September 2022;						
			(d) HS(D) 79219 PT 7552 to HS(D) 79228 PT 7561: Presentation No. 21864/2022 dated 25 September 2022;						
			(e) HS(D) 79229 PT 7562 to HS(D) 79238 PT 7571: Presentation No. 21865/2022 dated 25 September 2022;						
			(f) HS(D) 79239 PT 7572 to HS(D) 79248 PT 7581: Presentation No. 21866/2022 dated 25 September 2022;						
			(g) HS(D) 79249 PT 7582 to HS(D) 79258 PT 7591: Presentation No. 21867/2022 dated 25 September 2022;						
			(h) HS(D) 79259 PT 7592 to HS(D) 79268 PT 7601: Presentation No. 21868/2022 dated 25 September 2022;						
			(i) HS(D) 79269 PT 7602 to HS(D) 79278 PT 7611: Presentation No. 21869/2022 dated 25 September 2022;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			(j) HS(D) 79279 PT 7612 to HS(D) 79288 PT 7621: Presentation No. 21870/2022 dated 25 September 2022;						
			(k) HS(D) 79289 PT 7622 to HS(D) 79298 PT 7631: Presentation No. 21871/2022 dated 25 September 2022;						
			(l) HS(D) 79299 PT 7632 to HS(D) 79308 PT 7641: Presentation No. 21872/2022 dated 25 September 2022;						
			(m) HS(D) 79309 PT 7642 to HS(D) 79318 PT 7651: Presentation No. 21873/2022 dated 25 September 2022;						
			(n) HS(D) 79319 PT 7652 to HS(D) 79328 PT 7661: Presentation No. 21874/2022 dated 25 September 2022;						
			(o) HS(D) 79329 PT 7662 to HS(D) 79338 PT 7671: Presentation No. 21875/2022 dated 25 September 2022;						
			(p) HS(D) 79339 PT 7672 to HS(D) 79348 PT 7681: Presentation No. 21876/2022 dated 25 September 2022;						
			(q) HS(D) 79349 PT 7682 to HS(D) 79358 PT 7691: Presentation No. 21879/2022 dated 25 September 2022;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			(r) HS(D) 79359 PT 7692 to HS(D) 79368 PT 7701: Presentation No. 21880/2022 dated 25 September 2022;						
			(s) HS(D) 79369 PT 7702 to HS(D) 79378 PT 7711: Presentation No. 21884/2022 dated 25 September 2022;						
			(t) HS(D) 79379 PT 7712 to HS(D) 79388 PT 7721: Presentation No. 21782/2022 dated 25 September 2022;						
			(u) HS(D) 79389 PT 7722 to HS(D) 79398 PT 7731: Presentation No. 21788/2022 dated 25 September 2022;						
			(v) HS(D) 79399 PT 7732 to HS(D) 79408 PT 7741: Presentation No. 21789/2022 dated 25 September 2022;						
			(w) HS(D) 79409 PT 7742 to HS(D) 79418 PT 7751: Presentation No. 21790/2022 dated 25 September 2022;						
			(x) HS(D) 79419 PT 7752 to HS(D) 79428 PT 7761: Presentation No. 21795/2022 dated 25 September 2022;						
			(y) HS(D) 79429 PT 7762 to HS(D) 79438 PT 7771: Presentation No. 21799/2022 dated 25 September 2022;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			(z) HS(D) 79439 PT 7772 to HS(D) 79448 PT 7781: Presentation No. 21805/2022 dated 25 September 2022;						
			(aa) HS(D) 79449 PT 7782 to HS(D) 79458 PT 7791: Presentation No. 21808/2022 dated 25 September 2022;						
			(bb) HS(D) 79459 PT 7792 to HS(D) 79468 PT 7801: Presentation No. 21811/2022 dated 25 September 2022;						
			(cc) HS(D) 79469 PT 7802 to HS(D) 79478 PT 7811: Presentation No. 21815/2022 dated 25 September 2022;						
			(dd) HS(D) 79479 PT 7812 to HS(D) 79488 PT 7821: Presentation No. 21823/2022 dated 25 September 2022;						
			(ee) HS(D) 79489 PT 7822 to HS(D) 79498 PT 7831: Presentation No. 21827/2022 dated 25 September 2022;						
			(ff) HS(D) 79499 PT 7832 to HS(D) 79508 PT 7841: Presentation No. 21832/2022 dated 25 September 2022;						
			(gg) HS(D) 79509 PT 7842 to HS(D) 79518 PT 7851: Presentation No. 21838/2022 dated 25 September 2022;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			(hh) HS(D) 79519 PT 7852 to HS(D) 79528 PT 7861: Presentation No. 21841/2022 dated 25 September 2022;						
			(ii) HS(D) 79529 PT 7862 to HS(D) 79538 PT 7871: Presentation No. 21843/2022 dated 25 September 2022;						
			(jj) HS(D) 79539 PT 7872 to HS(D) 79548 PT 7881: Presentation No. 21844/2022 dated 25 September 2022; and						
			(kk) HS(D) 79549 PT 7882 to HS(D) 79558 PT 7891: Presentation No. 21846/2022 dated 25 September 2022.						
9.	452 units of 2 storey low -cost cluster townhouse to be built on HS(D) 79179 PT 7512 to HS(D) 79190 PT 7523, Section 11 in Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas, within the locality	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: (a) The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the local authority and the Public Works Department that the roads and ditches can be completed.	Future phases to be known as Taman La Casa Lunas Phases 4E and 4F, within an ongoing mixed development township known as Taman La Casa Lunas /	Dayang Gemilang	10.79 / N/A	Freehold	N/A	5,802

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	of Lunas, Kulim, Kedah		(b) All those pieces of land held under HS(D) 79179 PT 7512 to HS(D) 79182 PT 7515, HS(D) 79187 PT 7520 and HS(D) 79188 PT 7521: The first transfer shall follow the decision of the State Executive Council Meeting Paper No. 7 (C) 88/2020 dated 10 June 2020 and the consent of the State Authority shall be obtained for the subsequent transfer. Encumbrances: Charged to Maybank Islamic Bank Berhad; Presentation No. 21851/2022 dated 25 September 2022.	Held for development and sale					
<u>Taman Akasia (Phases 2, 3 and 4)</u>									
10.	8 units of 2 storey bungalow to be built on: <ul style="list-style-type: none">• HS(D) 87525 PTD 106923;• HS(D) 87526 PTD 106924;• HS(D) 87579 PTD 106977;• HS(D) 87580 PTD 106978;	(a) This land shall be used for a 2 storey residential house, built according to the plan approved by the relevant local authority.	Restrictions in interest: (a) All those pieces of land held under: <ul style="list-style-type: none">• HS(D) 87525 PTD 106923;• HS(D) 87526 PTD 106924;• HS(D) 87635 PTD 107033; and• HS(D) 87636 PTD 107034, shall not be sold or transferred by whatever means to non-citizen / foreign company	Future phase to be known as Taman Akasia (Phase 2), within an ongoing residential and commercial development known as Taman Akasia /	Hektar Berlian	27.60 / N/A	Freehold	N/A	10,505

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none"> • HS(D) 87635 PTD 107033; • HS(D) 87636 PTD 107034; • HS(D) 87693 PTD 107091; and • HS(D) 87694 PTD 107092, in the Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽⁴⁾	<p>(b) All filth and pollution as a result of this activity shall be channelled / disposed of to the places that have been determined by the relevant authority.</p> <p>(c) All policies and conditions set and enforced from time to time by the relevant authority shall be complied with.</p>	<p>without the consent of the State Authority.</p> <p>(b) All those pieces of land held under:</p> <ul style="list-style-type: none"> • HS(D) 87579 PTD 106977; • HS(D) 87580 PTD 106978; • HS(D) 87693 PTD 107091; and • HS(D) 87694 PTD 107092, are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority.	Held for development and sale					
	208 units of 2 storey cluster house to be built on:	(a) This land shall be used for a 2 storey cluster	Restrictions in interest: (a) All those pieces of land held under:						
		/ Building	Encumbrances: Refer to Note (3)						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none">• HS(D) 87527 PTD 106925 to HS(D) 87578 PTD 106976;• HS(D) 87582 PTD 106980 to HS(D) 87633 PTD 107031;• HS(D) 87637 PTD 107035 to HS(D) 87692 PTD 107090;• HS(D) 87696 PTD 107094 to HS(D) 87719 PTD 107117; and• HS(D) 87722 PTD 107120 to HS(D) 87745 PTD 107143, in the Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽⁴⁾	(b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined by the relevant authority. (c) All policies and conditions that have been set and enforced from time to time by the	<ul style="list-style-type: none">• HS(D) 87530 PTD 106928 to HS(D) 87532 PTD 106930;• HS(D) 87536 PTD 106934 to HS(D) 87543 PTD 106941;• HS(D) 87546 PTD 106944 to HS(D) 87550 PTD 106948;• HS(D) 87555 PTD 106953 to HS(D) 87557 PTD 106955;• HS(D) 87560 PTD 106958 to HS(D) 87569 PTD 106967;• HS(D) 87573 PTD 106971 to HS(D) 87575 PTD 106973;• HS(D) 87583 PTD 106981 to HS(D) 87586 PTD 106984;• HS(D) 87590 PTD 106988 to HS(D) 87593 PTD 106991;• HS(D) 87597 PTD 106995 to HS(D) 87600 PTD 106998;• HS(D) 87604 PTD 107002 to HS(D) 87611 PTD 107009;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		relevant authority shall be complied with. / Building	<ul style="list-style-type: none"> • HS(D) 87616 PTD 107014 to HS(D) 87618 PTD 107016; • HS(D) 87622 PTD 107020 to HS(D) 87626 PTD 107024; • HS(D) 87630 PTD 107028 to HS(D) 87632 PTD 107030; • HS(D) 87637 PTD 107035; • HS(D) 87638 PTD 107036; • HS(D) 87641 PTD 107039; • HS(D) 87642 PTD 107040; • HS(D) 87646 PTD 107044 to HS(D) 87653 PTD 107051; • HS(D) 87657 PTD 107055 to HS(D) 87661 PTD 107059; • HS(D) 87667 PTD 107065 to HS(D) 87672 PTD 107070; • HS(D) 87676 PTD 107074 to HS(D) 87682 PTD 107080; • HS(D) 87686 PTD 107084 to HS(D) 87688 PTD 107086; • HS(D) 87698 PTD 107096 to HS(D) 87700 PTD 107098; 						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			<ul style="list-style-type: none"> • HS(D) 87704 PTD 107102; • HS(D) 87705 PTD 107103; • HS(D) 87708 PTD 107106; • HS(D) 87709 PTD 107107; • HS(D) 87712 PTD 107110; • HS(D) 87713 PTD 107111; • HS(D) 87717 PTD 107115 to HS(D) 87719 PTD 107117; • HS(D) 87722 PTD 107120 to HS(D) 87724 PTD 107122; • HS(D) 87728 PTD 107126; • HS(D) 87729 PTD 107127; • HS(D) 87732 PTD 107130; • HS(D) 87733 PTD 107131; • HS(D) 87736 PTD 107134 to HS(D) 87739 PTD 107137; and • HS(D) 87743 PTD 107141 to HS(D) 87745 PTD 107143, <p>shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority.</p>						
			(b) All those pieces of land held under:						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			<ul style="list-style-type: none"> • HS(D) 87527 PTD 106925 to HS(D) 87529 PTD 106927; • HS(D) 87533 PTD 106931 to HS(D) 87535 PTD 106933; • HS(D) 87544 PTD 106942; • HS(D) 87545 PTD 106943; • HS(D) 87551 PTD 106949 to HS(D) 87554 PTD 106952; • HS(D) 87558 PTD 106956; • HS(D) 87559 PTD 106957; • HS(D) 87570 PTD 106968 to HS(D) 87572 PTD 106970; • HS(D) 87576 PTD 106974 to HS(D) 87578 PTD 106976; • HS(D) 87582 PTD 106980; • HS(D) 87587 PTD 106985 to HS(D) 87589 PTD 106987; • HS(D) 87594 PTD 106992 to HS(D) 87596 PTD 106994; • HS(D) 87601 PTD 106999 to HS(D) 87603 PTD 107001; 						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			<ul style="list-style-type: none"> • HS(D) 87612 PTD 107010 to HS(D) 87615 PTD 107013; • HS(D) 87619 PTD 107017 to HS(D) 87621 PTD 107019; • HS(D) 87627 PTD 107025 to HS(D) 87629 PTD 107027; • HS(D) 87633 PTD 107031; • HS(D) 87639 PTD 107037 to HS(D) 87640 PTD 107038; • HS(D) 87643 PTD 107041 to HS(D) 87645 PTD 107043; • HS(D) 87654 PTD 107052 to HS(D) 87656 PTD 107054; • HS(D) 87662 PTD 107060 to HS(D) 87666 PTD 107064; • HS(D) 87673 PTD 107071 to HS(D) 87675 PTD 107073; • HS(D) 87683 PTD 107081 to HS(D) 87685 PTD 107083; • HS(D) 87689 PTD 107087 to HS(D) 87692 PTD 107090; • HS(D) 87696 PTD 107094; 						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			<ul style="list-style-type: none"> • HS(D) 87697 PTD 107095; • HS(D) 87701 PTD 107099 to HS(D) 87703 PTD 107101; • HS(D) 87706 PTD 107104; • HS(D) 87707 PTD 107105; • HS(D) 87710 PTD 107108; • HS(D) 87711 PTD 107109; • HS(D) 87714 PTD 107112 to HS(D) 87716 PTD 107114; • HS(D) 87725 PTD 107123 to HS(D) 87727 PTD 107125; • HS(D) 87730 PTD 107128; • HS(D) 87731 PTD 107129; • HS(D) 87734 PTD 107132; • HS(D) 87735 PTD 107133; and • HS(D) 87740 PTD 107138 to HS(D) 87742 PTD 107140, <p>are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority.</p>						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			Encumbrances: Charged to Public Islamic Bank Berhad: (a) HS(D) 87697 PTD 107095 to HS(D) 87707 PTD 107105 and HS(D) 87734 PTD 107132 to HS(D) 87745 PTD 107143: Presentation No. 76548/2024 dated 31 July 2024; and (b) HS(D) 87710 PTD 107108 to HS(D) 87719 PTD 107117 and HS(D) 87722 PTD 107120 to HS(D) 87733 PTD 107131: Presentation No. 76487/2024 dated 31 July 2024.						
			Refer to Note (3) for the remaining titles.						
	60 units of 2 storey semi-detached house to be built on: • HS(D) 87499 PTD 106894 to HS(D) 87524 PTD 106921; • HS(D) 87581 PTD 106979;	(a) This land shall be used for a 2 storey semi- detached house of permanent type, built according to the plan approved by the relevant	Restrictions in interest: (a) All that piece of land held under HS(D) 87634 PTD 107032 are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none">• HS(D) 87634 PTD 107032;• HS(D) 87695 PTD 107093;• HS(D) 87720 PTD 107118;• HS(D) 87721 PTD 107119;• HS(D) 87746 PTD 107144; and• HS(D) 87747 PTD 107146 to HS(D) 87774 PTD 107173, in the Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽⁴⁾	local authority. (b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined by the relevant authority. (c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with. / Building	without the consent of the State Authority. (b) All those pieces of land held under: <ul style="list-style-type: none">• HS(D) 87502 PTD 106897 to HS(D) 87505 PTD 106900;• HS(D) 87508 PTD 106903 to HS(D) 87515 PTD 106912;• HS(D) 87518 PTD 106915;• HS(D) 87519 PTD 106916;• HS(D) 87523 PTD 106920;• HS(D) 87524 PTD 106921;• HS(D) 87720 PTD 107118;• HS(D) 87721 PTD 107119;• HS(D) 87750 PTD 107149 to HS(D) 87752 PTD 107151;• HS(D) 87756 PTD 107155 to HS(D) 87762 PTD 107161;• HS(D) 87766 PTD 107165 to HS(D) 87768 PTD 107167; and• HS(D) 87772 PTD 107171 to HS(D) 87774 PTD 107173, (i) shall not be sold or transferred by whatever						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			means to a non-citizen / foreign company without the consent of the State Authority; and						
			(ii) cannot be transferred by whatever means unless building has begun to be constructed in accordance with a plan that has been approved by the relevant local authority.						
			(c) All those pieces of land held under:						
			• HS(D) 87499 PTD 106894 to HS(D) 87501 PTD 106896;						
			• HS(D) 87506 PTD 106901;						
			• HS(D) 87507 PTD 106902;						
			• HS(D) 87516 PTD 106913;						
			• HS(D) 87517 PTD 106914;						
			• HS(D) 87520 PTD 106917 to HS(D) 87522 PTD 106919;						
			• HS(D) 87581 PTD 106979;						
			• HS(D) 87695 PTD 107093;						
			• HS(D) 87746 PTD 107144;						
			• HSD 87747 PTD 107146 to HS(D) 87749 PTD 107148;						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			<ul style="list-style-type: none"> • HS(D) 87753 PTD 107152 to HS(D) 87755 PTD 107154; • HS(D) 87763 to PTD 107162 to HS(D) 87765 PTD 107164; and • HS(D) 87769 PTD 107168 to HS(D) 87771 PTD 107170, <p>(i) are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company without the consent of the State Authority; and</p> <p>(ii) cannot be transferred by whatever means unless building has begun to be constructed accordance with a plan that has been approved by the relevant local authority.</p>						

Encumbrances:

Charged to Public Islamic Bank:

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			(a) HS(D) 87746 PTD 107144 and HS(D) 87747 PTD 107146 to HS(D) 87762 PTD 107161: Presentation No. 76548/2024 dated 31 July 2024.						
			(b) HS(D) 87720 PTD 107118, HS(D) 87721 PTD 107119 and HS(D) 87763 PTD 107162 to HS(D) 87774 PTD 107173: Presentation No. 76487/2024 dated 31 July 2024.						
			Refer to Note (3) for the remaining titles.						
11.	40 units of single storey shoplots (22' x 55') to be built on: Geran 625079 Lot 96626; • HS(D) 87260 PTD 106644 to HS(D) 87264 PTD 106648; • Geran 625085 Lot 96632; • HS(D) 87266 PTD 106650 to HS(D) 87278	(a) This land shall be used for a single- storey medium-low- cost shophot, built according to the plan approved by the relevant local authority. (b) In accordance	Restrictions in interest: The subsequent landowner (after the developer) shall not sell or transfer the land by whatever means including through any agreement with the purpose of releasing / selling this land without the consent of the State Authority. Encumbrances: Charged to Public Islamic Bank Berhad: Presentation No. 76559/2024 dated 31 July 2024.	Future phase to be known as Taman Akasia (Phase 4), within an ongoing residential and commercial development known as Taman Akasia / Held for development and sale	Hektar Berlian	1.16	Freehold	N/A	1,156

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	PTD 106662; and • HS(D) 87284 PTD 106668 to HS(D) 87303 PTD 106687, in the Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽⁴⁾	with the powers of the State Authority under section 122 of the National Land Code, it is hereby stipulated that the construction of the single- storey medium-low- cost shoplot shall commence within 2 years from the date of the registration of title. (c) All policies and conditions that have been set and enforced from time to time by the relevant							

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		authority shall be complied with. / Building							
12.	5 units of 2 storey office shop (22' x 70') to be built on: • HS(D) 87279 PTD 106663; • HS(D) 87280 PTD 106664; • Geran 625271 Lot 96648; • HS(D) 87282 PTD 106666; and • HS(D) 87283 PTD 106667, in the Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽⁴⁾	(a) This land shall be used for 2 storey office shop which is used as business and office, built according to the plan approved by the relevant local authority. (b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined	Restrictions in interest: (a) All those pieces of land held under: • HS(D) 87279 PTD 106663; • HS(D) 87280 PTD 106664; and • Geran 625271 Lot 96648, shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority. (b) All those pieces of land held under HS(D) 87282 PTD 106666 and HS(D) 87283 PTD 106667 are allocated for Bumiputera. Once the land is transferred to a Bumiputera / Bumiputera company, it shall not be sold, leased or transferred by whatever means to non-Bumiputera / non-Bumiputera company	Future phase to be known as Taman Akasia (Phase 4), within an ongoing residential and commercial development known as Taman Akasia / Held for development and sale	Hektar Berlian	0.20	Freehold	N/A	199

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		by the relevant authority.	without the consent of the State Authority.						
		(c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with. / Building	Encumbrances: Charged to Public Islamic Bank Berhad: Presentation No. 76559/2024 dated 31 July 2024.						
13.	113 units of double storey Rumah Mampu Biaya Johor Type C (20' x 55') and 167 units of double storey Rumah Mampu Biaya Johor Type D (20' x 70') to be built on: • HS(D) 87778 PTD 107177 to	For all those pieces of land held under HS(D) 94678 PTD 112386 to HS(D) 94790 PTD 112498: (a) This land shall be used for a residential house under the Kategori	Restrictions in interest: The subsequent landowner (after the developer) shall not sell, lease or transfer the ownership of the land by whatever means including through any agreement with the purpose of releasing / selling this land without the consent of the State Authority. Encumbrances: Charged to Public Islamic Bank Berhad: (a) HS(D) 94678 PTD 112386 to	Future phase to be known as Taman Akasia (Phase 3), within an ongoing residential and commercial development known as Taman Akasia / Held for development and sale	Hektar Berlian	8.50	Freehold	N/A	13,766

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
	HS(D) 87829 PTD 107228; • HS(D) 87831 PTD 107230 to HS(D) 87858 PTD 107257; and • HS(D) 94648 PTD 112356 to HS(D) 94847 PTD 112555, in the Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽⁴⁾	Rumah Mampu Biaya ("RMBJ C") double storey, built according to the plan approved by the relevant local authority. (b) In accordance with the powers of the State Authority under section 122 of the National Land Code, it is hereby stipulated that the construction of the residential house under the RMBJ C shall commence within 2	HS(D) 94704 PTD 112412 and HS(D) 94734 PTD 112442 to HS(D) 94751 PTD 112459: Presentation No. 76604/2024 dated 31 July 2024; (b) HS(D) 94752 PTD 112460 to HS(D) 94760 PTD 112468: Presentation No. 76534/2024 dated 31 July 2024; and (c) HS(D) 94777 PTD 112485 to HS(D) 94790 PTD 112498: Presentation No. 76554/2024.						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		years from the date of the registration of title. (c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with.							
		/ Building							
		For all those pieces of land held under:	Restrictions in interest: The subsequent landowner (after the developer) shall not sell, pledge, charge, lease or transfer the land by whatever means including through any agreement with the purpose of releasing / selling this land without the consent of the State Authority.						
		<ul style="list-style-type: none"> HS(D) 87778 PTD 107177 to HS(D) 87829 PTD 107228; and HS(D) 87831 PTD 107230 to HS(D) 	Encumbrances: Refer to Note (3)						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		87858 PTD 107257,							
		(a) This land shall be used for a residential house under the Kategori Rumah Mampu Biaya Johor Type D ("RMBJ D"), built according to the plan approved by the relevant local authority.							
		(b) In accordance with the powers of the State Authority under section 122 of the National Land Code, it is hereby stipulated							

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		that the construction of the residential house under the RMBJ D shall commence within 2 years from the date of the registration of title.							
		(c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with.							
		/ Building							
		For all those pieces of land held under:	Restrictions in interest: The subsequent landowner (after the developer) shall not sell, lease						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		<ul style="list-style-type: none"> HS(D) 94648 PTD 112356 to HS(D) 94677 PTD 112385; and HS(D) 94791 PTD 112499 to HS(D) 94847 PTD 112555, 	<p>or transfer the land by whatever means including through any agreement with the purpose of releasing / selling this land without the consent of the State Authority.</p> <p>Encumbrances: Charged to Public Islamic Bank Berhad:</p>						
		(a) This land shall be used for a residential house under the kategori Rumah Mampu Biaya Johor type D ("RMBJ D") double storey, built according to the plan approved by the relevant local authority.	<p>(a) HS(D) 94673 PTD 112381 to HS(D) 94677 PTD 112385: Presentation No. 76604/2024 dated 31 July 2024;</p> <p>(b) HS(D) 94791 PTD 112499 to HS(D) 94817 PTD 112525: Presentation No. 76534/2024 dated 31 July 2024; and</p> <p>(c) HS(D) 94818 PTD 112526 to HS(D) 94847 PTD 112555: Presentation No. 76554/2024 dated 31 July 2024.</p> <p>Refer to Note (3) for the remaining titles.</p>						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		(b) In accordance with the powers of the State Authority under section 122 of the National Land Code, it is hereby stipulated that the construction of the residential house under the RMBJ D shall commence within 2 years from the date of the registration of title.							
		(c) All policies and conditions that have been set and enforced from time to							

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
		time by the relevant authority shall be complied with.							
		/ Building							
<u>Banting, Kota Seri Langat, Selangor (Phases 1, 2, 3, 4, 5, 6 and 7)</u>									
14.	1 unit club house to be built on HS(D) 49879 PT 52459 in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor located at Off Jalan Klang – Banting, Kota Seri Langat, 42700 Banting, Selangor	Commercial building / Building	Restrictions in interest: Nil Encumbrances: Nil	A parcel of vacant commercial land designated for private clubhouse development for Pangsapuri Adiwarna, Kota Seri Langat (Phase 1) which is part of Rumah Selangorku (affordable homes) / Held for development	Naluri Wijaya	0.56 / N/A	Freehold	N/A	577

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
15.	548 units of 2 storey Villament (22' x 38') to be built on HS(D) 49877 PT 52457, in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor located at Off Jalan Klang – Banting, Kota Seri Langat, 42700 Banting, Selangor	Residential building / Building	<p>Restrictions in interest:</p> <p>(a) This land shall not be transferred, leased or charged unless the consent of the State Authority has been obtained.</p> <p>(b) The restrictions in transfer shall apply for 5 years from the registration date of the transfer from the developer to the transferee.</p> <p>(c) Within 5 years from the date of transfer of ownership, every subsequent application for the consent to transfer shall be accompanied by an approval letter from the Selangor Housing and Real Estate Board; and</p> <p>(d) For the transfer from the developer to the transferee who is not subject to the application for the consent, the subsequent transfer shall be accompanied by a confirmation letter from the Selangor Housing and Real Estate Board.</p>	<p>A parcel of vacant residential land designated for affordable housing development which is part of Rumah Selangorku (affordable homes) comprising:</p> <ul style="list-style-type: none"> 180 units of 2 storey Villament (22' x 38') in Pangsapuri Adiwarna, Kota Seri Langat (Phase 1); 206 units of 2 storey Villament (22' x 38') in Pangsapuri Adiwarna, Kota Seri Langat (Phase 2); and 	Naluri Wijaya	20.14 / N/A	Freehold	N/A	20,760

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			Encumbrances: Nil	<ul style="list-style-type: none"> 162 units of 2 storey Villament (22' x 38') in Pangsapuri Adiwarna, Kota Seri Langat (Phase 3) / 					
				Held for development and sale					
16.	804 units of 2 storey Villament (22' x 38') to be built on HS(D) 49878 PT 52458, in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor located at Off Jalan Klang – Banting, Kota Seri Langat, 42700 Banting, Selangor	Residential building / Building	Restrictions in interest: (a) This land shall not be transferred, leased or charged unless the consent of the State Authority has been obtained. (b) The restrictions in transfer shall apply for 5 years from the registration date of the transfer from the developer to the transferee. (c) Within 5 years from the date of transfer of ownership, every subsequent application for the consent to transfer shall be accompanied by an approval letter from the Selangor	A parcel of vacant residential land designated for affordable housing development which is part of the Rumah Selangorku development comprising: <ul style="list-style-type: none"> 204 units of 2 storey Villament (22' x 38') in Banting Phase 4; 	Naluri Wijaya	28.50 / N/A	Freehold	N/A	23,956

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner ⁽¹⁾	Land area (acres) / Built-up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CCC	Audited NBV as at 31 December 2023 (RM'000)
			Housing and Real Estate Board; and	<ul style="list-style-type: none"> 240 units of 2 storey Villament (22' x 38') in Banting Phase 5; 108 units of 2 storey Villament (22' x 38') in Banting Phase 6; and 252 units of 2 storey Villament (22' x 38') in Banting Phase 7 / 					
			(d) For the transfer from the developer to the transferee who is not subject to the application for the consent, the subsequent transfer shall be accompanied by a confirmation letter from the Selangor Housing and Real Estate Board.						
			Encumbrances: Nil	Held for development and sale					

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

Notes:

- (1) *Land title for properties which have been sold to buyers with end-financing have been / will be transferred to the respective buyers and charged to their respective end-financiers prior to the first drawdown.*
- (2) *The State Authority had on 5 April 2024 approved the alienation of the land held under HS(D) 24926 PT 10805, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka to Debunga Istimewa. Under the new titles to be issued, the category of land use will be “building” and express condition “for residential only”. As at the LPD, the Group has paid the premium in full and is currently pending issuance of the new titles. The category of land use stated in the table above i.e. “for educational purpose” is based on the existing qualified title.*
- (3) *Hektar Berlian has presented Form 16A (Charge) of the lands on 31 July 2024 for registration of charge at the Johor Land Registry in favour of Public Islamic Bank Berhad as security for the bank facilities granted by Public Islamic Bank Berhad to Hektar Berlian. As at LPD, the issuance of new land titles to reflect the charge to Public Islamic Bank Berhad is still pending.*
- (4) *As at the LPD, the lands held by Hektar Berlian for future development where the planning permission has been obtained have been / will be alienated for the purpose of issuance of final titles. The title details and land area specified here are based on the qualified titles.*

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ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)
1.3 LANDBANK

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
1.	All that piece of land held under HS(M) 4338 PT 13880 in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at Off Jalan Nuri Utama, Taman Nuri, 76100 Durian Tunggal, Melaka	Nil / Nil	Restrictions in interest: Nil Encumbrances: Nil	A parcel of vacant land with residential potential / Held for development	Good Rate	1.34 / N/A	Freehold	N/A	520
2.	All that piece of land held under GM 930 Lot 955, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located along Jalan Perdana 13, 76100 Durian Tunggal, Melaka	Not stated / Nil	Restrictions in interest: Nil Encumbrances: Nil	A parcel of vacant land with residential potential / Held for development	Good Rate	5.13 / N/A	Freehold	N/A	1,876
3.	12 pieces of land held under: • Geran 20065 Lot 178; • Geran 20045 Lot 179; • Geran 20046 Lot 180;	• Geran 20065 Lot 178: Not stated / Nil; • Geran 20045 Lot 179: Not stated / Nil;	Restrictions in interest: Nil Encumbrances: Nil	12 parcels of development land with commercial potential / Held for development	Mantap Megajuta	1.54 / N/A	Freehold	N/A	7,658

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none">• Geran 20047 Lot 181;• Geran 69543 Lot 417;• Geran 20049 Lot 185;• Geran 20050 Lot 186;• Geran 20051 Lot 187;• Geran 20066 Lot 188;• Geran 69544 Lot 419;• Geran 69545 Lot 420 and• Geran 69546 Lot 12038, all in Kawasan Bandar VIII, District of Melaka Tengah, State of Melaka located along Jalan Tun Ali, 75300 Melaka	<ul style="list-style-type: none">• Geran 20046 Lot 180: Not stated / Nil;• Geran 20047 Lot 181: Not stated / Nil;• Geran 69543 Lot 417: Nil / Nil;• Geran 20049 Lot 185: Not stated / Nil;• Geran 20050 Lot 186: Not stated / Nil;• Geran 20051 Lot 187: Not stated / Nil;• Geran 20066 Lot 188: Not stated / Nil;• Geran 69544 Lot 419: Nil / Nil;• Geran 69545 Lot 420: Nil / Nil: and• Geran 69546 Lot 12038: Not stated / Nil							

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
4.	All that piece of land held under Geran 12690 Lot 654, in the Mukim of Parit Melana, District of Alor Gajah, State of Melaka located off Jalan Alor Gajah Lama, Parit Melana, Durian Tunggal, 76100 Alor Gajah, Melaka	Not stated / Not stated	Restrictions in interest: Nil Encumbrances: Private caveat registered by Datuk Yap: Presentation No. 0400B2018004820 dated 5 November 2018.	A parcel of land with residential potential / Rented an area of 30.23 acres for dragon fruit plantation	Modal Cergas	30.69 / N/A	Freehold	N/A	10,700
5.	All that piece of land held under Geran 66280 Lot 19493, in the Mukim of Kelemak, District of Alor Gajah, State of Melaka along Jalan Kasa Height, 78000 Alor Gajah, Melaka	For fruit plantation only / Agriculture	Restrictions in interest: This land cannot be transferred or leased unless with the consent of the State Authority. Encumbrances: Nil	Vacant land / Held for development	Rentas Dinamik	1.05 / N/A	Freehold	N/A	500
6.	2 pieces of land held under HS(D) 80917 PT 9222 and HS(D) 80918 PT 9223, Section 11 in Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas,	The land held under this title shall be used as residential building site only / Building	Restrictions in interest: The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the local authority and the Public	2 units of residential plots for future development, within an ongoing mixed development township known as	Dayang Gemilang	6.24 / N/A	Freehold	N/A	1,269

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	within the locality of Lunas, Kulim, Kedah		Works Department that the roads and ditches can be completed. Encumbrances: (a) HS(D) 80917 PT 9222: Charged to Maybank Islamic Berhad; Presentation No. 21849/2022 dated 25 September 2022. (b) HS(D) 80918 PT 9223: Nil	Taman La Casa Lunas / Held for development					
7.	3 pieces of land held under HS(D) 80919 PT 9224 to HS(D) 80921 PT 9226, Section 11 in Bandar Lunas, District of Kulim, State of Kedah located off the western side of Jalan Lunas, within the locality of Lunas, Kulim, Kedah	The land held under this title shall be used as a commercial building site only / Building	Restrictions in interest: The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and build ditches to the satisfaction of the local authority and the Public Works Department that the roads and ditches can be completed. Encumbrances: Charged to Maybank Islamic Berhad; Presentation No. 21849/2022 dated 25 September 2022.	3 units of commercial plots for future development, within an ongoing mixed development township known as Taman La Casa Lunas / Held for development	Dayang Gemilang	14.72 / N/A	Freehold	N/A	4,251

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
8.	3 pieces of land held under: • HS(D) 87258 PTD 106638; • Geran 625100 Lot 96671; and • HS(D) 87496 PTD 106887, in the Mukim of Kluang, District of Kluang, State of Johor located along Jalan Batu Pahat (Ayer Hitam – Kluang main road), 86000 Kluang, Johor ⁽¹⁾	(a) This land shall be used for commercial plot of which its building component has yet to be determined, to be built in accordance with the plan approved by the relevant local authority. (b) All filth and pollution resulting from this activity shall be channelled / disposed of to the places that have been determined by the relevant authority.	Restrictions in interest: (a) This land shall not be sold or transferred by whatever means to a non-citizen / foreign company without the consent of the State Authority. (b) In the event the registered owner applicant intends to carry out development on this land, it shall be through the Serah Balik Kurnia Semula (SBKS) process, Pindaan Pelan Leaut and shall be carried out through Ubahsyarat. Encumbrances: Charged to Public Islamic Bank Berhad: Presentation No. 76559/2024 dated 31 July 2024.	3 units of commercial plots, within an ongoing residential and commercial development known as Taman Akasia / Held for development	Hektar Berlian	16.43 ⁽¹⁾ / N/A	Freehold	N/A	5,288

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
		(c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with. / Building							
9.	All that piece of land held under Geran 88851 Lot 2086, in the Mukim of Kluang, District of Kluang, State of Johor ("Lot 2086") along Jalan Batu Pahat, 86000 Kluang, Johor	Nil / Nil	Restrictions in interest: Nil Encumbrances: Charged to Public Islamic Bank Berhad; Presentation No. 32162/2018 dated 8 May 2018.	A parcel of development land with residential potential / Granted right of access to a third party to use a portion of Lot 2086, measuring approximately 49.11 acres for planting and harvesting short term or cash crops	Hektar Berlian	72.57 ⁽²⁾ / N/A	Freehold	N/A	17,236

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
10.	All that piece of land held under HS(D) 41135 PT 32122, in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor located on Off Jalan Klang – Banting, Kota Seri Langat, 42700 Banting, Selangor	Permanent plantation (industrial) / Agriculture	Restrictions in interest: Nil Encumbrances: Charged to CIMB Islamic Bank Berhad; Presentation No. 66684/2023 dated 2 August 2023.	Agricultural land with residential potential / Held for development	Naluri Wijaya	53.20 / N/A	Freehold	N/A	26,603
11.	All that piece of land held under HS(D) 29914 PT 32124, in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor located on Off Jalan Klang – Banting, Kota Seri Langat, 42700 Banting, Selangor	Permanent plantation (industrial) / Agriculture	Restrictions in interest: Nil Encumbrances: (a) Charged to CIMB Bank Berhad; Presentation No. 00SC104653/2023 dated 3 November 2023; (b) Charged to CIMB Islamic Bank Berhad; Presentation No. 00SC104654/2023 dated 3 November 2023; (c) Charged to CIMB Bank Berhad; Presentation No. 00SC104655/2023 dated 3 November 2023; and (d) Charged to CIMB Islamic Bank Berhad; Presentation No. 00SC120104/2024 dated 4 July 2024.	Agricultural land with residential potential / Held for development	Naluri Wijaya	64.07 / N/A	Freehold	N/A	32,035

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
12.	All that piece of land held under Geran Mukim 216 Lot 853, in the Mukim of Damansara, Sungai Penaga, District of Petaling, State of Selangor located along Jalan Subang 7, Taman Perindustrian Subang, USJ 1, 47500 Subang Jaya, Selangor	Coconut plantation / Agriculture	Restrictions in interest: Nil Encumbrances: (a) Charged to CIMB Bank Berhad; Presentation No. 081SC1500/2020 dated 13 July 2020; (b) Charged to CIMB Islamic Bank Berhad; Presentation No.081SC1890/2021 dated 23 August 2021; (c) Charged to CIMB Bank Berhad; Presentation No. 081SC1361/2022 dated 28 April 2022; and (d) Charged to CIMB Islamic Bank Berhad; Presentation No. 08SC6060/2024 dated 2 July 2024.	A parcel of vacant agricultural land with industrial potential / Held for development	Jendela Hijau	2.94 / N/A	Freehold	N/A	6,537
13.	All that piece of land held under Pajakan Negeri 408558, Lot 31935 and Pajakan Negeri 408559, Lot 31936, Mukim Bidor, District of Batang Padang, State of Perak located at Off	Residential house / Building	Restrictions in interest: This land may be transferred or leased with the written consent of the State Authority. Encumbrances: Charged to CIMB Islamic Bank Berhad; Presentation No. 00SC33239/2021 dated 14 October 2021	2 parcels of vacant residential land / Granted licence to a third party of a portion of the	Setara Hijau	199.96 / N/A	Leasehold 99 years', expiring on 17 October 2111	N/A	12,107

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	Jalan Teluk Intan- Bidor, 35500 Bidor, Perak			land as access road					
Penang Land 1									
14.	5 pieces of land held under: • Geran Mukim 56 Lot 275; • Geran Mukim 58 Lot 1034; • Geran Mukim 59 Lot 1257; • Geran Mukim 60 Lot 1228; and • Geran Mukim 63 Lot 1045, in Mukim 13, District of Seberang Perai Utara, State of Penang located along Jalan Paya Tok Akil, 14400 Ara Kuda, Seberang Perai Utara, Penang	The land comprised of this title: (a) Shall not be affected by any provision of the National Land Code or any other written law prohibiting mining or the removal of specified materials beyond the boundaries of the land.	Restrictions in interest: Nil Encumbrances: Charged to CIMB Islamic Bank Berhad; Presentation No. 0702SC2024000105 dated 16 January 2024.	Geran Mukim 63 Lot 1045, Geran Mukim 121 Lot 1061, Geran Mukim 60 Lot 1228, Geran 20179 Lot 1256, Geran Mukim 59 Lot 1257, Geran Mukim 65 Lot 1258, Geran 25661 Lot 1259, Geran 25662 Lot 1260 and Geran 129546 Lot 2333, are currently zoned for residential use;	Dayang Gemilang	184.04 / N/A	Freehold	N/A	Refer to Note (3)
	5 pieces of land held under: • Geran Mukim 64 Lot 1032; • Geran Mukim 65 Lot 1258;	(b) Shall not be affected by any provision of the National Land Code	Restrictions in interest: Nil Encumbrances: Charged to CIMB Islamic Bank Berhad; Presentation No. 0702SC2024000098 dated 15 January 2024.	Geran Mukim 56 Lot 275, Geran 20175 Lot 1031, Geran Mukim 64 Lot 1032,					

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none"> Geran Mukim 117 Lot 1059; Geran Mukim 118 Lot 1060; and Geran Mukim 120 Lot 1201, in Mukim 13, District of Seberang Perai Utara, State of Penang located along Jalan Paya Tok Akil, 14400 Ara Kuda, Seberang Perai Utara, Penang	limiting the compensation payable on the creation of a Collector's right of way to compensation for damage in respect of trees, crops or buildings. / Nil		Geran 20176 Lot 1033, Geran Mukim 58 Lot 1034, Geran Mukim 285 Lot 1055, Geran Mukim 117 Lot 1059, Geran Mukim 118 Lot 1060, Geran 23701 Lot 1193 and Geran Mukim 120 Lot 1201, are currently zoned for agricultural use and have been approved for mixed development use; and					
	5 pieces of land held under: <ul style="list-style-type: none"> Geran Mukim 121 Lot 1061; Geran Mukim 285 Lot 1055; Geran Mukim 812 Lot 5835; Geran Mukim 813 Lot 5836; and Geran Mukim 814 Lot 5834, in Mukim 13, District of Seberang Perai Utara, State of Penang located along Jalan Permatang Manggis, 14400 Ara Kuda,		Restrictions in interest: Nil Encumbrances: Charged to CIMB Islamic Bank Berhad; Presentation No. 0702SC2024000112 dated 16 January 2024.	Geran Mukim 814 Lot 5834, Geran Mukim 812 Lot 5835, Geran Mukim 813 Lot 5836, Geran 155813 Lot 5837, currently zoned for agricultural					

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	Seberang Perai Utara, Penang (except for Geran Mukim 121 Lot 1061 and Geran Mukim 285 Lot 1055 which are located along Jalan Paya Tok Akil, 14400 Ara Kuda, Seberang Perai Utara, Penang)			use and has been approved for residential use / Held for Development					
	4 pieces of land held under: • Geran 20175 Lot 1031; • Geran 20176 Lot 1033; • Geran 20179 Lot 1256; and • Geran 23701 Lot 1193, in Mukim 13, District of Seberang Perai Utara, State of Penang located along Jalan Paya Tok Akil, 14400 Ara Kuda, Seberang Perai Utara, Penang		Restrictions in interest: Nil Encumbrances: Charged to CIMB Islamic Bank Berhad; Presentation No. 0799SC2024001376 dated 16 January 2024.						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	4 pieces of land held under: <ul style="list-style-type: none"> • Geran 25661 Lot 1259; • Geran 25662 Lot 1260; • Geran 129546 Lot 2333; and • Geran 155813 Lot 5837, in Mukim 13, District of Seberang Perai Utara, State of Penang located along Jalan Paya Tok Akil, 14400 Ara Kuda, Seberang Perai Utara, Penang (except for Geran 155813 Lot 5837 located along Jalan Permatang Manggis, 14400 Ara Kuda, Seberang Perai Utara, Penang)		Restrictions in interest: Nil Encumbrances: Charged to CIMB Islamic Bank Berhad; Presentation No. 0799SC2024001390 dated 16 January 2024.						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Penang Land 2									
15.	Geran Mukim 57 Lot 779, in Mukim 13, District of Seberang Perai Utara, State of Penang located off Jalan Permatang Manggis, along Lorong Cempedak 5, 14400 Ara Kuda, Seberang Perai Utara, Penang	<p>The land comprised of this title:</p> <p>(a) shall not be affected by any provision of the National Land Code or any other written law prohibiting mining or the removal of specified materials beyond the boundaries of the land.</p> <p>(b) shall not be affected by any provision of the National Land Code limiting the compensation payable on the creation of a Collector's</p>	<p>Restrictions in interest: Nil</p> <p>Encumbrances: Nil</p>	<p>Zoned for agricultural use and has been approved for residential use /</p> <p>Held for development and the entire Penang Land 2 is licensed to a third party for upkeep, maintenance and harvesting of oil palm⁽⁵⁾</p>	Modal Cergas	4.51 / N/A	Freehold	N/A	Refer to Note (4)

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Description / Existing use	Registered / Beneficial owner	Land area (acres) / Built-up area (sq. ft.)	Tenure / Date of expiry of lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
		right of way to compensatio n for damage in respect of trees, crops or buildings. / Nil							

Notes:

- (1) As at the LPD, the land held by Hektar Berlian has been / will be alienated for the purpose of issuance of final titles. The title details and land area specified here are based on the qualified titles.
- (2) Based on the land title of Lot 2086, the land area is 30.5284 hectares (approximately 75.44 acres). Based on the pre-computation plan prepared by the licensed land surveyor, the surveyed land area for Lot 2086 is 29.3686 hectares (72.57 acres). The valuation conducted is the surveyed land area of 72.57 acres.
- (3) The audited NBV as at 31 December 2023 is not available as Penang Land 1 did not form part of SPB Group's material real properties as at 31 December 2023. Please refer to Item (i) of **Annexure F** of this Prospectus for the details of this SPA.
- (4) The audited NBV as at 31 December 2023 is not available as Penang Land 2 did not form part of SPB Group's material real properties as at 31 December 2023. Please refer to Item (ii) of **Annexure F** of this Prospectus for the details of this SPA.
- (5) Modal Cergas grants a licence to a third party over the entire Penang Land 2 for upkeep, maintenance and harvesting of oil palm for a period of 1 year, commencing on 15 July 2024 and expiring on 14 July 2025.

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP**1.4 COMPLETED UNITS HELD FOR SALE**

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
<u>Taman Bukit Cheng</u>									
1.	8 units of 2 storey terrace house (20' x 70') held under Geran Mukim 1498 Lot 3546 to Geran Mukim 1499 Lot 3547 and Geran Mukim 1501 Lot 3549 to Geran Mukim 1506 Lot 3554 all in Mukim Cheng, District of Melaka Tengah, State of Melaka located at No. 45, 47, 51, 53, 55, 57, 59 and 61, Jalan TBC 39, Taman Bukit Cheng, 75260 Melaka	For residential house only / Building	Restrictions in interest: (a) All those pieces of lands held under Geran Mukim 1498 Lot 3546 and Geran Mukim 1499 Lot 3547 shall not be transferred, leased or charged without the consent of the State Authority. This restriction in interest is excluded for Malays. (b) All those pieces of lands held under Geran Mukim 1501 Lot 3549 to Mukim 1506 Lot 3554 and shall not be transferred or leased without the consent of the State Authority. This restriction in interest is excluded for Malays.	2 storey terrace house in Taman Bukit Cheng / Pending for sale	Good Rate	0.2570/ 13,950	Freehold	14 January 2022	⁽¹⁾ 1,662

Encumbrances: Nil

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
2.	3 units of 3 storey terrace (20' x 75') held under HS(M) 3311 PT 9881 to HS(M) 3313 PT 9883, in the Mukim Cheng, District of Melaka Tengah, State of Melaka located at No. 14, 16 and 18, Jalan TBC 20A, Taman Bukit Cheng, 75260 Melaka	For residential building only / Building	Restrictions in interest: This land shall not be transferred, leased or charged without the consent of the State Authority. This restriction in interest is excluded for transfer, lease or charge to / by Malay. Encumbrances: Nil	3-storey terrace house in Taman Bukit Cheng / Pending for sale	Good Rate	0.21 / 10,874	Freehold	23 August 2023	⁽²⁾ 1,005
<u>Taman Nuri Sentosa</u>									
3.	1 unit within 2 storey flat under Rumah Mampu Milik ("RMM") (38' x 42') held under Geran 62270 Lot 64174, Building No. M9, Level 1, Parcel No. 104 in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at No. 3-1, Jalan Nuri Sentosa 2 Taman Nuri Sentosa, 76100 Durian Tunggal, Melaka	For residential house only / Building	Restrictions in interest: This land cannot be transferred or leased without the consent of the State Authority. Encumbrances: Nil	2 storey flat RMM in Taman Nuri Sentosa / Pending for sale	Modal Cergas	N/A / 1,130	Freehold	13 April 2022	⁽³⁾ 123

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Nuri Phase 3 (Phase 3B1)									
4.	2 units of 2 storey cluster (34' x 60') held under HS(D) 24636 PT 10515 and HS(D) 24640 PT 10519, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at: <ul style="list-style-type: none">DT675, Jalan Nuri 39; andDT671, Jalan Nuri 37, all in Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka; and 1 unit of 2 storey bungalow (60' x 80') held under HS(D) 24656 PT 10535, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at DT655, Jalan Nuri 37, Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka	For residential house only / Building	Restrictions in interest: This land shall not be transferred or leased without the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease. Encumbrances: Nil	2 storey cluster and 2 storey bungalow in Taman Nuri Phase 3 (Phase 3B1) / Pending for sale	Modal Cergas	0.25 / 5,879	Freehold	25 August 2020	⁽⁴⁾ 1,014

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Nuri Phase 3 (Phase 3A3)									
5.	2 units of 2 storey cluster (34' x 60') held under HS(D) 24768 PT 10647 and HS(D) 24810 PT 10689, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at: • DT550, Jalan Nuri 32; and • DT508, Jalan Nuri 30, all in Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka	For residential house only / Building	Restrictions in interest: This land shall not be transferred or leased without the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease. Encumbrances: Nil	2 storey cluster in Taman Nuri Phase 3 (Phase 3A3) / Pending for sale	Modal Cergas	0.11 / 3,322	Freehold	20 December 2019	⁽⁵⁾ 482
Taman Nuri Phase 3 (Phase 3A2)									
6.	1 unit of 2 storey semi-detached zero lot (45' x 80') held under HS(D) 24854 PT 10733 in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at DT464, Jalan Nuri 29, Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka;	For residential house only / Building	Restrictions in interest: (a) All those pieces of land held under HS(D) 24854 PT 10733 shall not be transferred or leased without the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease.	2 storey semi-detached zero lot and 2 storey terrace house in Taman Nuri Phase 3 (Phase 3A2) / Pending for sale	Modal Cergas	0.29 / 10,426	Freehold	20 December 2019	⁽⁶⁾ 1,290

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	1 unit of 2 storey semi-detached zero lot (45' x 70') held under HS(D) 24870 PT 10749 in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at DT448, Jalan Nuri 29, Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka; and		(b) All those pieces of land held under HS(D) 24870 PT 10749, HS(D) 24832 PT 10711 and HS(D) 24852 PT10731 shall not be transferred or leased without the consent of the State Authority. This restriction in interest is excluded for Malays.						
	2 units of 2 storey terrace house (24' x 60') held under HS(D) 24832 PT 10711 and HS(D) 24852 PT 10731, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at DT486 and DT466, Jalan Nuri 29, Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka		Encumbrances: Nil						

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Nuri Phase II									
7.	3 units of 2 storey bungalow (60' x 80') held under Geran 62081 Lot 64008, Geran 62166 Lot 64027, and Geran 62167 Lot 64028, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at: <ul style="list-style-type: none">DT322, Jalan Nuri 21;DT301, Jalan Nuri 19;DT288, Jalan Nuri 27, all in Taman Nuri Fasa 2, 76100 Durian Tunggal, Melaka; 2 units of 2 storey semi-detached (45' x 70') held under Geran 62071 Lot 63986 and Geran 62085 Lot 64009, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at: <ul style="list-style-type: none">DT323, Jalan Nuri 23;	For residential house only / Building	Restriction in interest: This land shall not be transferred or leased without the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease. Encumbrances: Nil	2 storey bungalow, 2 storey semi-detached house and 2 storey cluster in Taman Nuri Phase II / Pending for sale	All owned by Modal Cergas, except for Geran 62167 Lot 64028 which is owned by Laman Exotika	0.97 / 9,586	Freehold	8 January 2016	⁽⁷⁾ 2,915

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none"> DT302, Jalan Nuri 21, all in Taman Nuri Fasa 2, 76100 Durian Tunggal, Melaka; and 1 unit of 2 storey cluster (34' x 60') Geran 62260 Lot 64167, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at DT158, Jalan Nuri 22, Taman Nuri Fasa 2, 76100 Durian Tunggal, Melaka 								
<u>Taman Nuri (Phase 1B)</u>									
8.	1 unit town house terrace RMM (22' x 70') held under Geran 55072 Lot 62136, Building No. M1, Level 1, Parcel No. 11 in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at DT 11, Jalan Nuri 8, Taman Nuri, 76100 Durian Tunggal, Melaka	For RMM only / Building	Restrictions in interest: This land shall not be transferred or leased without the consent of the State Authority. This restriction in interest is excluded for Malays. Encumbrances: Nil	Town house terrace RMM in Taman Nuri (Phase 1B) / Pending for sale	Modal Cergas	N/A / 1,184	Freehold	25 April 2016	(8)78

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Nuri Phase 3 (Phase 3B2 and 3B3)									
9.	4 units of 2 storey bungalow (60' x 110') held under HS(D) 24608 PT 10487, HS(D) 24613 PT 10492, HS(D) 24615 PT 10494 and HS(D) 24616 PT 10495 all in Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at: <ul style="list-style-type: none"> DT 710, Jalan Nuri 40; DT 705, Jalan Nuri 40; DT 703, Jalan Nuri 41; DT 702, Jalan Nuri 41, all in Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka 2 units of 2 storey bungalow (60' x 80') held under HS(D) 24595 PT 10474 and HS(D) 24607 PT 10486 all in Mukim of Durian Tunggal, District of Alor Gajah,	For residential house only / Building	Restrictions in interest: (a) All those pieces of land held under HS(D) 24552 PT 10431 HS(D) 24553 PT 10432, HS(D) 24557 PT 10436 and HS(D) 24568 PT 10447 cannot be transferred or leased without the consent of the State Authority. This restriction in interest is excluded for Malays. (b) All those pieces of land held under HS(D) 24595 PT 10474, HS(D) 24607 PT 10486, HS(D) 24608 PT 10487, HS(D) 24613 PT 10492, HS(D) 24615 PT 10494 and HS(D) 24616 PT 10495 cannot be transferred or leased without the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease. Encumbrances: Nil	2 storey bungalow and 2 storey cluster in Taman Nuri Fasa 3 (Phase 3B2 and 3B3)/ Pending for sale	Modal Cergas	1.20 / 19,708	Freehold	11 September 2023 for Phase 3B2 and 4 October 2023 for Phase 3B3	⁽⁹⁾ 7,136

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	<p>State of Melaka located at:</p> <ul style="list-style-type: none"> DT 723, Jalan Nuri 41; DT 711, Jalan Nuri 40, <p>all in Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka; and</p> <p>4 units of 2 storey cluster house (34' x 60') held under HS(D) 24552 PT 10431, HS(D) 24553 PT 10432, HS(D) 24557 PT 10436 and HS(D) 24568 PT 10447 all in Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka located at</p> <ul style="list-style-type: none"> DT 766, Jalan Nuri 45; DT 765, Jalan Nuri 45; DT 761, Jalan Nuri 45; DT 750, Jalan Nuri 43, <p>all in Taman Nuri Fasa 3, 76100 Durian Tunggal, Melaka</p>								

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Kasa Heights									
10.	1 unit 2 storey triplex held under Geran 58475 Lot 19467 in the Mukim of Kelemak, District of Alor Gajah, State of Melaka located at KM 24, Jalan Kasa Heights 13, Taman Kasa Heights, 78000 Alor Gajah, Melaka; and 1 unit 2 storey cluster held under Geran 58139 Lot 19166 in the Mukim of Kelemak, District of Alor Gajah, State of Melaka located at KM 319, Jalan Kasa Heights 32, Taman Kasa Heights, 78000 Alor Gajah, Melaka	For residential house only / Building	Restrictions in interest: (a) All that pieces of land held under Geran 58475 Lot 19467 shall not be transferred or leased without the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease. (b) All that piece of land held under Geran 58139 Lot 19166 shall not be transferred or leased without the consent of the State Authority. This restriction in interest is excluded for Malays. Encumbrances: Nil	2 storey triplex and 2 storey cluster in Taman Kasa Heights / Pending for sale	Rentas Dinamik	0.17 / 3,482	Freehold	For 2 storey triplex held under Geran 58475 Lot 19467: 23 November 2016 For 2 storey cluster held under Geran 58139 Lot 19166: 14 April 2016	(10)559

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman Rembia Setia									
11.	1 unit of single storey office shophot (20' x 65') held under Pajakan Mukim 436 Lot 2116 in the Mukim of Rembia, District of Alor Gajah, State of Melaka located at RM 691, Jalan Rembia Setia Utama, Taman Rembia Setia, 78000 Alor Gajah, Melaka.	For commercial building only / Building	Restrictions in interest: The land shall not be transferred or leased without the consent of the State Authority. This restriction of interest is exempted for the first transfer or lease. Encumbrances: Nil	Single storey shophot in Taman Rembia Setia / Pending for sale	Laman Exotika	0.03 / 1,049	Leasehold 99 years', expiring on 15 October 2100	24 May 2004	(11)162
Taman La Casa Lunas Phase 3A									
12.	2 units of 2 storey terrace house (22' x 65') held under HS(D) 80352 PT 8657 and HS (D) 80353 PT 8658 all in Section 11, Bandar Lunas, District of Kulim, State of Kedah located at No. 8 and 9, Jalan La Casa Lunas 1/2, all in Taman La Casa Lunas Fasa 1, 09600 Bandar Lunas, Kulim, Kedah.	For residential house only / Building	Restrictions in interest: The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and makes the ditches to the satisfaction of the local authority and the Public Works Department that the roads and ditches can be completed. Encumbrances: Nil	2 storey terrace house in Taman La Casa Lunas Phase 3A / Pending for sale	Dayang Gemilang	0.10 / 2,393	Freehold	22 January 2024	(12)322

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
Taman La Casa Lunas Phase 2									
13.	1 unit of 2 storey terrace house (22' x 65') held under HS(D) 79691 PT 8024 in Section 11, Bandar Lunas, District of Kulim, State of Kedah located at 133, Jalan La Casa Lunas 3/2, Taman La Casa Lunas Fasa 3, 09600 Lunas, Kedah; and 66 units of 2 storey medium cost terrace house (22' x 65') held under HS(D) 79614 PT 7947 to HS(D) 79701 PT 8034, all Section 11, Bandar Lunas, District of Kulim, State of Kedah located at: <ul style="list-style-type: none"> No. 56 to No. 63, Jalan La Casa Lunas 3/2; 63A, Jalan La Casa Lunas 3/2; No. 65 to No. 73, Jalan La Casa Lunas 3/2; No. 73A, Jalan La Casa Lunas 3/2; 	For residential house only / Building	Restrictions in interest: (a) The landowner is prohibited from making any dealings on the land to be developed unless the landowner builds and maintains the reserved road and lays tar stones in accordance with the standards of the Public Works Department and makes the ditches to the satisfaction of the local authority and the Public Works Department that the roads and ditches can be completed. (b) All those pieces of land held under HS(D) 79650 PT 7983 to HS(D) 79691 PT 8024: The first transfer shall follow the decision of the State Executive Council Meeting Paper No. 7 (C) 88/2020 dated 10 June 2020 and the consent of the State Authority shall be obtained for the subsequent transfer. Encumbrances: Nil	2 storey terrace house in Taman La Casa Lunas Phase 2 / Pending for sale	Dayang Gemilang	2.52 / 102,855	Freehold	4 July 2024	(13)13,254

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal Address	Express Conditions / Category of land use	Restrictions in Interest / Encumbrances	Description / Existing Use	Registered / Beneficial Owner	Land Area (acres) / Built-Up Area (sq. ft.)	Tenure / Date of Expiry of Lease	Date of issuance of CF / CCC	Audited NBV as at 31 December 2023 (RM'000)
	<ul style="list-style-type: none"> No. 75 to No. 83, Jalan La Casa Lunas 3/2; No. 83A, Jalan La Casa Lunas 3/2; No. 85 to No. 93, Jalan La Casa Lunas 3/2; No. 93A, Jalan La Casa Lunas 3/2; No. 95 to No. 103, Jalan La Casa Lunas 3/2; No. 103A, Jalan La Casa Lunas 3/2; No. 105 to No. 111, Jalan La Casa Lunas 3/2; No. 133A, Jalan La Casa Lunas 3/2; No. 135 to No. 143, Jalan La Casa Lunas 3/2, all in Taman La Casa Lunas Fasa 3, 09600 Lunas, Kedah.								

Notes:

- (1) Based on audited NBV of 9 units of 2 storey terrace house (20' x 70') held under Geran Mukim 1498 Lot 3546 to Geran Mukim 1506 Lot 3554, all in Mukim Cheng, District of Melaka Tengah, State of Melaka, being the units unsold as of 31 December 2023.

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

- (2) Based on audited NBV of 3 units of 3-storey terrace (20' x 75') held under HS(M) 3311 PT 9881 to HS(M) 3313 PT 9883, all in Mukim Cheng, District of Melaka Tengah, State of Melaka, being the units unsold as of 31 December 2023.
- (3) Based on audited NBV of 1 unit within 2 storey flat under Rumah Mampu Milik ("RMM") (38' x 42') held under Geran 62270 Lot 64174, Building No. M9, Level 1, Parcel No. 104, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka, being the unit unsold as of 31 December 2023.
- (4) Based on audited NBV of 2 units of 2 storey cluster (34' x 60') held under HS(D) 24636 PT 10515 and HS(D) 24640 PT 10519, and 1 unit of 2 storey bungalow (60' x 80') held under HS(D) 24656 PT 10535, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka, being the units unsold as of 31 December 2023.
- (5) Based on audited NBV of 2 unit of 2 storey cluster (34' x 60') held under HS(D) 24768 PT 10647 and HS(D) 24810 PT 10689, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka, being the units unsold as of 31 December 2023.
- (6) Based on audited NBV of 1 unit of 2 storey semi-detached zero lot (45' x 80') held under HS(D) 24854 PT 10733, 1 unit of 2 storey semi-detached zero lot (45' x 70') held under HS(D) 24870 PT 10749, and 2 units of 2 storey terrace house (24' x 60') held under HS(D) 24832 PT 10711 and HS(D) 24852 PT 10731, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka, being the units unsold as of 31 December 2023.
- (7) Based on audited NBV of 3 units of 2 storey bungalow (60' x 80') held under Geran 62081 Lot 64008, Geran 62166 Lot 64027, and Geran 62167 Lot 64028, 2 units of 2 storey semi-detached (45' x 70') held under Geran 62071 Lot 63986 and Geran 62085 Lot 64009, and 1 unit of 2 storey cluster (34' x 60') Geran 62260 Lot 64167, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka, being the units unsold as of 31 December 2023.
- (8) Based on audited NBV of 1 unit of town house terrace RMM (22' x 70') held under Geran 55072 Lot 62136, Building No. M1, Level 1, Parcel No. 11, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka, being the unit unsold as of 31 December 2023.
- (9) Based on audited NBV of 6 units of 2 storey bungalow (60' x 110') held under HS(D) 24608 PT 10487, HS(D) 24610 PT 10489, HS(D) 24611 PT 10490, HS(D) 24613 PT 10492, HS(D) 24615 PT 10494, and HS(D) 24616 PT 10495, 2 units of 2 storey bungalow (60' x 80') held under HS(D) 24595 PT 10474 and HS(D) 24607 PT 10486, 4 units of 2 storey semi-detached zero lot (45' x 70') held under HS(D) 24589 PT 10468, HS(D) 24618 PT 10497, HS(D) 24622 PT 10501, and HS(D) 24628 PT 10507, 1 unit of 2 storey bungalow (60' x 80') held under HS(D) 24594 PT 10473, and 8 units of 2 storey cluster house (34' x 60') held under HS(D) 24549 PT 10428 to HS(D) 24553 PT 10432, HS(D) 24557 PT 10436, HS(D) 24567 PT 10446, and HS(D) 24568 PT 10447, all in Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka, being the units unsold as of 31 December 2023.
- (10) Based on audited NBV of 1 unit of 2 storey triplex held under Geran 58475 Lot 19467 and 1 unit of 2 storey cluster held under Geran 58139 Lot 19166, all in the Mukim of Kelemak, District of Alor Gajah, State of Melaka, being the units unsold as of 31 December 2023.
- (11) Based on audited NBV of 1 unit of single storey office shoplot (20' x 65') held under Pajakan Mukim 436 Lot 2116, in the Mukim of Rembia, District of Alor Gajah, State of Melaka, being the unit unsold as of 31 December 2023.
- (12) Based on audited NBV of 2 units of 2 storey terrace house (22' x 65') held under HS(D) 80352 PT 8657 and HS (D) 80353 PT 8658, all in Section 11, Bandar Lunas, District of Kulim, State of Kedah, being the units unsold as of 31 December 2023.
- (13) Based on audited NBV of 1 unit of 2 storey terrace house (22' x 65') held under HS(D) 79691 PT 8024 and 66 units of 2 storey medium cost terrace house (22' x 65') held under HS(D) 79614 PT 7947 to HS(D) 79701 PT 8034, all Section 11, in Bandar Lunas, District of Kulim, State of Kedah, being the units unsold as of 31 December 2023.

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)**1.5 PROPERTIES TO BE ACQUIRED BY OUR GROUP**

The details of the Plentong Land to be acquired by our Group pursuant to SPA dated 18 April 2024 between Ekuiti Idaman, Taman Bandar Baru Masai Sdn Bhd and Amanahraya Development Sdn Bhd are as follows. Please refer to Item (iv) of **Annexure F** of this Prospectus for the details of the relevant SPA:

No.	Title details / Postal address	Registered owner	Description / Existing use	Express conditions / Category of land use	Restrictions in interest / Encumbrances	Land area (acres) / Built-up area (sq. ft.)	Tenure	Audited NBV as at 31 December 2023 (RM'000)
1.	7 pieces of land held under: • Geran 293593 Lot 96803; • Geran 293632 Lot 96804; • Geran 293304 Lot 96808; • Geran 293306 Lot 96810; • Geran 293635 Lot 121217; • HS(D) 635236 PTD 243927 ⁽¹⁾ ; and • HS(D) 635235 PTD 243926 ⁽²⁾ , all in the Mukim of Plentong, District of Johor Bahru, State of Johor located within Taman Nusa Damai, 81700 Pasir Gudang, Johor	Taman Bandar Baru Masai Sdn Bhd	7 parcels of agricultural land with residential potential / Investment property	Nil / Agriculture	Restriction in interest: The land contained in this title shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority. Encumbrances: (a) Charged to Amanahraya Development Sdn Bhd; Presentation No. 62132/2014 dated 23 July 2014. (b) Private caveat registered by Ekuiti Idaman: Presentation No. 32779/2024 dated 23 July 2024.	187.37 ⁽³⁾ / N/A	Freehold	Refer to Note (4)

Notes:

- (1) On 1 July 2024, all that piece of land held under Geran 293424 Lot 121218 was issued with a new land title of HS(D) 635236 PTD 243927, in the Mukim of Plentong, District of Johor Bahru, State of Johor after the completion of acquisition of a portion of the land by the government pursuant to the Land Acquisition Act 1960.
- (2) On 1 July 2024, all that piece of land held under Geran 293428 Lot 121220 was issued with a new land title of HS(D) 635235 PTD 243926, in the Mukim of Plentong, District of Johor Bahru, State of Johor after the completion of acquisition of a portion of the land by the government pursuant to the Land Acquisition Act 1960.
- (3) The land area is based on the aggregation of land area stated in each of the 7 titles of Plentong Land including the new land titles of HS(D) 635236 PTD 243927 and HS(D) 635235 PTD 243926, in the Mukim of Plentong, District of Johor Bahru, State of Johor after the completion of acquisition of a portion of the land by the government pursuant to the Land Acquisition Act 1960.
- (4) The audited NBV of the Plentong Land as at 31 December 2023 is not available as it did not form part of SPB Group's material real properties as at 31 December 2023.

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)**1.6 LAND TO BE DEVELOPED PURSUANT TO THE JOINT VENTURE AGREEMENT WITH THIRD PARTIES**

The details of the Plentong JV Land to be developed pursuant to a joint venture agreement dated 18 April 2024 between Malaysia Pacific Corporation Berhad, Oriental Pearl City Properties Sdn Bhd, Lakehill Resort Development Sdn Bhd, Taman Bandar Baru Masai Sdn Bhd; and Ekuiti Idaman are as follows. Please refer to Item (v) of **Annexure F** of this Prospectus for details of the joint venture agreement.

No.	Title details / Postal address	Registered owner	Description / Existing use	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Land area (acres) / Built-up area (sq. ft.)	Tenure	Audited NBV as at 31 December 2023 (RM'000)
1.	6 pieces of land held under: • HS(D) 310462 PTD 149718; • Geran 293552 Lot 96785; • Geran 293414 Lot 96802; • Geran 293418 Lot 96805; • Geran 293308 Lot 96811; and • Geran 293309 Lot 121216, all in the Mukim of Plentong, District of Johor Bahru, State of Johor located within Taman Nusa Damai, 81700 Pasir Gudang, Johor	Taman Bandar Baru Masai Sdn Bhd	6 parcels of agricultural land with residential potential, 2 parcels of commercial land and 4 parcels of residential land designated for low-cost and affordable housing / Held for development	Nil / Agriculture	Restriction in interest: The land contained in this title shall not be sold or transferred by whatever means to non-citizen / foreign company without the consent of the State Authority. Encumbrances: Nil	189.21 / N/A	Freehold	Refer to Note (1)

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Registered owner	Description / Existing use	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Land area (acres) / Built-up area (sq. ft.)	Tenure	Audited NBV as at 31 December 2023 (RM'000)
	6 pieces of land held under: • HS(D) 584340 PTD 235731; • HS(D) 584341 PTD 235734; • HS(D) 584342 PTD 235735; • HS(D) 584343 PTD 235737; • HS(D) 584344 PTD 235739; and • HS(D) 584345 PTD 235741, all in the Mukim of Plentong, District of Johor Bahru, State of Johor located within Taman Nusa Damai, 81700 Pasir Gudang, Johor			For all those pieces of land held under HS(D) 584340 PTD 235731 and HS(D) 584343 PTD 235737, (a) This land shall be used for a residential house under the kategori Rumah Mampu Milik Johor, built according to the plan approved by the relevant local authority. (b) In accordance with the powers of the State Authority under section 122 of the National Land Code, it is hereby stipulated that the construction of the residential house shall commence within 2 years from the date of the registration of title. (c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with.	Restriction in interest: All those pieces of land held under HS(D) 584340 PTD 235731 and HS(D) 584343 PTD 235737, if the high-rise building erected on this land has been divided and the strata title is registered, the owner of the building plot (after the developer's name) may not sell, lease or transfer ownership of this land by whatever means including through any agreement that aims to release / sell this land without the consent of the State Authority. Encumbrances: Nil			
				/ Building				

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Registered owner	Description / Existing use	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Land area (acres) / Built-up area (sq. ft.)	Tenure	Audited NBV as at 31 December 2023 (RM'000)
				For all those pieces of land held under HS(D) 584341 PTD 235734,	Restriction in interest: All those pieces of land held under HS(D) 584341 PTD 235734 and HS(D) 584342 PTD 235735, if the high-rise building erected on this land has been divided and the strata title is registered, the owner of the building plot (after the developer's name) may not sell, lease or transfer ownership of this land by whatever means including through any agreement that aims to release / sell this land without the consent of the State Authority.			
				(a) This land shall be used for a residential house under the kategori "Perumahan Komuniti Johor (PKJ) A", built according to the plan approved by the relevant local authority.				
				(b) In accordance with the powers of the State Authority under section 122 of the National Land Code, it is hereby stipulated that the construction of the residential house shall commence within 2 years from the date of the registration of title.	Encumbrances: Nil			
				(c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with.				
				/ Building				

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Registered owner	Description / Existing use	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Land area (acres) / Built-up area (sq. ft.)	Tenure	Audited NBV as at 31 December 2023 (RM'000)
				For all those pieces of land held under HS(D) 584342 PTD 235735,				
				(a) This land shall be used for a residential house under the kategori "Perumahan Komuniti Johor (PKJ) B", built according to the plan approved by the relevant local authority.				
				(b) In accordance with the powers of the State Authority under section 122 of the National Land Code, it is hereby stipulated that the construction of the residential house shall commence within 2 years from the date of the registration of title.				
				(c) All policies and conditions that have been set and enforced from time to time by the relevant authority shall be complied with.				
				/ Building				

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Title details / Postal address	Registered owner	Description / Existing use	Express Conditions / Category of land use	Restrictions in interest / Encumbrances	Land area (acres) / Built-up area (sq. ft.)	Tenure	Audited NBV as at 31 December 2023 (RM'000)
				<p>For all those pieces of land held under HS(D) 584344 PTD 235739 and HS(D) 584345 PTD 235741,</p> <p>(a) The land is categorised for oil palm purposes.</p> <p>(b) The ownership with agricultural category is for the purpose of block titles registration that has been specified with its development components in the Serah Balik Kurnia Semula (SBKS) approval, and is not referring to the actual agricultural land.</p> <p>(c) The SBKS approval for this land will be revoked upon:</p> <p>(i) expiry of 5 years from the date of registration of the block title;</p> <p>(ii) the owner transfers the ownership by any means including through any agreement or "Deed of Assignment".</p> <p>/ Building</p>	<p>Restriction in interest:</p> <p>All those pieces of land held under HS(D) 584344 PTD 235739 and HS(D) 584345 PTD 235741,</p> <p>(a) The land contained in this title shall not be sold or transferred by any means to non-citizen / foreign company without the consent of the State Authority.</p> <p>(b) The development of this block title must be through the planning permission process and Serah Balik Kurnia Semula (SBKS), and not through the usual change of conditions (ubahsyarat) application.</p> <p>Encumbrances: Nil</p>			

Note:

(1) The audited NBV of the Plentong JV Land as at 31 December 2023 is not available as it did not form part of SPB Group's material real property as at 31 December 2023.

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)**2. MATERIAL PROPERTIES RENTED BY OUR GROUP COMPANIES**

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

No.	Landlord / Tenant	Postal address	Description / Existing use	Period of tenancy	Land area (acres) / Built-up area (sq. ft.)	Date of issuance of CF / CCC	Rental payable per year (RM)
1.	PSRSB / SPBSB	A portion of the premise known as No 16A & 17A, Plaza Seri Kubu, Jalan Tan Chay Yan, 75300 Melaka	Office shoplot / Office	2 years from 1 October 2022 to 30 September 2024 ⁽¹⁾	N/A / 3164.59	17 February 1996	30,000
2.	PSRSB / Laman Exotika	A portion of the premise known as No 16, 17 & 16B, Plaza Seri Kubu, Jalan Tan Chay Yan, 75300 Melaka	Office shoplot / Office	2 years from 1 October 2022 to 30 September 2024 ⁽²⁾	N/A / 4,499.31	17 February 1996	69,600
3.	Chu Kien Seong & Tan Ah Lan / Naluri Wijaya	(a) No. 113-1 (First Floor), Jalan Sultan Abdul Samad, Bandar Banting, 42700 Banting, Selangor; (b) No. 113-2 (Second Floor), Jalan Sultan Abdul Samad, Bandar Banting, 42700 Banting, Selangor; and (c) signboard space of the external side wall of No. 113-1 (First Floor) and No. 113-2 (Second Floor), Jalan Sultan Abdul Samad, Bandar Banting, 42700 Banting, Selangor	Office shoplot / Sales and administration office and/or showroom	2 years from 15 June 2023 to 14 June 2025	N/A / 3,315.28	27 March 1997	(a) 36,000 (for first and second floor); and (b) 24,000 (for the rental of signboard space)

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Landlord / Tenant	Postal address	Description / Existing use	Period of tenancy	Land area (acres) / Built-up area (sq. ft.)	Date of issuance of CF / CCC	Rental payable per year (RM)
4.	Mohd Omar bin Mohd Tab / Laman Exotika	No. 4, Jalan Nuri Sentosa Utama, Taman Nuri Sentosa, 76100 Durian Tunggal, Melaka	Rumah Pangsa Mampu Milik / Show unit for Taman Nuri project	1 year from 14 January 2024 to 13 January 2025	N/A / 1,166	13 April 2022	9,000
5.	Mohamad Shahman bin Zulkapli / Laman Exotika	No. 4-1, Jalan Nuri Sentosa Utama, Taman Nuri Sentosa, 76100 Durian Tunggal, Melaka	Rumah Pangsa Mampu Milik / Show unit for Taman Nuri project	1 year from 1 April 2024 to 30 March 2025	N/A / 1,369	13 April 2022	7,800

Notes:

- (1) PSRSB and SPBSB have entered into a new tenancy agreement dated 26 April 2024. The new tenancy agreement is for a period of 2 years from 1 October 2024 to 30 September 2026 for a monthly rental of RM2,500.
- (2) PSRSB and Laman Exotika have entered into a new tenancy agreement dated 26 April 2024. The new tenancy agreement is for a period of 2 years from 1 October 2024 to 30 September 2026 for a monthly rental of RM5,800.

Save for past non-compliance which has been rectified as disclosed in **Annexure D** of this Prospectus, none of the material properties owned or rented by our Group 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 C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

The market value as at 31 March 2024 of material properties owned by our Group as set out in **Section 1.1** of this **Annexure C** (other than completed units held for sale in **Section 1.4**) which have been valued by our Independent Valuers are as follows. No valuation has been conducted on completed units held for sale set out in **Section 1.4** of this **Annexure C**.

No.	Property details	Market value as at 31 March 2024 (RM)
Melaka		
1.	Taman Nuri Heights (Phases 1A, 1B, 2 and 3) Please refer to item 1 of Section 1.1 and item 5 of Section 1.2 of this Annexure C .	3,400,000
2.	Taman Nuri Botani (Phases 1, 2, 3 and 4) Please refer to item 2 of Section 1.1 and item 6 of Section 1.2 of this Annexure C .	11,000,000
3.	Taman Nuri (Phase 3B5) Please refer to item 1 of Section 1.2 of this Annexure C .	7,000,000
4.	HS(D) 35178 PT 16385 to HS(D) 35214 PT 16421, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka Please refer to item 2 of Section 1.2 of this Annexure C .	4,000,000
5.	HS(D) 24926 PT 10805, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka Please refer to item 3 of Section 1.2 of this Annexure C .	4,600,000
6.	HS(M) 4338 PT 13880 and HS(M) 4339 PT 13881, all in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka Please refer to item 1 of Section 1.3 and item 4 of Section 1.2 of this Annexure C .	5,900,000
7.	12 pieces of land held under: (a) Geran 20065 Lot 178; (b) Geran 20045 Lot 179; (c) Geran 20046 Lot 180; (d) Geran 20047 Lot 181; (e) Geran 69543 Lot 417; (f) Geran 20049 Lot 185; (g) Geran 20050 Lot 186; (h) Geran 20051 Lot 187; (i) Geran 20066 Lot 188; (j) Geran 69544 Lot 419; (k) Geran 69545 Lot 420; and (l) Geran 69546 Lot 12038, all in Kawasan Bandar VIII, District of Melaka Tengah, State of Melaka Please refer to item 3 of Section 1.3 of this Annexure C .	7,950,001
8.	All that piece of land held under Geran 12690 Lot 654, in the Mukim of Parit Melana, District of Alor Gajah, State of Melaka Please refer to item 4 of Section 1.3 of this Annexure C .	10,700,000
9.	All that piece of land held under GM 930, Lot 955, in the Mukim of Durian Tunggal, District of Alor Gajah, State of Melaka Please refer to item 2 of Section 1.3 of this Annexure C .	3,800,000

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Property details	Market value as at 31 March 2024 (RM)
<u>Kedah</u>		
10.	Taman La Casa Lunas (Phases 1A, 1B, 4A, 4B, 4C, 4D, 4E, 4F and 5) Please refer to items 3 to 7 of Section 1.1 and items 7 to 9 of Section 1.2 of this Annexure C .	Refer to Note (1)
11.	5 pieces of land held under HS(D) 80917 PT 9222 to HS(D) 80921 PT 9226, all in Section 11 in Bandar Lunas District of Kulim, State of Kedah Please refer to items 6 and 7 of Section 1.3 of this Annexure C .	29,000,000
<u>Johor</u>		
12.	Taman Akasia (Phases 1, 2, 3 and 4) and 3 pieces of land held under HS(D) 87258 PTD 106638, Geran 625100 Lot 96671, and HS(D) 87496 PTD 106887, in the Mukim of Kluang, District of Kluang, State of Johor Please refer to items 8 and 9 of Section 1.1 , items 10 to 13 of Section 1.2 and item 8 of Section 1.3 of this Annexure C .	60,000,000
13.	All that piece of land held under Geran 88851, Lot 2086, in the Mukim of Kluang, District of Kluang, State of Johor Please refer to item 9 of Section 1.3 of this Annexure C .	23,500,000
14.	Plentong Land Please refer to item 1 of Section 1.5 of this Annexure C .	133,000,000
15.	Plentong JV Land Please refer to item 1 of Section 1.6 of this Annexure C .	⁽²⁾ 165,000,000
<u>Selangor</u>		
16.	Pangsapuri Adiwarna, Kota Seri Langat (Phases 1 to 3), which is part of Rumah Selangorku (affordable homes) and all that piece of land held under HS(D) 49878 PT 52458, all in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor Please refer to items 15 and 16 of Section 1.2 of this Annexure C .	43,000,000
17.	All that piece of land held under HS(D) 49879 PT 52459 in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor Please refer to item 14 of Section 1.2 of this Annexure C .	1,000,000
18.	2 pieces of land held under HS(D) 41135 PT 32122 and HS(D) 29914 PT 32124, in the Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor Please refer to items 10 and 11 of Section 1.3 of this Annexure C .	72,000,000
19.	All that piece of land held under Geran Mukim 216 Lot 853, in the Mukim of Damansara, Sungai Penaga, District of Petaling, State of Selangor Please refer to item 12 of Section 1.3 of this Annexure C .	10,000,000
<u>Perak</u>		
20.	2 pieces of land held under Pajakan Negeri 408558, Lot 31935 and Pajakan Negeri 408559, Lot 31936, Mukim Bidor, District of Batang Padang, State of Perak Please refer to item 13 of Section 1.3 of this Annexure C .	18,000,000

ANNEXURE C - MATERIAL PROPERTIES OWNED AND RENTED BY OUR GROUP (Cont'd)

No.	Property details	Market value as at 31 March 2024 (RM)
Penang		
21.	Penang Land 1	
	(a) Geran Mukim 56 Lot 275;	75,310,000
	(b) Geran Mukim 58 Lot 1034;	
	(c) Geran Mukim 59 Lot 1257;	
	(d) Geran Mukim 60 Lot 1228;	
	(e) Geran Mukim 63 Lot 1045;	
	(f) Geran Mukim 64 Lot 1032;	
	(g) Geran Mukim 65 Lot 1258;	
	(h) Geran Mukim 117 Lot 1059;	
	(i) Geran Mukim 118 Lot 1060;	
	(j) Geran Mukim 120 Lot 1201;	
	(k) Geran Mukim 121 Lot 1061;	
	(l) Geran Mukim 285 Lot 1055;	
	(m) Geran 20175 Lot 1031;	
	(n) Geran 20176 Lot 1033;	
	(o) Geran 20179 Lot 1256;	
	(p) Geran 23701 Lot 1193;	
	(q) Geran 25661 Lot 1259;	560,000
	(r) Geran 25662 Lot 1260;	
	(s) Geran 129546 Lot 2333;	5,560,000
	(t) Geran 155813 Lot 5837;	
	(u) Geran Mukim 814 Lot 5834;	
	(v) Geran Mukim 812 Lot 5835; and	
	(w) Geran Mukim 813 Lot 5836,	
	all in Mukim 13, District of Seberang Perai Utara, State of Penang	
	Please refer to items 14 of Section 1.3 of this Annexure C .	
22.	Penang Land 2	2,210,000
	Please refer to item 15 of Section 1.3 of this Annexure C .	

No valuation was conducted for all that piece of land held under Geran 66280 Lot 19493, in the Mukim of Kelemak, District of Alor Gajah, State of Melaka as the audited NBV of this property as at 31 December 2023 is less than RM2.3 million, which was deemed immaterial for valuation purposes. Please refer to item 5 of **Section 1.3** of this **Annexure C** for details of the land.

Notes:

- (1) The total market value for Phases 1A, 1B, 2, 3B, 4A, 4B, 4C, 4D, 4E, 4F and 5 of Taman La Casa Lunas as of 31 March 2024 as valued by our Independent Valuer, CBRE WTW Valuation & Advisory Sdn Bhd is RM31 million. It should be noted that CCC for Phases 2 and 3B of Taman La Casa Lunas have since been obtained and they are no longer material properties of our Group save for completed units held for sale as of the LPD as set out in **Section 1.4** of this **Annexure C**.
- (2) The total market value of the Plentong JV Land as of 31 March 2024 as valued by our Independent Valuer, CBRE WTW Valuation & Advisory Sdn Bhd is RM165 million based on 6 parcels of agricultural land with residential potential, 2 parcels of commercial land and 4 parcels of residential land designated for low-cost and affordable housing. The category of land use for HS(D) 636875 PTD 235739 and HS(D) 636876 PTD 235741 have been changed from building to agriculture, with the new titles issued on 13 October 2024. The estimated total market value for 8 parcels of agricultural land with residential potential and 4 parcels of residential land designated for low-cost and affordable housing is RM144 million.