

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT**B.1 MATERIAL PROPERTIES OWNED BY OUR GROUP**

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

A. CENTRAL MEDICARE

No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq m)	Tenure	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2020 (RM'000)
1.	Everise Project Sdn Bhd ⁽¹⁾ / Central Medicare ⁽¹⁾ / H.S. (D) No. 280929 PT 2957 in Mukim Bandar Glenmerie, Daerah Petaling, Negeri Selangor (" Master Title ")/ K03-08-01 – K03-08-3A, Tower 3, UOA Business Park, No. 1, Jalan Pengaturcara U1/51A, Seksyen U1, 40150 Shah Alam, Selangor	HARPS' headquarters office (" HQ Office ")	24 December 2020	528	Freehold	Category of land use Permitted as office use only (as per sales and purchase agreement) Express condition For business premises only Restriction in interest Nil	The HQ Office is currently assigned to OCBC Bank (Malaysia) Berhad A portion of the land held under the Master Title is currently leased to Tenaga Nasional Berhad for 30 years from 22 June 2017 to 21 June 2047	6,415 (including renovation cost)

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)

No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq m)	Tenure	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2020 (RM'000)
2.	Central Medicare/ PN 354199 Lot 15406, Mukim Changkat Jong, Hilir Perak, Perak/ PT2609-2620 Batu 8, Jalan Changkat Jong, 36000 Teluk Intan, Perak	Proposed Blocks G and H to be constructed	Nil ⁽²⁾	78,870	Leasehold land for 99 years ending on 23 April 2096	Category of land use Industry Express condition Industrial Restriction in interest The land can only be transferred or leased with the written approval of the state authority.	This land is currently charged to OCBC Bank (Malaysia) Berhad ⁽³⁾	4,356
3.	Central Medicare/ PN 426664, Lot 47598, Mukim Changkat Jong, Hilir Perak, Perak/ PT2609-2620 Batu 8, Jalan Changkat Jong, 36000 Teluk Intan, Perak	Blocks A, B, E and F of our manufacturing facility and New Era Medicare's factory and office building	Block A – 22 December 2011 Block B – 4 April 2018 Block E – 21 December 2020 Block F – 21 December 2020 New Era Medicare's factory – 17 June 2013	Block A 14,671 Block B 21,455.80 Block E 43,140.79 Block F 25,752.46 New Era Medicare's factory 4,564 / 132,600	Leasehold land for 99 years ending on 14 October 2113	Category of land use Industry Express condition Light industrial - rubber glove factory Restriction in interest The land can only be transferred or leased with the written approval of the state authority.	This land is currently charged to OCBC Bank (Malaysia) Berhad ⁽³⁾	2,237

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)

No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq m)	Tenure	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2020 (RM'000)
			Additional buildings used as canteen, toilet, surau, 3 pumphouses, thermal oil heater room and mechanical services switchboard room – 17 March 2021					
4.	Central Medicare/ (12 Lots) PN 354300, Lot 15476, PN 354301, Lot 15477, PN 354302, Lot 15478, PN 354303, Lot 15479, PN 354304, Lot 15480, PN 354305, Lot 15481, PN 354306, Lot 15482, PN 354307, Lot 15483, PN 354308, Lot 15484, PN 354309, Lot 15485, PN 354310, Lot 15486, and PN 354311, Lot 15487, all in the Mukim of Changkat Jong, District of Hilir Perak, State of Perak	Temporary hostel for employees ⁽⁴⁾	Temporary building permit issued by MPTI on 11 December 2020	3,076.6 / 7,026	Leasehold land for 99 years ending on 23 April 2096	Category of land use Industry Express condition Industrial ⁽⁵⁾ Restriction in interest The land can only be transferred or leased with the written approval of the state authority.	This land is currently charged to OCBC Bank (Malaysia) Berhad ⁽³⁾	2,276

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)

No.	Registered owner/Beneficial owner/Title Lot. no./ Postal address/	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area/ Land area (approximate) (sq m)	Tenure	Category of land use/ Express condition/ Restriction in interest	Encumbrances on property	NBV as at 31 December 2020 (RM'000)
5.	Central Medicare/ (11 Lots) PN 354312, Lot 15488, PN 354313, Lot 15489, PN 354314, Lot 15490, PN 354315, Lot 15491, PN 354316, Lot 15492, PN 354317, Lot 15493, PN 354318, Lot 15494, PN 354319, Lot 15495, PN 354320, Lot 15496, PN 354321, Lot 15497, and PN 354322, Lot 15498, all in the Mukim of Changkat Jong, District of Hilir Perak, State of Perak	Employees' hostel / Under construction	Nil ⁽⁶⁾	3,494 / 8,211	Leasehold land for 99 years ending on 23 April 2096	Category of land use Industry Express condition Industrial ⁽⁷⁾ Restriction in interest The land can only be transferred or leased with the written approval of the state authority.	This land is currently charged to OCBC Bank (Malaysia) Berhad ⁽³⁾	2,660
6.	Central Medicare GM 792, Lot 863, Mukim Changkat Jong, Hilir Perak, Perak / PT2609-2620 Batu 8, Jalan Changkat Jong, 36000 Teluk Intan, Perak	Vacant / Proposed warehouse ⁽⁸⁾	Nil	8,979	Freehold land	Category of land use Industry Express condition Light industrial Restriction in interest The land can only be transferred or leased with the written approval of the state authority.	Nil	4,674

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)

Notes:

- (1) *The HQ Office is currently held under Master Title where the registered owner is Everise Project Sdn Bhd. However, pursuant to the four sale and purchase agreements all dated 1 November 2018 ("SPAs"), our Company purchased four parcels of office units from Everise Project Sdn Bhd. The details of the SPAs are set out in Section 14.5 of this Prospectus. Our Company is the beneficial owner of the property pending the issuance of the strata titles.*
- (2) *We have on 26 November 2020 obtained the planning permission for the construction of Block G and Block H from the MPTI. Subsequently, we have on 16 December 2020 submitted an application for building plan for Block G and Block H to the MPTI and we expect to obtain the approval for the building plan in April 2021.*
- (3) *The facilities to this charge has since been refinanced.*
- (4) *The CfA dated 8 January 2021 has been issued by the Labour Department. See Annexure A of this Prospectus for more details.*
- (5) *We have engaged planners and surveyors who had on 10 December 2020 submitted to the Hilir Perak Land and District Office ("PDT Hilir Perak") our application to vary the express condition of the land title allowing the temporary hostel built thereon. Approval for the variation of express condition has been granted by the state authority on 24 March 2021.*
- (6) *The planning permission for the employees' hostel was approved on 28 February 2020 and the approval for building plans was obtained on 18 December 2020. The construction of the hostel is projected to be completed by end July 2021. We intend to submit the application for the CCC after the construction of the employees' hostel is completed and we estimate to obtain the CCC by the fourth quarter of 2021.*
- (7) *We have engaged planners and surveyors who had on 5 November 2020 submitted to the PDT Hilir Perak our application for the surrender and re-alienation and variation with the intention to amalgamate and vary the express condition of the land titles on which the hostel is being built. Approval for the variation of express condition to "Light Industry – Workers' Hostel" has been granted by PDT Hilir Perak on 19 March 2021. The surrender and re-alienation process is in progress.*
- (8) *As at the LPD, we propose to use this land to build a warehouse and a canteen.*

Save as disclosed above, none of the properties disclosed are in breach of any land use conditions and/or are in non-compliance with current statutory requirements, land rules or building regulations which will have a material adverse impact on our operations or the use of our assets on the said properties. No valuations have been conducted on any of the properties disclosed above.

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)**B.2 MATERIAL PROPERTIES LEASED/TENANTED BY OUR GROUP**

As at the LPD, the details of material properties leased/tenanted by us are as follows:

A. CENTRAL MEDICARE

No.	Name of lessor/lessee or landlord/tenant or tenant or sub-tenant/Lot. no./Postal address	Description of property/ Existing use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq m)	Period of tenancy or lease	Annual rental
1.	Ladang Sri Pelandok Sdn Bhd (landlord) / Central Medicare (tenant) (14 Lots) Geran No. 12547, Lot 8879, Geran No. 12548, Lot 8880, Geran No. 12549, Lot 8881, Geran No. 12550, Lot 8882, Geran No. 12551, Lot 8883, Geran No. 12552, Lot 8884, Geran No. 12553, Lot 8885, Geran No. 12554, Lot 8886, Geran No. 12555, Lot 8887, Geran No. 12556, Lot 8888, Geran No. 12557, Lot 8889, Geran No. 12558, Lot 8890, Geran No. 12559, Lot 8891, Geran No. 12560, Lot 8892, all in the Mukim of Changkat Jong, District of Hilir Perak, State of Perak Lorong 1 Taman Seri Wangsa 36700 Langkap Perak, Malaysia	Six units of 4-storey shop houses and eight units of 3-storey shop houses / Hostel for the employees of Central Medicare ⁽¹⁾	27 March 2014	7,023 / 1,972	A tenancy for a period of two years, from 1 May 2018 to 30 April 2020 and extended from 1 May 2020 to 30 April 2021 via a notice for extending tenancy agreement dated 1 April 2020	RM358,050

Note:

- (1) We have on 11 December 2020 received a letter of support from the MPTI for the use of these premises as hostels for our employees. The CfA dated 8 January 2021 has been issued by the Labour Department. See Annexure A for more details.

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT (Cont'd)**B.3 RIGHT OF USE OF LAND**

The details of land of which the right of use has been granted to us as at 19 March 2021 is set out below:

No.	Name of grantor / grantee / Location	Existing use	Area granted	Tenure / Date of expiry
1.	PDT Hilir Perak (grantor)/ Central Medicare (grantee) Wilayah Batu 8 Sungai Bidor, Mukim Changkat Jong, Daerah Hilir Perak	Temporary occupation licence for a pump house and water pipelines ("TOL")	32,407 m ²	31 December 2021 ⁽¹⁾

Note:

(1) Approval for the TOL has been issued by PDT Hilir Perak to Central Medicare on 19 March 2021 and the issuance of the TOL is pending.

ANNEXURE B: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT (Cont'd)**B.4 MATERIAL EQUIPMENT**

The material plants and equipment used by our business operations are as follows:

No.	Plants and equipment	Description/ Function	No. of units	NBV as at 31 December 2020 (RM'000)
1.	Manufacturing facility	Building designed for glove production lines.	4	140,451
2.	Air conditioning systems	Cooling system to produce cold water and cold air during our manufacturing processes.	9	18,347
3.	Factory equipment	Equipment used in our manufacturing facility for production purposes.	-(1)	8,526
4.	Waste water and raw water treatment plant	Waste-water treatment plant – the system to treat waste-water discharged from the production to comply with DOE requirement. Raw water treatment plant: the system to clarify and filter river water to meet production requirements.	2	7,654
5.	Dipping Line & Machinery Equipment		32	210,381
	- Double Former Dipping Line (32 Lines)	Machine with multi-process to produce glove in design with 2-layer formers each side.		
	- Former	Hand shape ceramic use in the dip latex and form the glove.		
	- Mechanical Auto-Strip Machine	Machine with mechanical auto mechanism to strip the glove from the former.		
	- Online Chlorination System	Glove dipping line design with online chlorine dipping system.		
	- Compounding tank and storage tank	Storage tank – to store raw latex from delivery. Compounding tank – to compound raw latex with others chemical for glove dipping process.		
	- Conveyor chain & holder set	Conveyor chain – metal plate link chain use in dipping line to continuously travel the holder and former. Holder set – designed to hold the former.		
	- Thermal Oil Heater	Equipment to continuously produce heat and transfer the thermal oil with the gas burner to the production heating system.		
	- Thermal Oil and others Piping	Heat transfer media that are used to transfer thermal energy.		
	- Electrical installations	Power supply installation with low and high voltage equipment.		

Note:

(1) *Factory equipment is not quantifiable as it consists of more than thousands of pieces of industrial containers and various kind of pallets for day to day operations.*