

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

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

<b>No.</b>	<b>Registered owner / Beneficial owner / Title / Lot no. / Postal address / Tenure</b>	<b>Description of property / Existing use</b>	<b>Date of issuance of CCC or equivalent</b>	<b>Built-up area / Floor area / Land area (approximate) (sq. m.)</b>	<b>Category of land use / Express condition / Restriction in interest</b>	<b>Encumbrances on property</b>	<b>NBV as at LPD RM'000</b>
1.	<p><b>Registered owner</b> KKSMST</p> <p><b>Title</b> Pajakan Negeri 52527, Lot 101156, Mukim Petaling, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur<sup>(1)</sup></p> <p><b>Postal address</b> T6-1-3, T6-1-4, T6-2-1, T6-2-2, T6-3-1, T6-3-2, T6-4-1, T6-4-2, T6-5-1, T6-5-2, T6-6-1, T6-6-2, T6-7-1 and T6-7-2, Menara 6, Lingkaran Maju, Jalan Lingkaran Tengah 2, Bandar Tasik Selatan, 57000 Wilayah Persekutuan Kuala Lumpur</p> <p><b>Tenure</b> Leasehold for the period of 99 years expiring on 29 June 2087</p>	<p><b>Description of property</b> 14 shop office units located at Menara 6, Lingkaran Maju, Jalan Lingkaran Tengah 2, Bandar Tasik Selatan, 57000 Wilayah Persekutuan Kuala Lumpur</p> <p><b>Existing use</b> Headquarters</p>	10 August 2016 <sup>(2)</sup>	<p><b>Floor area</b> 4,527.1</p> <p><b>Land area of the land held under the master title</b> 16,905</p>	<p><b>Category of land use</b> Building (<i>Bangunan</i>).</p> <p><b>Express condition</b> This land shall be used for mixed commercial development for the purposes of business premises, shops and offices only.</p> <p><b>Restriction in interest</b> This land cannot be transferred, leased or mortgaged except with the permission of Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur.</p>	All units were charged to Malayan Banking Berhad and Maybank Islamic Berhad and are still subsisting.	29,259

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

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**Notes:**

- (1) *The strata titles for these properties have not been issued, and the properties are still held under a master title Pajakan Negeri 52527, Lot 101156, Mukim Petaling, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur, as the strata titles cannot be issued due to an abandoned project located at the same development which is held under the same master title.*
- (2) *Pursuant to a partial CCC dated 10 August 2016 issued by the architect pursuant to By-Law 25 of the Undang-undang Kecil Bangunan (Wilayah Persekutuan Kuala Lumpur) 1985, the architect has certified that the buildings are safe and fit for occupation.*

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

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

<b>No.</b>	<b>Name of landlord / tenant / Lot. No. / Postal address</b>	<b>Description of property / Existing use</b>	<b>Date of issuance of CCC or equivalent</b>	<b>Built-up area / Floor Area / Land area (approximate) (sq. m.)</b>	<b>Period of tenancy or lease</b>	<b>Annual rental RM'000</b>
1.	<p><b>Landlord</b> Yew Lum Properties Sdn Bhd</p> <p><b>Tenant</b> KKSMST</p> <p><b>Lot. No. / Postal address</b> No. GM 1087 Lot 3720, Kawasan Industri Sg. Ramal, Balakong, 43300 Seri Kembangan, Selangor</p>	<p><b>Description of property</b> One unit of warehouse together with a two storey office erected on the land</p> <p><b>Existing use</b> Used as our DC</p>	26 April 2017	<p><b>Floor area</b> 8,681.4</p> <p><b>Land area</b> 12,265.92</p>	From 15 September 2025 to 14 September 2028	1,716 <sup>(1)</sup>
2.	<p><b>Landlord</b> Salak Park Sdn Bhd</p> <p><b>Tenant</b> KKSMST</p> <p><b>Lot. No./ Postal address</b> Pajakan Negeri (WP) 20885, Lot 34358, in the Mukim of Petaling, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur situated at Jalan 3/125D, Taman Desa Petaling, 57100 Kuala Lumpur</p>	<p><b>Description of property</b> One unit of warehouse</p> <p><b>Existing use</b> Used as our Desa Petaling Storage House</p>	To be obtained	<p><b>Floor area</b> 474.14</p> <p><b>Land area</b> 5,796</p>	From 1 July 2025 to 30 June 2028	70

**Note:**

(1) The annual rental for each of the second and third years of the tenancy will be RM1,844,700.00 respectively.

Save as disclosed in Section 7.23.1 of this Prospectus, none of the material properties owned and tenanted as disclosed under Sections B.1 and B.2 above are in breach of any land use conditions and/or are in non-compliance with current statutory requirements, land rules or building regulations which will have a material adverse impact on our operations or the utilisation of our assets on the said properties. No valuations have been conducted on any of the properties disclosed above.

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

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**B.3 MATERIAL EQUIPMENT**

As at the LPD, our Group does not own any material plant, machinery and equipment.