

## ANNEXURE B: OUR MATERIAL PROPERTIES

### B.1 MATERIAL PROPERTIES OWNED BY OUR COMPANY

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

No.	Registered owner / Beneficial owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
1.	<u>Registered owner</u> Chubb Malaysia  <u>Title details</u> H.S.(D) 83191, PT 1219, Mukim Kuala Lumpur, Kuala Lumpur, Wilayah Persekutuan  <u>Postal address</u> Wisma Chubb, 38, Jalan Sultan Ismail, Bukit Bintang, 50250 Kuala Lumpur, Wilayah Persekutuan  <u>Tenure</u> Freehold	<u>Description</u> 18-storey high rise office building  <u>Existing use</u> Head office save for the 8 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> and 12 <sup>th</sup> floors which are tenanted by Chubb Business Services	14 December 1997	<u>Built-up area</u> 20,850 sq. m.  <u>Land area</u> 1,632 sq. m.	<u>Category of land use</u> Building  <u>Express condition</u> The land can only be used for commercial building site only  <u>Restriction in interest</u> None	None	33,518

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

No.	Registered owner / Beneficial owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
2.	<p><u>Registered owner</u> Chubb Malaysia</p> <p><u>Title details</u> (a) H.S.(D) 45, PT 678, Mukim Bandar Georgetown, Timor Laut, Pulau Pinang</p> <p>(b) H.S.(D) 44, PT 677, Mukim Bandar Georgetown, Timor Laut, Pulau Pinang.</p> <p>(c) H.S.(D) 47, PT 680, Mukim Bandar Georgetown, Timor Laut, Pulau Pinang</p> <p>(d) H.S.(D) 42, PT 675, Mukim Bandar Georgetown, Timor Laut, Pulau Pinang</p> <p><u>Postal address</u> No. 266 &amp; 268, Victoria Street, 10300 Pulau Pinang</p> <p><u>Tenure</u> Freehold</p>	<p><u>Description</u> Three-storey shop lot</p> <p><u>Existing use</u> Branch office save for the second floor which is tenanted by B-Global Sdn Bhd</p>	<p>Nil<sup>(1)</sup></p>	<p><u>Built-up area</u> 10,075 sq. m.</p> <p><u>Land area</u> (a) 222 sq. m. (b) 136 sq. m. (c) 39 sq. m. (d) 125 sq. m.</p>	<p><u>Category of land use</u> Nil</p> <p><u>Express condition</u> (a) The land shall not be affected by any provision of the National Land Code limiting the compensation payable on the exercise by the State Authority of a right of access or use conferred by Chapter 3 of Part Three of the Code or on the creation of a Land Administrator's right of way; (b) The land is subject to the implied condition that land is liable to be re-entered if it is abandoned for more than three years and shall revert to the State only if the proprietor for the time being dies without heirs; and (c) The title shall confer the absolute right to all forest produce and to all oil, mineral and other natural deposits</p>	<p>None</p>	<p>1,299</p>

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

No.	Registered owner / Beneficial owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
					<p>on or below the surface of the land (including the right to work or extract any such produce or deposit and remove it beyond the boundaries of the land).</p> <p><u>Restriction in interest</u> None</p>		

**Note:**

(1) *The CCC for this property was unable to be located. In October 2025, we appointed an architect to apply for a new CCC for this property. We expect to obtain the CCC by July 2026. See Section 7.26.1 of this Prospectus for further details of this non-compliance and its rectification status.*

Save as disclosed in Section 7.26.1 of this Prospectus, none of the above properties 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 B: OUR MATERIAL PROPERTIES (Cont'd)**

**B.2 TENANCY OF MATERIAL PROPERTIES GRANTED BY OUR COMPANY**

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

No.	Landlord / Tenant / Postal address	Description / Existing use	Date of issuance of CCC or equivalent	Rented area (approximate)	Period of tenancy	Annual rental (RM unless otherwise stated)
1.	<u>Landlord</u> Chubb Malaysia  <u>Tenant</u> Chubb Business Services  <u>Postal address</u> Levels 8, 10, 11 and 12, Wisma Chubb, 38, Jalan Sultan Ismail, 50250 Kuala Lumpur, Wilayah Persekutuan	<u>Description</u> 8 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> and 12 <sup>th</sup> floor of an 18-storey high rise office building  <u>Existing use</u> Office	14 December 1997	3,164 sq. m.	Three years from 1 September 2025 to 31 August 2028	3,280,149.68 <sup>(1)</sup>
2.	<u>Landlord</u> Chubb Malaysia  <u>Tenant</u> B-Global Sdn Bhd  <u>Postal address</u> No. 266B and 268B, Victoria Street, 10300 Pulau Pinang	<u>Description</u> Second floor of a three-storey shop lot  <u>Existing use</u> Office	Nil <sup>(2)</sup>	316 sq. m.	Three years from 1 May 2024 to 30 April 2027	37,416

**Notes:**

- (1) For the period from 1 September 2025 to 31 December 2025 ("**First Term**"), the monthly rental is RM270,017.92. For the period from 1 January 2026 to 31 August 2028 ("**Subsequent Term**"), the monthly rental is RM275,009.75. The annual rental disclosed has been computed for the period from 1 September 2025 to 31 August 2026, comprising four months under the First Term and eight months under the Subsequent Term (i.e. calculated as  $(RM270,017.92 \times 4) + (RM275,009.75 \times 8) = RM3,280,149.68$ ).
- (2) The CCC for this property was unable to be located. In October 2025, we appointed an architect to apply for a new CCC for this property. We expect to obtain the CCC by July 2026. See Section 7.26.1 of this Prospectus for further details of this non-compliance and its rectification status.

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

**B.3 MATERIAL PROPERTIES TENANTED BY OUR COMPANY**

As at the LPD, details of the material properties tenanted by our Company<sup>(1)</sup> are as follows:

No.	Landlord / Tenant / Postal address	Description / Existing use	Date of issuance of CCC or equivalent	Rented area (approximate)	Period of tenancy	Annual rental (RM)
1.	<u>Landlord</u> Teh Seok Gouh  <u>Tenant</u> Chubb Malaysia  <u>Postal address</u> No. 225-B, Medan Putra, Seberang Jalan Putra, 05100 Alor Setar, Kedah	<u>Description</u> First floor of a three-storey shop lot  <u>Existing use</u> Branch office	6 October 1998	195 sq. m.	Three years from 1 March 2024 to 28 February 2027	14,400
2.	<u>Landlord</u> Murali Mohan A/L CK Gopinathan  <u>Tenant</u> Chubb Malaysia  <u>Postal address</u> No. 16 (Ground Floor), Jalan Pusat Perniagaan Falim 6, Pusat Perniagaan Falim, 30200 Ipoh, Perak	<u>Description</u> Ground floor of a three-storey shop lot  <u>Existing use</u> Branch office	11 April 2016	116 sq. m.	Three years from 1 May 2024 to 30 April 2027	27,600
3.	<u>Landlord</u> JSBW Sentosa Sdn Bhd  <u>Tenant</u> Chubb Malaysia  <u>Postal address</u> 47, Jalan Kebun Teh 1, Pusat Perdagangan Kebun Teh, 80250 Johor Bahru, Johor	<u>Description</u> Two-storey shop lot  <u>Existing use</u> Branch office	8 June 2014	269 sq. m.	Two years from 1 September 2024 to 31 August 2026	84,000

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

No.	Landlord / Tenant / Postal address	Description / Existing use	Date of issuance of CCC or equivalent	Rented area (approximate)	Period of tenancy	Annual rental (RM)
4.	<p><u>Landlord</u> Ng Yiet Kheong Ng Yoke Kheng Ng Yat Fai</p> <p><u>Tenant</u> Chubb Malaysia</p> <p><u>Postal address</u> No. 31 (Ground Floor), Jalan Tiara 2C/KU1, Pusat Perniagaan BBK, Bandar Baru Klang, 41150 Klang, Selangor</p>	<p><u>Description</u> Ground floor of a three-storey shop lot</p> <p><u>Existing use</u> Branch office</p>	14 July 2006	137 sq. m.	Three years from 1 August 2023 to 31 July 2026	39,600
5.	<p><u>Landlord</u> Fadilaju Sdn Bhd</p> <p><u>Tenant</u> Chubb Malaysia</p> <p><u>Postal address</u> Lot A-1-3, Block A, Signature Office, Times Square, Off Coastal Highway, 88100 Kota Kinabalu, Sabah</p>	<p><u>Description</u> Third floor of a four-storey commercial office building</p> <p><u>Existing use</u> Branch office</p>	30 January 2008	129 sq. m.	One year from 1 March 2025 to 28 February 2026	52,800
6.	<p><u>Landlord</u> KM Otomobil Sdn Bhd</p> <p><u>Tenant</u> Chubb Malaysia</p> <p><u>Postal address</u> Ground Floor, B-30, Lorong Tun Ismail 11, Jalan Tun Ismail, 25300 Kuantan, Pahang</p>	<p><u>Description</u> Ground floor of a three-storey shop lot</p> <p><u>Existing use</u> Branch office</p>	10 January 2004	176 sq. m.	Three years from 1 April 2023 to 31 March 2026	54,000

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

No.	Landlord / Tenant / Postal address	Description / Existing use	Date of issuance of CCC or equivalent	Rented area (approximate)	Period of tenancy	Annual rental (RM)
7.	<u>Landlord</u> Benuakaya Sdn Bhd  <u>Tenant</u> Chubb Malaysia  <u>Postal address</u> Lot 7686 & 7687, 1 <sup>st</sup> Floor, Section 64, Jalan Pending, 93450 Kuching, Sarawak	<u>Description</u> First floor of a three-storey shop lot  <u>Existing use</u> Branch office	9 June 2006	323 sq. m.	Three years from 1 October 2024 to 30 September 2027	42,180
8.	<u>Landlord</u> Teh Swee Mui  <u>Tenant</u> Chubb Malaysia  <u>Postal address</u> No.63-1, Jalan Merdeka Permai 3, Taman Merdeka Permai, Mukim Batu Berendam, 75350 Melaka Tengah, Melaka	<u>Description</u> First floor of a three-storey shop lot  <u>Existing use</u> Branch office	8 February 2010	229 sq. m.	Three years from 1 March 2025 to 29 February 2028	18,480
9.	<u>Landlord</u> Sinar Semarak Budi Sdn Bhd  <u>Tenant</u> Chubb Malaysia  <u>Postal address</u> Tingkat 1, No.1, Jalan Genuang Perdana, Taman Genuang Perdana, 85000 Segamat, Johor	<u>Description</u> First floor of a three-storey shop lot  <u>Existing use</u> Branch office	14 December 2009	201 sq. m.	Three years from 1 July 2023 to 30 June 2026	18,000

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

No.	Landlord / Tenant / Postal address	Description / Existing use	Date of issuance of CCC or equivalent	Rented area (approximate)	Period of tenancy	Annual rental (RM)
10.	<u>Landlord</u> Leong Hua Sdn Bhd  <u>Tenant</u> Chubb Malaysia  <u>Postal address</u> TB305, 2 <sup>nd</sup> Floor, Leong Hua Building, Jalan Dunlop, 91000 Tawau, Sabah	<u>Description</u> Second floor of a four-storey shop lot  <u>Existing use</u> Branch office	16 April 1979	204 sq. m.	Three years from 1 August 2025 to 31 July 2028	33,000

None of the above properties 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.

**Note:**

(1) *As we intend to cease the operations of three branch offices (namely the Muar, Miri and Sibul branch offices) progressively by the end of 2025, the details of these branches have not been disclosed in this Prospectus.*