

ANNEXURE A - MATERIAL PROPERTIES**1. Material properties owned by our Group**

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

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Category of land use / Restriction-in-interest	Encumbrances	Date of issuance of CCC / OC	Approximate land area / Approximate built-up area	NBV as at 31 December 2023 (RM'000)
1.	<p>Registered owner: AJ Land</p> <p>Title: CL No. 015700777, 015700786, 015700795, 015700802, 015700811, 015700820, 015700839 and 015641193, Locality Inanam, District of Kota Kinabalu, Sabah</p> <p>Postal address: <u>CL No. 015700777</u> Lot 2A, 2B, 3A, 3B, 4A, 4B, Open Space 2A and 5, Kg Kapa, Jalan Tuaran, Inanam, 88450 Kota Kinabalu, Sabah</p> <p>Tenure: Leasehold of 99 years expiring on 1 September 2067</p>	<p>Description: 8 contiguous parcels of subdivided industrial land</p> <p>Existing use: Vacant land</p>	<p>Express condition of land use: <u>Lot 2A, Lot 2B, Lot 3A, Lot 3B, Lot 4A, Lot 4B and Lot 5</u> Industrial building</p> <p><u>Open Space 2A</u> Open space only</p> <p>Category of land use: <u>Lot 2A, Lot 2B, Lot 3A, Lot 3B, Lot 4A, Lot 4B and Lot 5</u> Industrial building</p> <p><u>Open Space 2A</u> Open space</p> <p>Restriction-in-interest: <u>Lot 2A, Lot 2B, Lot 3A, Lot 3B, Lot 4A, Lot 4B and Lot 5</u> (a) Transfer or sublease of this title is prohibited before fulfilment of the covenants in the title or without the written permission from the Director of Lands and Surveys Department who shall impose additional premium, enhanced rent and any other conditions thereof while granting such permission.</p>	The subdivided lands were charged in favour of Ambank (M) Berhad vide memo no. MC2102010206 on 11 February 2011, MC1103010117 on 3 March 2011, MC1309010622 on 12 September 2013, MC2104010030 on 5 April 2021 and MC2103010433, MC2103010437, MC2103010438, MC2103010439, MC2103010440 and MC2103010441 on 24 March 2021 and they are still subsisting.	Not applicable ⁽¹⁾	Land area: 3.436 acres	3,210

ANNEXURE A - MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Category of land use / Restriction- in-interest	Encumbrances	Date of issuance of CCC / OC	Approximate land area / Approximate built-up area	NBV as at 31 December 2023 (RM'000)
			<p>(b) Subdivision of this title is prohibited without the written permission from the Director of Lands and Surveys who shall charge additional premium and enhanced rent and any other conditions thereof when granting such permission.</p> <p><u>Open Space 2A</u></p> <p>(a) Subdivision of this title is prohibited.</p> <p>(b) Transfer, sublease or charge of this title is prohibited except to the relevant authority or the title may be surrendered to the state government after the fulfilment of the owner covenants.</p> <p>(c) The state government reserves the right to acquire this land which in its opinion is necessary for any public purpose without payment of any compensation</p>				

ANNEXURE A - MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Category of land use / Restriction- in-interest	Encumbrances	Date of issuance of CCC / OC	Approximate land area / Approximate built-up area	NBV as at 31 December 2023 (RM'000)
2.	<p>Registered owner: AJ Land/ Gen Sen Engineering Sdn Bhd</p> <p>Title: CL No. 015641237, 015641246, 015641255, 015641228, Locality Inanam, District of Kota Kinabalu, Sabah</p> <p>Postal address: <u>CL No. 015641237</u> Road reserve, Kg Kapa, Jalan Tuaran, Inanam, 88450 Kota Kinabalu, Sabah</p> <p><u>CL No. 015641246</u> Drain reserve</p> <p><u>CL No. 015641255</u> Sub-station reserve, Kg Kapa, Jalan Tuaran, Inanam, 88450 Kota Kinabalu, Sabah</p> <p><u>CL No. 015641228</u> Open space, Kg Kapa, Jalan Tuaran, Inanam, 88450 Kota Kinabalu, Sabah</p> <p>Tenure: Leasehold of 99 years expiring on 1 September 2067</p>	<p>Description: 4 contiguous parcels of subdivided industrial land</p> <p>Existing use: Vacant land</p>	<p>Express condition of land use:</p> <p><u>CL No. 015641237</u> Road reserve only</p> <p><u>CL No. 015641246</u> Drain reserve only</p> <p><u>CL No. 015641255</u> Sub-station reserve only</p> <p><u>CL No. 015641228</u> Open space only</p> <p>Category of land use: <u>CL No. 015641237</u> Road reserve</p> <p><u>CL No. 015641246</u> Drain reserve</p> <p><u>CL No. 015641255</u> Sub-station reserve</p> <p><u>CL No. 015641228</u> Open space</p> <p>Restriction-in-interest: The state government reserves the right to acquire these lands which in its opinion is necessary for any public purpose without payment of any compensation</p>	NIL	Not applicable ⁽¹⁾	Land area: 2.792 acres	-

ANNEXURE A - MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Category of land use / Restriction- in-interest	Encumbrances	Date of issuance of CCC / OC	Approximate land area / Approximate built-up area	NBV as at 31 December 2023 (RM'000)
3.	<p>Registered owner: AJ Land</p> <p>Title: CL No. 015046090, Locality Telipok, District of Kota Kinabalu, Sabah</p> <p>Postal address: Jln Tuaran KM 21.5, Telipok, 88450 Kota Kinabalu, Sabah</p> <p>Tenure: Leasehold of 999 years expiring on 31 December 2916</p>	<p>Description: A parcel of commercial land</p> <p>Existing use: storage of machineries and equipment</p>	<p>Express condition of land use: Vacant land⁽²⁾</p> <p>Category of land use: Commercial mixed use</p> <p>Restriction-in-interest: NIL</p>	<p>(a) This land was charged in favour of CIMB Bank Berhad vide memo no. MC1812010502 on 28 December 2018 and MC2104010752 on 29 April 2021 and they are still subsisting.</p> <p>(b) A private caveat was entered by Gen Sen Engineering Sdn Bhd vide memo no. MC1812010501 on 20 December 2018 and it is still subsisting.</p>	<p>Not applicable⁽¹⁾</p>	<p>Land area: 10.681 acres</p>	<p>12,979</p>

ANNEXURE A - MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Title / Postal address / Tenure	Description / Existing use	Express condition of land use / Category of land use / Restriction-in-interest	Encumbrances	Date of issuance of CCC / OC	Approximate land area / Approximate built-up area	NBV as at 31 December 2023 (RM'000)
4.	<p>Registered owner: AJ Properties</p> <p>Title: TL No. 017549674, Locality Jalan Istana, District of Kota Kinabalu, Sabah</p> <p>Postal address: No. 388, Jalan Istana, 88400 Kota Kinabalu, Sabah</p> <p>Tenure: Leasehold of 98 years expiring on 31 December 2109</p>	<p>Description: A parcel of residential land</p> <p>Existing use: Vacant</p>	<p>Express condition of land use: Dwelling house</p> <p>Category of land use: Dwelling house</p> <p>Restriction-in-interest: (a) Transfer, sublease or charge of this title is prohibited without the written permission from the Director of Lands and Surveys Department who shall impose additional premium, enhanced rent and any other conditions thereof when granting such permission.</p> <p>(b) Subdivision of this title is prohibited without the written permission from the Director of Lands and Surveys who shall impose additional premium, enhanced rent and any other conditions thereof when granting such permission.</p>	<p>(a) This land was charged in favour of CIMB Bank Berhad vide memo no. MC2310010365 on 14 October 2023 and it is still subsisting.</p> <p>(b) A private caveat was entered by AJ Properties vide memo no. MC2210010018 on 4 October 2022 and is still subsisting.</p>	08.06.2023	Land area: 1.817 acres	10,759

Notes:

- (1) As at the LPD, no OC/CCC is required as no building has been erected on this land.
- (2) As at the LPD, the individual title of this property has yet to be issued. The land details (i.e. land area, tenure and special terms) are based on the master title under which the property is held.

ANNEXURE A - MATERIAL PROPERTIES (CONT'D)**2. Material properties rented by / from our Group**

No.	Tenant / Landlord	Postal address	Description / Existing use	Period of tenancy or lease	Date of issuance of CCC / OC	Approximate built-up area	Rental per annum (RM)
1.	Tenant: AJ Properties Landlord: Jayawanto Sdn Bhd	No. 7, Ground floor, 1 st floor and 2 nd floor Kolam Centre Off Jalan Lintas, Luyang 88300 Kota Kinabalu Sabah	Description: 3-storey of shop office Existing use: Corporate office of our Group	01.01.2024 to 31.12.2026	17.12.1992	Built-up area: 3,600 sq ft	108,000.00
2.	Tenant: AJ Land and AJ Properties Landlord: Kok Yuk Ming and Chin Giok Ching	No. 8, Ground floor, 1 st floor and 2 nd floor Kolam Centre Off Jalan Lintas, Luyang 88300 Kota Kinabalu Sabah	Description: 3-storey of shop office Existing use: Corporate office of our Group	<u>Ground floor</u> 01.12.2023 to 30.11.2028 <u>1st floor</u> 01.07.2021 to 30.06.2024 <u>2nd floor</u> 01.04.2024 to 31.03.2027	17.12.1992	Built-up area: 3,600 sq ft	<u>Ground floor:</u> 51,600.00 <u>1st floor:</u> 30,000.00 <u>2nd floor:</u> 21,000.00
3.	Tenant: AJ Properties and AJ Land Landlord: Jayawanto Sdn Bhd	No. 9, Ground floor, 1 st floor and 2 nd floor Kolam Centre Off Jalan Lintas, Luyang 88300 Kota Kinabalu Sabah	Description: 3-storey shop office Existing use: Corporate office of our Group	01.01.2023 to 31.12.2025	17.12.1992	Built-up area: 3,600 sq ft	<u>Ground floor:</u> 60,000.00 <u>1st and 2nd floor:</u> 48,000.00
4.	Tenant: AJ Properties Landlord: Chin Tsiew Wen @ Chin Tsiew Yun	No. 6, 2 nd floor, Jalan Kolam Centre 1, Off Jalan Lintas, Luyang 88300 Kota Kinabalu Sabah	Description: 1 floor of a 3-storey shop office Existing use: Corporate office of our Group	01.03.2021 to 28.02.2026	17.12.1992	Built-up area: 1,200 sq ft	21,600.00

ANNEXURE A - MATERIAL PROPERTIES (CONT'D)

No.	Tenant / Landlord	Postal address	Description / Existing use	Period of tenancy or lease	Date of issuance of CCC / OC	Approximate built-up area	Rental per annum (RM)
5.	Tenant: AJ Properties Landlord: Jet-Liner Travel Sdn Bhd	No. 10, 2 nd floor, Kolam Centre, Off Jalan Lintas, Luyang 88300 Kota Kinabalu Sabah	Description: 1 floor of a 3-storey shop office Existing use: Corporate office of our Group	01.09.2021 to 31.08.2024	17.12.1992	Built-up area: 1,246 sq ft	20,400.00