

## ANNEXURE A – MATERIAL PROPERTIES

## A.1 MATERIAL PROPERTIES OWNED BY OUR GROUP

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
1.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b> GRN 586963, Lot 93525, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address</u></b> 79, Jalan Kluang Perdana 1, Taman Kluang Perdana, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> Commercial land with a single storey temporary food court located on part of the land</p> <p><b><u>Existing use</u></b> A food court rented and operated by Kluang Sri Foodcourt</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b></p> <p>i) The land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.</p> <p>ii) If the applicant / registered proprietor intends to carry out development on the land, it shall be done through the process of conversion/surrender and re-alienation and shall not be implemented through the amendment of layout plans or similar processes.</p> <p>iii) The Local Authority shall not process any application for Planning Permission for Building Construction (Kebenaran Merancang Pendirian Bangunan – KMP) or any building plan application unless and until the process of surrender and re-alienation through planning permission is first</p>	<p><b><u>Land area</u></b> 4.3 acres</p> <p><b><u>Built-up area</u></b> 16,659 sq. ft.</p>	Nil <sup>(1)(5)</sup>	1,802

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
				<p>completed.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for commercial purposes in which the development components have yet to be determined, constructed in accordance with the plans approved by the Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b></p> <p>Charged to Alliance Bank Malaysia Berhad</p>			

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
2.	<p><b><u>Registered owner</u></b> Millennium Tulips</p> <p><b><u>Title details</u></b> HS(D) 74622, PTD 89814, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address</u></b> Along Jalan Lingkar Tengah, next to Taman Kluang Perdana, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> Agricultural land with a temporary open shed and temporary workers' cabin constructed on part of the land</p> <p><b><u>Existing use</u></b> Coconut plantation, with a part of the land rented to Bullish Aim Sdn Bhd for the installation and operation of the telecommunication tower and equipment as part of the telecommunications network and services operated by the tenant or any of its related companies or clients.</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> i) The land shall be planted with coconut trees. ii) The landowner shall at all times take such measures as may be directed by the Land Administrator to prevent soil erosion on the land.</p> <p><b><u>Material encumbrances</u></b> Charged to Affin Islamic Bank Berhad</p>	<p><b><u>Land area</u></b> 178.1 acres</p> <p><b><u>Built-up area</u></b> 5,889.2 sq. ft.</p>	Nil <sup>(2)(5)</sup>	39,745

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
3.	<p><b><u>Registered owner</u></b> Taipan Oracle</p> <p><b><u>Title details</u></b> HS(D) 94850, PTD 112566, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address</u></b> No. 1, Jalan Kluang Perdana 22, Taman Kluang Perdana, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> An operational single storey hypermarket</p> <p><b><u>Existing use</u></b> Rented to Target Supermarket (Taman Kluang Perdana) Sdn Bhd for operation of supermarket / departmental store and any associated and related activities</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b></p> <p>i) The land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.</p> <p>ii) If the applicant/registered proprietor intends to carry out development on the land, it shall be done through the process of conversion and surrender and re-alienation and shall not be carried out through the amendment of layout plans or similar procedures.</p> <p>iii) The Local Authority shall not process any application for Planning Permission for Building Construction (Kebenaran Merancang Pendirian Bangunan – KMP) or building plan applications unless and until the process of surrender and re-alienation through planning permission is completed first.</p>	<p><b><u>Land area</u></b> 2.8 acres</p> <p><b><u>Built-up area</u></b> 58,715.8 sq. ft.</p>	29 February 2024	14,201

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
				<p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a commercial plot, the development components of which have not yet been determined and shall be constructed in accordance with the plans approved by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b></p> <p>Charged to Maybank Islamic Berhad</p>			

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
4.	<p><b><u>Registered owner</u></b> TYT Builders</p> <p><b><u>Title details</u></b> HS(D) 83556, PT 2347, Mukim Sungei Udang, District of Melaka Tengah, State of Melaka</p> <p><b><u>Postal address</u></b> PT 2347, Jalan Sungei Udang, 76300 Sungai Udang, Melaka</p>	<p><b><u>Description</u></b> Vacant land</p> <p><b><u>Existing use</u></b> Vacant</p>	<p><b><u>Category of land use</u></b> Industrial</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> For industrial use only</p> <p><b><u>Material encumbrances</u></b> Nil</p>	<p><b><u>Land area</u></b> 2.5 acres</p> <p><b><u>Built-up area</u></b> Nil</p>	N/A	2,418
5.	<p><b><u>Registered owner</u></b> TYT Builders</p> <p><b><u>Title details</u></b> HS(D) 83555, PT 2346, Mukim Sungei Udang, District of Melaka</p>	<p><b><u>Description</u></b> 2 units of single storey temporary building erected on a vacant land</p> <p><b><u>Existing use</u></b> Warehouse for storage of construction</p>	<p><b><u>Category of land use</u></b> Industrial</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> For industrial use only</p> <p><b><u>Material encumbrances</u></b> Nil</p>	<p><b><u>Land area</u></b> 3.1 acres</p> <p><b><u>Built-up area</u></b> 6,831.0 sq. ft. and 27,439.0 sq. ft.</p>	Nil <sup>(3)(5)</sup>	3,690

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

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	Tengah, State of Melaka  <b><u>Postal address</u></b> PT 2346, Jalan Sungei Udang, 76300 Sungai Udang, Melaka	materials, machineries and equipment					
6.	<b><u>Registered owner</u></b> Megaform Builders  <b><u>Title details</u></b> HS(D) 83557, PT 2348, Mukim Sungei Udang, District of Melaka Tengah, State of Melaka  <b><u>Postal address</u></b> PT 2348, Jalan Sungei Udang, 76300 Sungai Udang, Melaka	<b><u>Description</u></b> Storage structure  <b><u>Existing use</u></b> Warehouse for construction materials, machineries and equipment and the cleaning of aluminium formworks	<b><u>Category of land use</u></b> Industrial  <b><u>Tenure of property</u></b> Freehold	<b><u>Restrictions in interest</u></b> Nil  <b><u>Express condition</u></b> For industrial (warehouse) only  <b><u>Material encumbrances</u></b> Nil	<b><u>Land area</u></b> 2.5 acres  <b><u>Built-up area</u></b> 21,070.3 sq. ft.	Nil <sup>(4)</sup>	3,087

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
7.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b> GRN 587371, Lot 93911, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address</u></b> 9, Jalan Kluang Perdana 1, Taman Kluang Perdana, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> A corner 2 storey semi-detached shop lot</p> <p><b><u>Existing use</u></b> Kluang sales gallery</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land comprised in this title shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a 2-storey shop semi-detached office for commercial and office purposes, constructed in accordance with the plans approved by the Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>	<p><b><u>Land area</u></b> 0.4 acres</p> <p><b><u>Built-up area</u></b> 6,399.8 sq. ft.</p>	3 November 2019	985

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
				<b><u>Material encumbrances</u></b> Nil			
8.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> GRN 69885, Lot 20770 (formerly HS(D) 18753, PT 7655), Mukim of Jasin, District of Jasin, State of Melaka</p> <p><b><u>Postal address</u></b> JC 9224, Jalan BBP 1 Presint 1, Bandar Botani Parkland Presint 1, 77200 Bemban, Melaka</p>	<p><b><u>Description</u></b> 2-storey shop office</p> <p><b><u>Existing use</u></b> Jasin sales gallery</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> i) The land shall not be transferred, leased, or charged unless with the consent of the State Authority. ii) This restriction in interest shall not apply to any transfer, lease, or charge to or by Malays.</p> <p><b><u>Express condition</u></b> The land shall be used for commercial purposes (shop/office) only.</p> <p><b><u>Material encumbrances</u></b> Nil</p>	<p><b><u>Land area</u></b> 2,411 sq. ft.</p> <p><b><u>Built-up area</u></b> 3,420 sq. ft.</p>	7 June 2024	360

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**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

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**Notes:**

1. *1 unit of single storey food court was constructed on part of the land based on the building plan approved by Majlis Perbandaran Kluang on 26 June 2023. We had obtained confirmation from an architect that a CCC is not required for this building in view of the temporary nature of the structure. The architect further confirmed that all necessary approvals have been obtained, and the structure has been constructed in accordance with the approved plans and relevant safety requirements.*
2. *1 unit of open shed, 2 temporary workers' cabins and 2 temporary toilets have been constructed on part of the land based on the limited planning permission approved by Majlis Perbandaran Kluang on 7 June 2023. We had obtained confirmation from an architect that a CCC is not required for this building in view of the temporary nature of the structure. The architect further confirmed that all necessary approvals have been obtained, and the structure has been constructed in accordance with the approved plans and relevant safety requirements. As at the LPD, no workers are accommodated at the workers' cabin.*
3. *Majlis Bandaraya Melaka Bersejarah has issued a temporary building permit 11 December 2024 in relation to the 2 units of single storey temporary building erected on PT 2346, Jalan Sungei Udang, 76300 Sungai Udang, Melaka. The temporary building permit has been renewed annually and is currently valid until 31 December 2026.*
4. *Majlis Bandaraya Melaka Bersejarah has issued a certification letter of fitness for occupation on 13 November 2025 in relation to the storage structure erected on PT 2348, Mukim Sungai Udang, Daerah Melaka Tengah, Melaka for the use as a storage facility for building and/or agricultural materials.*
5. *Under the Uniform Building By-Laws 1984 ("**UBBL 1984**"), a "temporary building" includes any building erected pursuant to a licence issued by the relevant local authority for a limited period, upon the expiry of which such building is required to be demolished.*

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

## A.2 MATERIAL PROPERTIES HELD IN OUR GROUP'S INVENTORY

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
1.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ GRN 586898, Lot 93708 (formerly HS(D) 82313, PTD 99875);</li> <li>▪ GRN 586917, Lot 93711 (formerly HS(D) 82316, PTD 99878);</li> <li>▪ GRN 586921, Lot 93715 (formerly HS(D) 82320, PTD 99882);</li> <li>▪ GRN 586923, Lot 93717 (formerly HS(D) 82322, PTD 99884);</li> <li>▪ GRN 586925, Lot 93719 (formerly HS(D) 82324, PTD 99886);</li> <li>▪ GRN 586928, Lot 93722 (formerly</li> </ul>	<p><b><u>Taman Kluang Perdana Phase 4</u></b></p> <p><b><u>Description</u></b> 12 units of 2-storey semi-detached house</p> <p><b><u>Existing use</u></b> Pending for sale (under Taman Kluang Perdana Phase 4)</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.<sup>(1)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a permanent 2-storey semi-detached residential house, constructed in accordance with the plans approved by the Local Authority.</p>	<p><b><u>Land area</u></b> 46,714 sq. ft.</p> <p><b><u>Built-up area</u></b> 31,380 sq. ft.</p>	26 May 2024	(2)7,919

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	HS(D) 82327, PTD 99889); <ul style="list-style-type: none"> <li>▪ GRN 586745, Lot 93769 (formerly HS(D) 82374, PTD 99936);</li> <li>▪ GRN 586746, Lot 93770 (formerly HS(D) 82375, PTD 99937);</li> <li>▪ GRN 586749, Lot 93773 (formerly HS(D) 82378, PTD 99940);</li> <li>▪ GRN 586750, Lot 93774 (formerly HS(D) 82379, PTD 99941);</li> <li>▪ GRN 586753, Lot 93777 (formerly HS(D) 82382, PTD 99944);</li> <li>▪ GRN 587305, Lot 93850 (formerly HS(D) 82568, PTD 100132),</li> </ul> Mukim Kluang, District of Kluang, State of Johor			ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Charged to Maybank Islamic Berhad			

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<p><b><u>Postal address</u></b></p> <ul style="list-style-type: none"> <li>▪ Jalan Kluang Perdana 35;</li> <li>▪ Jalan Kluang Perdana 39; and</li> <li>▪ Jalan Kluang Perdana 40,</li> </ul> <p>Taman Kluang Perdana, 86000 Kluang, Johor</p>						
2.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ GRN 586649, Lot 93801 (formerly HS(D) 82406, PTD 99968)</li> <li>▪ GRN 586760, Lot 93784 (formerly HS(D) 82389, PTD 99951)</li> <li>▪ GRN 586762, Lot 93786 (formerly HS(D) 82391, PTD 99953)</li> </ul>	<p><b><u>Taman Kluang Perdana Phase 5</u></b></p> <p><b><u>Description</u></b> 25 units of 2-storey semi-detached house</p> <p><b><u>Existing use</u></b> Pending for sale (under Taman Kluang Perdana Phase 5)</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority. In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company</p>	<p><b><u>Land area</u></b> 86,282.5 sq. ft.</p> <p><b><u>Built-up area</u></b> 65,371.9 sq. ft.</p>	10 April 2025	<sup>(4)</sup> 13,985

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<ul style="list-style-type: none"> <li>▪ GRN 586764, Lot 93788 (formerly HS(D) 82393, PTD 99955)</li> <li>▪ GRN 586766, Lot 93790 (formerly HS(D) 82395, PTD 99957)</li> <li>▪ GRN 586770, Lot 93794 (formerly HS(D) 82399, PTD 99961)</li> <li>▪ GRN 586949, Lot 93819 (formerly HS(D) 82537, PTD 100101)</li> <li>▪ GRN 593479, Lot 94710 (formerly HS(D) 82434, PTD 99997)</li> <li>▪ GRN 593480, Lot 94711 (formerly HS(D) 82435, PTD 99998)</li> <li>▪ GRN 593481, Lot 94712 (formerly HS(D) 82436, PTD 99999)</li> </ul>			<p>without the prior consent of the State Authority.<sup>(3)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a permanent 2-storey semi-detached residential house, constructed in accordance with the plans approved by the Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b></p> <p>Nil</p>			

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<ul style="list-style-type: none"> <li>▪ GRN 593482, Lot 94713 (formerly HS(D) 82437, PTD 100000)</li> <li>▪ GRN 593483, Lot 94714 (formerly HS(D) 82438, PTD 100001)</li> <li>▪ GRN 593507, Lot 94803 (formerly HS(D) 82526, PTD 100090)</li> <li>▪ GRN 593509, Lot 94805 (formerly HS(D) 82528, PTD 100092)</li> <li>▪ GRN 593511, Lot 94807 (formerly HS(D) 82530, PTD 100094)</li> <li>▪ GRN 593513, Lot 94694 (formerly HS(D) 82419, PTD 99981)</li> <li>▪ GRN 593514, Lot 94695 (formerly HS(D) 82420, PTD 99982)</li> </ul>						

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

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	<ul style="list-style-type: none"> <li>▪ GRN 593516, Lot 94697 (formerly HS(D) 82422, PTD 99984)</li> <li>▪ GRN 593517, Lot 94698 (formerly HS(D) 82423, PTD 99985)</li> <li>▪ GRN 593518, Lot 94699 (formerly HS(D) 82424, PTD 99986)</li> <li>▪ GRN 593520, Lot 94701 (formerly HS(D) 82426, PTD 99988)</li> <li>▪ GRN 593521, Lot 94702 (formerly HS(D) 82427, PTD 99989)</li> <li>▪ GRN 593561, Lot 94707 (formerly HS(D) 82431, PTD 99994)</li> <li>▪ GRN 593562, Lot 94708 (formerly HS(D) 82432, PTD 99995)</li> </ul>						

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<ul style="list-style-type: none"> <li>▪ GRN 593563, Lot 94709 (formerly HS(D) 82433, PTD 99996)</li> </ul> <p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address</u></b></p> <ul style="list-style-type: none"> <li>▪ Jalan Kluang Perdana 37; and</li> <li>▪ Jalan Kluang Perdana 41,</li> </ul> <p>Taman Kluang Perdana, 86000 Kluang, Johor</p>						
3.	<p><b><u>Registered owner</u></b> Parkland Global</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ GRN 604460, Lot 97804 (formerly HS(D) 84589, PTD 102703)</li> </ul>	<p><b><u>Taman Parkland Phase 2</u></b></p> <p><b><u>Description</u></b> 11 units of 2-storey bungalow house</p> <p><b><u>Existing use</u></b></p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera</p>	<p><b><u>Land area</u></b> 50,288.0 sq. ft.</p> <p><b><u>Built-up area</u></b> 30,129.0 sq. ft.</p>	16 April 2026	<sup>(6)</sup> 11,354

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<ul style="list-style-type: none"> <li>▪ GRN 604463, Lot 97807 (formerly HS(D) 84592, PTD 102706)</li> <li>▪ GRN 604467, Lot 97840 (formerly HS(D) 84625, PTD 102739)</li> <li>▪ GRN 604468, Lot 97841 (formerly HS(D) 84626, PTD 102740)</li> <li>▪ GRN 604471, Lot 97844 (formerly HS(D) 84629, PTD 102743)</li> <li>▪ GRN 604472, Lot 97845 (formerly HS(D) 84630, PTD 102744)</li> <li>▪ GRN 623008, Lot 98028 (formerly HS(D) 84661, PTD 102775)</li> <li>▪ GRN 623009, Lot 98029 (formerly HS(D) 84662, PTD 102776)</li> </ul>	Pending for sale (under Taman Parkland Phase 2)		<p>company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.<sup>(5)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for 2-storey bungalow residential house built in accordance with the plans approved by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>			

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<ul style="list-style-type: none"> <li>▪ HS(D) 84665, PTD 102779</li> <li>▪ GRN 623010, Lot 98033 (formerly HS(D) 84666, PTD 102780)</li> <li>▪ GRN 623011, Lot 98034 (formerly HS(D) 84667, PTD 102781)</li> </ul> <p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address</u></b></p> <ul style="list-style-type: none"> <li>• Jalan Parkland 15;</li> <li>• Jalan Parkland 16;</li> <li>• Jalan Parkland 17; and</li> <li>• Jalan Parkland 18,</li> </ul> <p>Taman Parkland, 86000 Kluang, Johor</p>			<p><b><u>Material encumbrances</u></b></p> <p>Charged to Hong Leong Bank Berhad</p>			

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
4.	<p><b><u>Registered owner</u></b> Parkland Global</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ GRN 654755, Lot 104023 (formerly HS(D) 88583, PTD 109719),</li> <li>▪ GRN 654756, Lot 104024 (formerly HS(D) 88584, PTD 109720),</li> <li>▪ GRN 654763, Lot 104031 (formerly HS(D) 88591, PTD 109727),</li> <li>▪ GRN 654765, Lot 104033 (formerly HS(D) 88593, PTD 109729) to GRN 654773, Lot 104041 (formerly HS(D) 88601, PTD 109737),</li> <li>▪ GRN 654775, Lot 104044 (formerly HS(D) 88603, PTD 109740) to GRN 654777, Lot 104046</li> </ul>	<p><b><u>Taman Parkland Phase 3</u></b></p> <p><b><u>Description</u></b> 46 units of 2-storey bungalow house</p> <p><b><u>Existing use</u></b> Pending for sale (under Taman Parkland Phase 3)</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority. <sup>(7)</sup></p> <p><b><u>Express condition</u></b></p> <ul style="list-style-type: none"> <li>i) This land shall be used for 2-storey bungalow residential house built in accordance with the plans approved by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to</li> </ul>	<p><b><u>Land area</u></b> 212,732 sq. ft.</p> <p><b><u>Built-up area</u></b> 125,994 sq. ft.</p>	16 April 2026	<sup>(6)</sup> 32,310

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	(formerly HS(D) 88605, PTD 109742), <ul style="list-style-type: none"> <li>▪ GRN 654779, Lot 104048 (formerly HS(D) 88607, PTD 109744),</li> <li>▪ GRN 654708, Lot 104053 (formerly HS(D) 88612, PTD 109749) to GRN 654710, Lot 104055 (formerly HS(D) 88614, PTD 109751),</li> <li>▪ GRN 654713, Lot 104058 (formerly HS(D) 88617, PTD 109754),</li> <li>▪ GRN 654714, Lot 104059 (formerly HS(D) 88618, PTD 109755),</li> <li>▪ GRN 654717, Lot 104062 (formerly HS(D) 88621, PTD 109758) to GRN 654719, Lot 104064 (formerly HS(D)</li> </ul>			locations designated by the relevant authority iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Charged to Hong Leong Bank Berhad			

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	88623, PTD 109760), ▪ GRN 654722, Lot 104067 (formerly HS(D) 88626, PTD 109763) to GRN 654727, Lot 104072 (formerly HS(D) 88631, PTD 109768), ▪ GRN 654732, Lot 104077 (formerly HS(D) 88636, PTD 109773) to GRN 654737, Lot 104082 (formerly HS(D) 88641, PTD 109778), ▪ GRN 654739, Lot 104084 (formerly HS(D) 88643, PTD 109780) to GRN 654746, Lot 104091 (formerly HS(D) 88650, PTD 109787), ▪ GRN 654749, Lot 104094 (formerly HS(D) 88653, PTD 109790),						

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<p>▪ GRN 654750, Lot 104095 (formerly HS(D) 88654, PTD 109791),</p> <p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address</u></b></p> <ul style="list-style-type: none"> <li>• Jalan Parkland 10;</li> <li>• Jalan Parkland 12;</li> <li>• Jalan Parkland 15;</li> <li>• Jalan Parkland 16;</li> <li>• Jalan Parkland 17;</li> <li>• Jalan Parkland 18,</li> </ul> <p>Taman Parkland, 86000 Kluang, Johor</p>						
5.	<p><b><u>Registered owner</u></b> Parkland Central</p> <p><b><u>Title details</u></b> GM 7083, Lot 1125 (formerly GM 1842, Lot 1125), Tempat Batu 17,</p>	<p><b><u>Residensi Parkland @ Kajang 2</u></b></p> <p><b><u>Description</u></b> 11 units of commercial retail</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil.</p> <p><b><u>Express condition</u></b> Commercial building</p>	<p><b><u>Land area</u></b> 3.8 acres</p> <p><b><u>Built-up area</u></b> 55,419 sq. ft.</p>	23 February 2026	78,814 <sup>(6)</sup>

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	<p>Jalan Reko, Pekan Kampung Sungai Tangkas, District of Ulu Langat, State of Selangor</p> <p><b><u>Postal address</u></b> Residensi Parkland @ Kajang, 2, Jalan Zamrud 3, 43000 Kajang, Selangor</p>	<p>shop and 51 units of serviced apartment</p> <p><b><u>Existing use</u></b> Pending for sale</p>		<p><b><u>Material encumbrances</u></b> Leased part of the land to Tenaga Nasional Berhad</p>			
6.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>• HS(D) 96242, PTD 113287</li> <li>• HS(D) 96319, PTD 113364</li> <li>• HS(D) 96320, PTD 113365</li> <li>• HS(D) 96324, PTD 113369</li> <li>• HS(D) 96325, PTD 113370</li> <li>• HS(D) 96328, PTD</li> </ul>	<p><b><u>Taman Bukit Perdana (Plot 2B1 – Phase 3)</u></b></p> <p><b><u>Description</u></b> 31 units of 2-storey terraced house and 1 unit of single-storey terraced house</p> <p><b><u>Existing use</u></b> Pending for sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company</p>	63,731.5 sq. ft.	12 May 2026	14,936 <sup>(6)</sup>

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	113373 <ul style="list-style-type: none"> <li>• HS(D) 96329, PTD 113374</li> <li>• HS(D) 96336, PTD 113381 to</li> <li>• HS(D) 96337, PTD 11338 to HS(D) 96341, PTD 113386</li> <li>• HS(D) 96346, PTD 113391</li> <li>• HS(D) 96347, PTD 113392</li> <li>• HS(D) 96351, PTD 113396 to HS(D) 96356, PTD 113401</li> <li>• HS(D) 96359, PTD 113404</li> <li>• HS(D) 96363, PTD 113408</li> <li>• HS(D) 96364, PTD 113409</li> <li>• HS(D) 96370, PTD 113415</li> <li>• HS(D) 96374, PTD 113419</li> <li>• HS(D) 96376, PTD 113421</li> <li>• HS(D) 96378, PTD</li> </ul>			without the prior consent of the State Authority. <sup>(8)</sup>  <b><u>Express condition</u></b> For the piece of land under HS(D) 96242, PTD 113287: i) The land shall be used for a single-storey terraced house and built according to the approved plan by the relevant Local Authority. ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  For all those pieces of land held under the remaining titles apart from those above: i) The land shall be used for a 2-storey terraced house and built according to the			

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area / Built-up area (approximate)	Date of issuance of CF / CCC	Audited NBV as at 31 December 2025 (RM'000)
	113423 <ul style="list-style-type: none"> <li>• HS(D) 96379, PTD 113424</li> <li>• HS(D) 96382, PTD 113427</li> <li>• HS(D) 96387, PTD 113432</li> <li>• HS(D) 96388, PTD 113433</li> </ul> Mukim Kluang, District of Kluang, State of Johor  <u>Postal address / Location</u> <ul style="list-style-type: none"> <li>• Jalan Bukit Perdana 2B/4,</li> <li>• Jalan Bukit Perdana 2B/5,</li> </ul> Taman Bukit Perdana, 86000 Kluang, Johor			approved plan by the relevant Local Authority. ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u>Material encumbrances</u> Nil			

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**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

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**Notes:**

1. *10 out of the 12 units of the remaining 2-storey semi-detached house under Taman Kluang Perdana (Phase 4) are Bumiputera lots. Our Group has obtained approval for the release of the 10 Bumiputera lots.*
2. *Based on audited NBV of 19 units of 2-storey semi-detached house, being the units remaining unsold as of 31 December 2025. From 1 January 2026 up to LPD, 7 units were subsequently sold.*
3. *14 out of the 25 units of the remaining 2-storey semi-detached house under Taman Kluang Perdana (Phase 5) are Bumiputera lots. Our Group has obtained approval for the release of the 14 Bumiputera lots.*
4. *Based on audited NBV of 34 units of 2-storey semi-detached house, being the units remaining unsold as of 31 December 2025. From 1 January 2026 up to LPD, 9 units were subsequently sold.*
5. *8 out of the 11 units of the remaining 2-storey bungalow house are Bumiputera lots.*
6. *The audited NBV is based on the construction and development costs as of 31 December 2025, as the project was still an ongoing development.*
7. *30 out of the 46 units of the remaining 2-storey bungalow house are Bumiputera lots.*
8. *10 out of 32 units of the remaining units under Taman Bukit Perdana (Plot 2B1 – Phase 3) are Bumiputera lots. Our Group has obtained approval for the release of the 10 Bumiputera lots.*

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

A.3 LAND HELD FOR ONGOING DEVELOPMENT / LAND UNDERGOING DEVELOPMENT PURSUANT TO JOINT VENTURE AGREEMENTS<sup>(1)</sup>

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
<b>Bandar Layangkasa, Masai (Phase 6, 7 &amp; 8)</b>						
1.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(3)</sup></p> <p><b><u>Title details</u></b> PM 1894, Lot 232278 and PM 1895, Lot 232279, Bandar Layangkasa, Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 6)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Bandar Layangkasa, Masai (Phase 6) which consists of:</p> <ul style="list-style-type: none"> <li>▪ 278 units of Rumah Mampu Milik Johor (RMMJ C)</li> <li>▪ 2 units of management office for RMMJ C</li> </ul>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Leasehold (99 years, expiring on 21 December 2109)</p>	<p><b><u>Restrictions in interest</u></b> Once the multi-storey building erected on the land has been subdivided and the strata titles have been registered, the strata unit owner subsequent to the developer shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for residential housing under the category of "Rumah Mampu Milik Johor (RMMJ) – 2-Storey Strata Townhouse" constructed in accordance with the plan approved by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a</p>	5.7 acres	8,959

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		<u><b>Existing use</b></u> Held for development and sale		period of 2 years from the date of registration of title. <sup>(11)</sup>  iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Nil		
2.	<u><b>Registered owner</b></u> Cahaya Bumimas Sdn Bhd <sup>(3)</sup>  <u><b>Title details</b></u> PM 1892, Lot 232276 and PM 1893, Lot 232277, Bandar Layangkasa, Mukim Plentong, District of Johor Bahru, State of Johor  <u><b>Postal address / Location</b></u> Bandar Layangkasa, 81700 Pasir Gudang, Johor	<u><b>Bandar Layangkasa, Masai (Phase 7)</b></u>  <u><b>Description</b></u> Ongoing township development project known as Bandar Layangkasa, Masai (Phase 7) which consists of:  ▪ 278 units of Rumah Mampu Milik Johor (RMMJ C)	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Leasehold (99 years, expiring on 21 December 2109)	<u><b>Restrictions in interest</b></u> Once the multi-storey building erected on the land has been subdivided and the strata titles have been registered, the strata unit owner subsequent to the developer shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.  <u><b>Express condition</b></u> i) This land shall be used for residential housing under the category of "Rumah Mampu Milik Johor (RMMJ) - 2-Storey Strata Townhouse" constructed in	5.7 acres	9,078

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		<ul style="list-style-type: none"> <li>▪ 2 units of management office for RMMJ C</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p>accordance with the plan approved by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(11)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		
3.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(M) 9641, PTD 252251 to HS(M) 9781, PTD 252391;</li> <li>▪ HS(M) 9824, PTD 252434 to HS(M) 9851, PTD 252461;</li> <li>▪ HS(M) 9894, PTD 252504</li> </ul>	<p><b><u>Bandar Layangkasa, Masai (Phase 8)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Bandar Layangkasa, Masai (Phase 8) which</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b></p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company without the prior consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot</p>	6.8 acres	15,513

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	<p>to HS(M) 9917, PTD 252527</p> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p>consists of 193 units of 2-storey terraced house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p>subsequently be sold, leased or transferred in any manner whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.<sup>(4)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for the construction of 2-storey terraced houses, to be built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Charged to United Overseas Bank (Malaysia) Bhd</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
<b>Parkland Avenue by the Sea</b>						
4.	<p><b><u>Registered owner</u></b> Floracode<sup>(5)</sup></p> <p><b><u>Title details</u></b> HS(D) 91518, PT 283 and HS(D) 91519, PT 284, Mukim Kawasan Bandar XLIV, District of Melaka Tengah, State of Melaka</p> <p><b><u>Postal address / Location</u></b> Residensi Kota Syahbandar, Jalan Persiaran Kota Syahbandar, 75200 Melaka</p>	<p><b><u>Description</u></b> Ongoing mixed development project known as Residensi Kota Syahbandar (Parkland Avenue by The Sea) which consists of:</p> <ul style="list-style-type: none"> <li>▪ Phase 1A - 1- storey of retail area, 41-storey of serviced apartment under Tower A comprising 730 units, 15-storey of office under Tower C comprising 30 units</li> <li>▪ Phase 1B - 40- storey of serviced apartment under Tower B</li> </ul>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Leasehold (99 years, expiring on 12 December 2123)</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred or leased in any manner whatsoever without the prior consent of the State Authority. This restriction in interest is exempted for the first transfer or lease.</p> <p><b><u>Express condition</u></b> The land shall be used solely for commercial building.</p> <p><b><u>Material encumbrances</u></b> Charged to Hong Leong Islamic Bank Berhad and Hong Leong Bank Berhad</p>	7.0 acres	220,782

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		<p>comprising 474 units</p> <p><b><u>Existing use</u></b> Held for development and sale</p>				
<b>Taman Bukit Perdana (Plot 2A - Phase 7 &amp; 8)</b>						
5.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(D) 97359, PTD 114835 to HS(D) 97447, PTD 114923</li> <li>▪ HS(D) 97475, PTD 114951 to HS(D) 97487, PTD 114963</li> </ul> <p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p><b><u>Taman Bukit Perdana, Kluang (Plot 2A - Phase 7)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Taman Bukit Perdana, Kluang (Plot 2A - Phase 7) which comprises of 102 units of 2-storey Rumah Mampu Milik Johor (RMMJ A)</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner (subsequent to the developer), shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a residential house under the category of 2-storey Rumah Mampu Milik Johor (RMMJ A) and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section</p>	2.4 acres	1,225

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		<u><b>Existing use</b></u> Held for development and sale		122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence that within a period of 2 years from the date of registration of title. <sup>(11)</sup>  iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Nil		
6.	<u><b>Registered owner</b></u> Atlantis Venture  <u><b>Title details</b></u> ▪ HS(D) 97448, PTD 114924 to HS(D) 97474, PTD 114950 ▪ HS(D) 97488, PTD 114964 to HS(D) 97940, PTD 115416  Mukim Kluang, District of Kluang, State of Johor	<u><b>Taman Bukit Perdana, Kluang (Plot 2A - Phase 8)</b></u>  <u><b>Description</b></u> Ongoing township development project known as Taman Bukit Perdana, Kluang (Plot 2A - Phase 8) which comprises of: ▪ 102 units of 2-storey Rumah	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> The landowner (subsequent to the developer) shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.  <u><b>Express condition</b></u> For all those pieces of land held under: ▪ HS(D) 97448, PTD 114924 to HS(D) 97474, PTD 114950	16.9 acres	2,947

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	<p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p>Mampu Milik Johor (RMMJ B)</p> <ul style="list-style-type: none"> <li>▪ 229 units of single storey Rumah Mampu Milik Johor (RMMJ C)</li> <li>▪ 149 units of 2- storey Rumah Mampu Milik Johor (RMMJ D)</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<ul style="list-style-type: none"> <li>▪ HS(D) 97488, PTD 114964 to HS(D) 97562, PTD 115038</li> </ul> <p>i) The land shall be used for a residential house under the category of 2-storey Rumah Mampu Milik Johor (RMMJ B) and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(11)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land held under:</p> <ul style="list-style-type: none"> <li>▪ HS(D) 97563, PTD 115039 to HS(D) 97767, PTD 115243</li> <li>▪ HS(D) 97777, PTD 115253 to HS(D) 97800, PTD 115276</li> </ul>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				<p>i) The land shall be used as a residential house under the category of single-storey Rumah Mampu Milik Johor (RMMJ C) and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(11)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land held under:</p> <ul style="list-style-type: none"> <li>▪ HS(D) 97768, PTD 115244 to HS(D) 97776, PTD 115252</li> <li>▪ HS(D) 97801, PTD 115277 to HS(D) 97940, PTD 115416</li> </ul> <p>i) The land shall be used for a residential house under the category of 2-storey Rumah</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				<p>Mampu Milik Johor (RMMJ D) and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(11)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		
<b>Taman Bukit Perdana (Plot 2B1 – Phase 1, 2 &amp; 4)</b>						
7.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b> HS(D) 96597, PTD 113651 to HS(D) 96738, PTD 113792, Mukim Kluang, District of Kluang, State of Johor</p>	<p><b><u>Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 1)</u></b></p> <p><b><u>Description</u></b> Ongoing township development</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner (subsequent to the developer) shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.</p>	4.8 acres	417

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	<u>Postal address / Location</u> Taman Bukit Perdana, 86000 Kluang, Johor	project known as Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 1) which comprises of 142 units of single-storey Rumah Mampu Biaya Johor (RMBJ C)  <u>Existing use</u> Held for development and sale		<u>Express condition</u> i) The land shall be used for a residential house under the category of “single-storey Rumah Mampu Biaya (RMBJ C)” and built according to the approved plan by the relevant Local Authority. ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall complete within a period of 2 years from the date of registration of title. <sup>(11)</sup> iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u>Material encumbrances</u> Nil		
8.	<u>Registered owner</u> Atlantis Venture	<u>Taman Bukit  Perdana, Kluang  (Plot 2B1 – Phase  2)</u>	<u>Category of land  use</u> Building	<u>Restrictions in interest</u> The landowner (subsequent to the developer) shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell	4.8 acres	4,837

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	<p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(D) 96257, PTD 113302 to HS(D) 96264, PTD 113309;</li> <li>▪ HS(D) 96463, PTD 113517 to HS(D) 96596, PTD 113650;</li> </ul> <p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> Ongoing township development project known as Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 2) which comprises of: 142 units of 2-storey Rumah Mampu Biaya (RMBJ D)</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Tenure of property</u></b> Freehold</p>	<p>the land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a residential house under the category of “two-storey Rumah Mampu Biaya (RMBJ D)” and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall complete within a period of 2 years from the date of registration of title.<sup>(11)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
9.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b> HS(D) 95973, PTD 113018 to HS(D) 96240, PTD 113285, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p><b><u>Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 4)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 4) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 172 units of 2- storey terraced house</li> <li>▪ 96 units of 1- storey terraced house</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.<sup>(6)</sup></p> <p><b><u>Express condition</u></b> For all those pieces of land under:</p> <ul style="list-style-type: none"> <li>▪ HS(D) 95973, PTD 113018 to HS(D) 96005, PTD 113050;</li> <li>▪ HS(D) 96065, PTD 113110 to HS(D) 96127, PTD 113172</li> </ul> <p>i) The land shall be used for a single- storey terraced house and built according to the approved plan by the relevant Local Authority.</p>	10.5 acres	36,178

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				<p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land under:</p> <ul style="list-style-type: none"> <li>▪ HS(D) 96006, PTD 113051 to HS(D) 96064, PTD 113109;</li> <li>▪ HS(D) 96128, PTD 113173 to HS(D) 96240, PTD 113285</li> </ul> <p>i) The land shall be used for a 2-storey terraced house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
<b>Taman Kluang Perdana (Phase 6 &amp; 9)</b>						
10.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ GRN 593485, Lot 94716 to GRN 593490, Lot 94721</li> <li>▪ GRN 593564, Lot 94722 to GRN 593567, Lot 94725</li> <li>▪ GRN 593524, Lot 94726 to GRN 593547, Lot 94749</li> <li>▪ GRN 593568, Lot 94750 to GRN 593579, Lot 94761</li> <li>▪ GRN 593491, Lot 94762 to GRN 593502, Lot 94773</li> <li>▪ GRN 593580, Lot 94774 to GRN 593591, Lot 94785</li> <li>▪ GRN 593548, Lot 94786 to GRN 593559, Lot 94797</li> <li>▪ GRN 593503, Lot 94799 to GRN 593504, Lot 94800</li> <li>▪ HS(D) 88548, PTD 109681 to HS(D) 88575, PTD 109708</li> <li>▪ GRN 593505, Lot 94801 (formerly HS(D) 82524, PTD100088)</li> </ul>	<p><b><u>Taman Kluang Perdana, Kluang (Phase 6)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Taman Kluang Perdana, Kluang (Phase 6) which comprises of 112 units of single storey semi-detached house type A and 1 land for 2-storey bungalow</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p>For the land held under GRN 593505, Lot 94801:</p> <p><b><u>Restrictions in interest</u></b> This land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <ul style="list-style-type: none"> <li>i) The land shall be used for a 2-storey bungalow house and built according to the approved plan by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ul> <p><b><u>Material encumbrances</u></b> Nil</p>	9.6 acres	15,855

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	<p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Kluang Perdana, 86000 Kluang, Johor</p>			<p>For all those pieces of land held under the remaining titles apart from the above:</p> <p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.<sup>(7)</sup></p> <p><b><u>Express condition</u></b> i) The land shall be used for a single-storey semi-detached residential house and built according to the approved plan by the relevant Local Authority.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Nil		
11.	<u><b>Registered owner</b></u> Parkland City  <u><b>Title details</b></u> HS(D) 98228, PTD 115900 to HS(D) 98276, PTD 115953, Mukim Kluang, District of Kluang, State of Johor  <u><b>Postal address / Location</b></u> Taman Kluang Perdana, 86000 Kluang, Johor	<u><b>Taman Kluang Perdana, Kluang (Phase 9)</b></u>  <u><b>Description</b></u> Ongoing township development project known as Taman Kluang Perdana, Kluang (Phase 9) which comprises of:  ▪ 12 units of 2- storey semi-	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.  In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority. <sup>(8)</sup>	6.9 acres	13,631

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		detached shop office type A <ul style="list-style-type: none"> <li>▪ 24 units of 2-storey semi-detached shop office type B</li> <li>▪ 18 units of 2-storey semi-detached shop office type C</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p><b><u>Express condition</u></b></p> <ul style="list-style-type: none"> <li>i) The land shall be used for 2-storey semi-detached shop office and shall be constructed in accordance with the plans approved by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ul> <p><b><u>Material encumbrances</u></b> Nil</p>		
<b>Taman Bukit Indah (Phase 1, 2 &amp; 5)</b>						
12.	<p><b><u>Registered owner</u></b> Parkland Global</p> <p><b><u>Title details</u></b> HS(D) 77800, PTD 69018 to HS(D) 78006, PTD 69224, Mukim Simpang Kanan, District of Batu Pahat, State of Johor</p>	<p><b><u>Taman Bukit Indah (Phase 1)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Taman Bukit Indah (Phase 1) which comprises of 207</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p>	9.7 acres	40,000

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	<p><b><u>Postal address / Location</u></b> Taman Bukit Indah, 83000 Batu Pahat, Johor</p>	<p>units of 2-storey terraced house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.<sup>(9)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a 2-storey terraced residential house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Charged to RHB Bank Berhad</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
13.	<p><b><u>Registered owner</u></b> Parkland Global</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(D) 78306 PTD 69524 to HS(D) 78411 PTD 69629</li> <li>▪ HS(D) 78412 PTD 69631 to HS(D) 78517 PTD 69736</li> </ul> <p>Mukim Simpang Kanan, District of Batu Pahat, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Indah, 83000 Batu Pahat, Johor</p>	<p><b><u>Taman Bukit Indah, Batu Pahat (Phase 2)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Taman Bukit Indah, Batu Pahat (Phase 2) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 85 units of single storey Rumah Mampu Biaya (RMB C)</li> <li>▪ 85 units of 2-storey Rumah Mampu Biaya (RMB D)</li> <li>▪ 42 units of single storey Kedai Kos Sederhana</li> </ul>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner (subsequent to the developer) shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b> All these pieces of land held under: HS(D) 78306, PTD 69524 to HS(D) 78347, PTD 69565</p> <ul style="list-style-type: none"> <li>i) Shall be used for a single-storey kedai kos sederhana for commercial purposes and built according to the approved plan by the relevant Local Authority.</li> <li>ii) In accordance with Section 122 of the National Land Code, the State Authority hereby impose that the building above shall be completed within 2 years from the land title registration.<sup>(1)</sup></li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ul>	7.4 acres	9,824

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		<p><b><u>Existing use</u></b> Held for development and sale</p>		<p>All these pieces of land held under:</p> <ul style="list-style-type: none"> <li>▪ HS(D) 78374, PTD 69592 to HS(D) 78409, PTD 69627</li> <li>▪ HS(D) 78439, PTD 69658 to HS(D) 78474, PTD 69693</li> <li>▪ HS(D) 78505, PTD 69724 to HS(D) 78517, PTD 69736</li> </ul> <p>i) Shall be used for a residential house under the category of single storey Rumah Mampu Biaya Johor RMB (C) and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(11)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				<p>All those pieces of land held under the remaining titles apart from those above:</p> <ul style="list-style-type: none"> <li>i) The land shall be used for a residential house under the category of "2-storey Rumah Mampu Biaya Johor RMB (D)" and built according to the approved plan by the relevant Local Authority.</li> <li>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(11)</sup></li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ul> <p><b><u>Material encumbrances</u></b> Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
14.	<p><b><u>Registered owner</u></b> Parkland Global</p> <p><b><u>Title details</u></b> HS(D) 78202, PTD 69420 to HS(D) 78305, PTD 69523, Mukim Simpang Kanan, District of Batu Pahat, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Indah, 83000 Batu Pahat, Johor</p>	<p><b><u>Taman Bukit Indah, Batu Pahat (Phase 5)</u></b></p> <p><b><u>Description</u></b> Ongoing township development project known as Taman Bukit Indah, Batu Pahat (Phase 5) which comprises of 104 units of 2- storey semi- detached house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.<sup>(10)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for 2-storey semi-detached residential house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p>	8.5 acres	18,001

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Charged to RHB Bank Berhad		
<b>Bandar Botani Parkland, Jasin (Plot 2 – Phase 3B &amp; 4B)</b>						
15.	<u><b>Registered owner</b></u> Parkland Avenue  <u><b>Title details</b></u> HS(D) 30906, PT 14033 to HS(D) 31152, PT 14279, Mukim Jasin, District of Jasin, State of Melaka  <u><b>Postal address / Location</b></u> Bandar Botani Parkland Presint 2, 77200 Jasin, Melaka.	<u><b>Bandar Botani Parkland, Jasin (Plot 2 – Phase 3B)</b></u>  <u><b>Description</b></u> Ongoing township development project known as Bandar Botani Parkland, Jasin (Plot 2 – Phase 3B) which comprises of: <ul style="list-style-type: none"> <li>▪ 206 units of single storey cluster house type A</li> <li>▪ 40 units of single storey semi-</li> </ul>	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> The land shall not be transferred, leased or charged unless with the consent of the State Authority.  For HS(D) 30906, PT 14033 to HS(D) 31021, PT 14148 and HS(D) 31047, PT 14174 to HS(D) 31067, PT 14194, this restriction in interest is exempted if the transfer, lease or charge is made to/by the first purchaser.  For HS(D) 31022, PT 14149 to HS(D) 31046, PT 14173 and HS(D) 31068, PT 14195 to HS(D) 31152, PT 14279, this restriction does not apply where the transfer, lease, or charge is to or from Malays.	17.0 acres	29,482

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		detached house type A <ul style="list-style-type: none"> <li>▪ 1 unit of single storey bungalow</li> </ul> <u>Existing use</u> Held for development and sale		<u>Express condition</u> For residential building only  <u>Material encumbrances</u> Nil		
16.	<u>Registered owner</u> Parkland Avenue  <u>Title details</u> HS(D) 31153, PT 14280 to HS(D) 31654, PT 14781, Mukim Jasin, District of Jasin, State of Melaka  <u>Postal address / Location</u> Bandar Botani Parkland Presint 3, 77200 Jasin, Melaka	<u>Bandar Botani Parkland, Jasin (Plot 2 – Phase 4B)</u>  <u>Description</u> Ongoing township development project known as Bandar Botani Parkland, Jasin (Plot 2 – Phase 4B) which comprises of:  <ul style="list-style-type: none"> <li>▪ 58 units of single storey terraced house type A</li> </ul>	<u>Category of land use</u> Building  <u>Tenure of property</u> Freehold	<u>Restrictions in interest</u> The land shall not be transferred, leased or charged unless with the consent of the State Authority.  For HS(D) 31153, PT 14280 to HS(D) 31286, PT 14413, this restriction in interest is exempted if the transfer, lease or charge is made to/by the first purchaser.  For HS(D) 31287, PT 14414 to HS(D) 31302, PT 14429 and HS(D) 31319, PT 14446 to HS(D) 31654, PT 14781, this restriction does not apply where the transfer, lease, or charge is to or from Malays.	19.7 acres	29,012

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
		<ul style="list-style-type: none"> <li>▪ 8 units of single storey terraced house type A1</li> <li>▪ 395 units of single storey terraced house type B</li> <li>▪ 41 units of single storey terraced house type B1</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p><b><u>Express condition</u></b> For residential building only</p> <p><b><u>Material encumbrances</u></b> Nil</p>		
<b>Parkland by the River</b>						
17.	<p><b><u>Registered owner</u></b> Parkland Southern</p> <p><b><u>Title details</u></b> HS(D) 636953, PTD 254883, Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Residensi Parkland Permas</p>	<p><b><u>Description</u></b> Ongoing mixed development project known as Parkland by The River (Phase 1 &amp; 2) which comprises of 2 blocks (4 towers) of 36-storey serviced apartment with a total of 1,078</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b></p> <p>i) The landowner is not allowed to offer or sell the building units (parcels) which will be built on this land unless the building construction has begun in accordance with the approved plans by the relevant Local Authority.</p> <p>ii) The building parcels on this land upon being transferred to a</p>	<b><u>Land area</u></b> 10.0 acres	119,635

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	Seksyen 2.1, Jalan Permas Jaya-Pasir Gudang (FT035) Bandar Baru Permas Jaya, 81750 Johor Bahru, Johor	service apartment units, 2 guard house units, 7 floors of podium, 6 storey car park and recreational facilities.  <b><u>Existing use</u></b> Held for development and sale, with a sales gallery operating under a temporary building permit		Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the consent of the State Authority.  iii) The building parcels on this land shall not be sold or transferred in any manner whatsoever to a non- citizen / foreign company without the consent of the State Authority.  <b><u>Express condition</u></b> i) This land shall be used for commercial purposes (e.g. service apartment, commercial and retail space) and built according to the approved plan by the relevant Local Authority. ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.		

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

No.	Registered owner <sup>(2)</sup> / Beneficial owner /Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				<b><u>Material encumbrances</u></b> Charged to RHB Bank Berhad		

**Notes:**

1. The CCCs for these development projects have not been issued as they are currently ongoing. The CCCs will be issued upon completion of the projects.
2. 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.
3. The land for this ongoing development project is developed pursuant to the Bandar Layangkasa JVA (as defined in **Section 15.4(3)** of this Prospectus) entered between Cahaya Bumimas Sdn Bhd as the landowner and Parkland City as the developer.
4. 76 out of 193 of the land titles under Bandar Layangkasa, Masai (Phase 8) are Bumiputera lots.
5. The land for this ongoing development project is developed pursuant to the development Agreement dated 16 August 2022 entered between Floracode as the landowner and Parkland Avenue as the developer.
6. 108 out of 268 of the land titles under Taman Bukit Perdana (Plot 2B1 – Phase 4) are Bumiputera lots.
7. 52 out of 113 of the land titles under Taman Kluang Perdana (Phase 6) are Bumiputera lots.
8. 22 out of 54 of the land titles under Taman Kluang Perdana (Phase 9) are Bumiputera lots.
9. 83 out of 207 of the land titles under Taman Bukit Indah (Phase 1) are Bumiputera lots.
10. 42 out of 104 of the land titles under Taman Bukit Indah (Phase 5) are Bumiputera lots.
11. Perbadanan Kemajuan Perumahan Negeri Johor (“**PKPJ**”) monitors the construction progress of Rumah Mampu Milik Johor projects via a communication channel established with developers, through which developers are required to provide monthly updates on construction progress. Our Group has provided monthly updates on our construction progress to PKPJ through such communication channel.

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

## A.4 MATERIAL PROPERTIES PLANNED FOR FUTURE DEVELOPMENT

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
<b>Taman Kluang Perdana, Kluang</b>						
1.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b> HS(D) 88481, PTD 109614 to HS(D) 88547, PTD 109680 Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Kluang Perdana, 86000 Kluang, Johor</p>	<p><b><u>Taman Kluang Perdana, Kluang (Phase 7)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Taman Kluang Perdana, Kluang (Phase 7) which comprises of 66 units of single storey semi-detached house type B and 1 land for 2-storey bungalow</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p>For the land held under HS(D) 88481, PTD 109614:</p> <p><b><u>Restrictions in interest</u></b> Land allocated for Bumiputera, once transferred to a Bumiputera/Bumiputera Company, cannot thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera / non-Bumiputera Company without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a 2-storey bungalow house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>	6.3 acres	5,431

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p><b><u>Material encumbrances</u></b> Nil</p> <p>For all those pieces of land held under the remaining titles apart from the above:</p> <p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.<sup>(1)</sup></p> <p><b><u>Express condition</u></b> i) The land shall be used for a single-storey semi-detached residential house and built according to the approved plan by the relevant Local Authority.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Nil		
2.	<u><b>Registered owner</b></u> Parkland City  <u><b>Title details</b></u> HS(D) 88386, PTD 109517 to HS(D) 88479, PTD 109610 Mukim Kluang, District of Kluang, State of Johor  <u><b>Postal address / Location</b></u> Taman Kluang Perdana, 86000 Kluang, Johor	<u><b>Description</b></u> Land to be developed into a residential development project known as Taman Kluang Perdana, Kluang (Phase 8) which consists of 94 units of 2-storey terraced house.  <u><b>Existing use</b></u> Held for development and sale	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company without the prior consent of the State Authority.  In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority. <sup>(2)</sup>	4.2 acres	3,870

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a 2-storey terraced residential house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b></p> <p>Nil</p>		
3.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ GRN 586962, Lot 93524</li> <li>▪ GRN 588169, Lot 94496</li> <li>▪ HS(D) 94873, PTD 114034</li> </ul> <p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b></p>	<p><b><u>Description</u></b> 3 commercial lots</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> For the land held under HS(D) 94873 PTD 114034:</p> <p>i) The land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.</p>	<p>For GRN 586962 Lot 93524: 4.1 acres</p> <p>For GRN 588169 Lot 94496: 2.9 acres</p>	7,948

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	Taman Kluang Perdana, 86000 Kluang, Johor .			<p>ii) If the applicant / registered proprietor intends to carry out development on the land, it shall be done through the process of conversion/surrender and re-alienation or by amending the layout plans and shall not be implemented by way of changing the express conditions.</p> <p>iii) The Local Authority shall not process any application for Planning Permission for Building Construction (Kebenaran Merancang Pendirian Bangunan – KMP) or any Building Plan application unless and until the process of surrender and re-alienation through planning permission is first completed.</p> <p>For those pieces of land held under the remaining titles apart from those above:</p> <p>i) The land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the prior consent of the State Authority.</p>	For HS(D) 94873 PTD 114034: 2.7 acres	

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>ii) If the applicant / registered proprietor intends to carry out development on the land, it shall be done through the process of conversion / surrender and re-alienation and shall not be implemented through the amendment of layout plans or similar processes.</p> <p>iii) The Local Authority shall not process any application for Planning Permission for Building Construction (Kebenaran Merancang Pendirian Bangunan – KMP) or any Building Plan application unless and until the process of surrender and re-alienation through planning permission is first completed.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for commercial purposes (commercial lots) constructed in accordance with the plans approved by the Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> For the land held under GRN 586962, Lot 93524: Charged to United Overseas Bank (Malaysia) Berhad  For the land held under GRN 588169, Lot 94496: Charged to Alliance Bank Malaysia Berhad  For the land held under HS(D) 94873, PTD 114034: Nil		
<b>Taman Bukit Perdana, Kluang (Plot 2A - Phase 9)</b>						
4.	<u><b>Registered owner</b></u> Atlantis Venture  <u><b>Title details</b></u> <ul style="list-style-type: none"> <li>▪ HS(D) 90494, PTD 109894 to HS(D) 90550, PTD 109950</li> <li>▪ HS(D) 90552, PTD 109953 to HS(D) 90619, PTD 110020</li> <li>▪ HS(D) 97942, PTD 115419 to HS(D) 98152, PTD 115629</li> </ul>	<u><b>Description</b></u> Land to be developed into a township development project known as Taman Bukit Perdana, Kluang (Plot 2A - Phase 9) which comprises of:	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> For all those pieces of land held under: <ul style="list-style-type: none"> <li>▪ HS(D) 90494, PTD 109894 to HS(D) 90511, PTD 109911</li> <li>▪ HS(D) 90521, PTD 109921 to HS(D) 90550, PTD 109950</li> <li>▪ HS(D) 90552, PTD 109953 to HS(D) 90619, PTD 110020</li> <li>▪ HS(D) 97942, PTD 115419 to HS(D) 98152, PTD 115629</li> </ul>	11.8 acres	2,345

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<ul style="list-style-type: none"> <li>▪ 211 units of 2-storey Rumah Mampu Milik Johor (RMMJ D)</li> <li>▪ 116 units of single storey Kedai Kos Sederhana</li> <li>▪ 9 units of single storey shop office</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p>The landowner (subsequent to the developer) shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.</p> <p>For all those pieces of land held under the remaining titles apart from those above:</p> <p>Shall not be sold or transferred in any manner whatsoever to a non-citizen / foreign company without the consent of the State Authority.</p> <p><b><u>Express condition</u></b> For all those pieces of land held under:</p> <ul style="list-style-type: none"> <li>▪ HS(D) 90494, PTD 109894 to HS(D) 90511, PTD 109911</li> <li>▪ HS(D) 90521, PTD 109921 to HS(D) 90550, PTD 109950</li> <li>▪ HS(D) 90552, PTD 109953 to HS(D) 90619, PTD 110020</li> </ul> <p>i) The land shall be used for a single-storey Kedai Kos Sederhana and</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land held under HS(D) 90512, PTD 109912 to HS(D) 90520, PTD 109920</p> <p>i) The land shall be used for a single storey shop office for commercial and office purposes and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>the relevant authority shall be complied with.</p> <p>For all those pieces of land held under HS(D) 97942, PTD 115419 to HS(D) 98152, PTD 115629</p> <p>i) The land shall be used for a residential house under the category of "2-storey Rumah Mampu Milik Johor (RMMJ D)" and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b>Material encumbrances</b> Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
<b>Taman Parkland, Kluang (Phase 5 &amp; 6)</b>						
5.	<p><b><u>Registered owner</u></b> Parkland Global</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ GRN 604450, Lot 97847 to GRN 604457, Lot 97854</li> <li>▪ GRN 604214, Lot 97855 to GRN 604219, Lot 97860</li> <li>▪ GRN 623012, Lot 98013 to GRN 623025, Lot 98026</li> <li>▪ GRN 623026, Lot 98035 to GRN 623053, Lot 98062</li> <li>▪ GRN 623054, Lot 98071 to GRN 623067, Lot 98084</li> </ul> <p>Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Parkland, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> Land to be developed into a township development project known as Taman Parkland, Kluang (Phase 5) which comprises 70 units of single-storey semi-detached house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company without the prior consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.<sup>(3)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a 2-storey bungalow residential house<sup>(4)</sup> and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p>	7.6 acres	10,520

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <b>Material encumbrances</b> Charged to Hong Leong Bank Berhad		
6.	<b>Registered owner</b> Parkland Global  <b>Title details</b> <ul style="list-style-type: none"> <li>▪ GRN 604221, Lot 97733 to GRN 604433, Lot 97801</li> <li>▪ GRN 604434, Lot 97810 to GRN 604449, Lot 97838</li> </ul> Mukim Kluang, District of Kluang, State of Johor  <b>Postal address / Location</b> Taman Parkland, 86000 Kluang, Johor	<b>Description</b> Land to be developed into a township development project known as Taman Parkland, Kluang (Phase 6) which comprises 92 units of single-storey semi-detached house and 6 units of 2-storey detached house.  <b>Existing use</b> Held for development and sale	<b>Category of land use</b> Building  <b>Tenure of property</b> Freehold	<b>Restrictions in interest</b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company without the prior consent of the State Authority.  In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in any manner whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority. <sup>(5)</sup>  <b>Express condition</b>	10.4 acres	14,634

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				i) The land shall be used for a 2-storey bungalow residential house <sup>(6)</sup> and built according to the approved plan by the relevant Local Authority. ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <b>Material encumbrances</b> Charged to Hong Leong Bank Berhad		
<b>Bandar Layangkasa, Masai (Phase 9 to 26)</b>						
7.	<u>Registered owner</u> Parkland City  <u>Title details</u> <ul style="list-style-type: none"> <li>▪ HS(M) 9782, PTD 252392 to HS(M) 9823, PTD 252433</li> <li>▪ HS(M) 9852, PTD 252462 to HS(M) 9893, PTD 252503</li> <li>▪ HS(M) 9918, PTD 252528 to HS(M) 10042, PTD 252652</li> </ul> Mukim Plentong, District of Johor Bahru, State of Johor	<u>Bandar Layangkasa, Masai (Phase 9)</u>  <u>Description</u> Land to be developed into a township development project known as Bandar Layangkasa, Masai	<u>Category of land use</u> Building  <u>Tenure of property</u> Freehold	<u>Restrictions in interest</u> In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company without the prior consent of the State Authority.  In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or	7.2 acres	2,879

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<u>Postal address / Location</u> Bandar Layangkasa, 81700 Pasir Gudang, Johor	(Phase 9) which comprises 209 units of 2-storey terraced house  <u>Existing use</u> Held for development and sale		transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority. <sup>(7)</sup>  <u>Express condition</u> i) The land shall be used for a 2- storey terraced houses, to be built according to the approved plan by the relevant Local Authority. ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u>Material encumbrances</u> Charged to United Overseas Bank (Malaysia) Bhd		
8.	<u>Registered owner</u> Cahaya Bumimas Sdn Bhd <sup>(9)</sup>  <u>Title details</u>	<u>Bandar Layangkasa, Masai (Phase 10)</u>	<u>Category of land use</u> Building	<u>Restrictions in interest</u> In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company	2.8 acres	2,316

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<p>HS(M) 12178, PTD 256837 to HS(M) 12245, PTD 256904, Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 10) which comprises 68 units of 2-storey shop office</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Tenure of property</u></b> Freehold</p>	<p>without the prior consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.<sup>(10)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for a 2 storey shop office used for commercial and office purposes, constructed in accordance with plans approved by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<u>Material encumbrances</u> Nil		
9.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(9)</sup></p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(M) 12175, PTD 256834</li> <li>▪ HS(M) 12176, PTD 256835</li> <li>▪ HS(M) 12246, PTD 256905 to HS(M) 12277, PTD 256936,</li> <li>▪ HS(M) 12334, PTD 256993 to HS(M) 12401, PTD 257060,</li> </ul> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 11)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 11) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 32 units of 2-storey cluster shop office</li> <li>▪ 66 units of 2-storey shop office</li> <li>▪ 1 unit of three storey shop office</li> </ul>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> For all those pieces of land held under HS(M) 12175, PTD 256834 and HS(M) 12176, PTD 256835:</p> <ul style="list-style-type: none"> <li>i) The landowner is not allowed to offer or sell the units (parcels) of the building to be constructed on this land unless the building construction has commenced in accordance with a plan approved by the relevant Local Authority.</li> <li>ii) The building parcels erected on this land once has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in any manner whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.</li> <li>iii) The building parcels erected on this land cannot be sold or transferred in any manner to non-citizens /</li> </ul>	12.1 acres	926

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 1 unit of four storey shop office</li> <li>▪ 2 commercial plots</li> </ul> <p><b><u>Existing use</u></b> For the pieces of land held under HS(M) 12400, PTD 257059 and HS(M) 12401. PTD 257060: Temporary sales gallery and office. With part of the ground floor (Only in relation to HS(M) 9486, PTD 250939 (new land title PTD 257059)) rented out to Jace Chong for office use.</p> <p>All those pieces of land held under the remaining titles apart from those</p>		<p>foreign companies without the consent of the State Authority.</p> <p>All those pieces of land held under the remaining titles apart from those above:</p> <p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company without the prior consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority.<sup>(11)</sup></p> <p><b><u>Express condition</u></b></p>		

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		above: Held for development and sale		<p>For all those piece of land held under HS(M) 12175, PTD 256834 and HS(M) 12176, PTD 256835:</p> <ul style="list-style-type: none"> <li>i) This land shall be used as a Multi-Storey Building for the purpose of a commercial plot and shall be built according to the approved plan by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ul> <p>For all those pieces of land under HS(M) 12400, PTD 257059:</p> <ul style="list-style-type: none"> <li>i) This land shall be used as a multi-storey building for a commercial plot (3-storey shop office), and shall be built according to the approved plan by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be</li> </ul>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land under HS(M) 12401, PTD 257060:</p> <p>i) This land shall be used as a multi-storey building for a commercial plot (4-storey shop office), and shall be built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land under HS(M) 12334, PTD 256993 to HS(M) 12399, PTD 257058:</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				i) This land shall be used for a 2-storey shop office used for commercial and office purposes, and shall be built according to the approved plan by the relevant Local Authority. ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Nil		
10.	<u><b>Registered owner</b></u> Cahaya Bumimas Sdn Bhd <sup>(9)</sup>  <u><b>Title details</b></u> HS(M) 12278, PTD 256937 to HS(M) 12333, PTD 256992, Mukim Plentong, District of Johor Bahru, State of Johor  <u><b>Postal address / Location</b></u>	<u><b>Description</b></u> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 12) which comprises 56 units	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> In respect of the non-Bumiputera lots, the land shall not be sold or transferred to non-citizen or foreign company without the prior consent of the State Authority.  In respect of the Bumiputera lots, once the land allocated for Bumiputera has been transferred to a Bumiputera or a Bumiputera company, it cannot	2.4 acres	4,018

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	Bandar Layangkasa, 81700 Pasir Gudang, Johor	of 2-storey shop office  <b><u>Existing use</u></b> Held for development and sale		subsequently be sold, leased or transferred in anyway whatsoever to a non-Bumiputera / non-Bumiputera company without the prior consent of the State Authority. <sup>(12)</sup>  <b><u>Express condition</u></b> i) This land shall be used for a 2- storey shop office used for commercial and office purposes, constructed in accordance with plans approved by the relevant Local Authority. ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority. iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <b><u>Material encumbrances</u></b> Nil		
11.	<b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd <sup>(8)</sup>  <b><u>Title details</u></b>	<b>Bandar Layangkasa, Masai (Phase 13)</b>	<b><u>Category of land use</u></b> Building	<b><u>Restrictions in interest</u></b> The landowner (subsequent to the developer) shall not sell, lease or transfer the land in any manner	6.4 acres	12,597

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<ul style="list-style-type: none"> <li>▪ HS(M) 7176, PTD 241641 to HS(M) 7213, PTD 241678</li> <li>▪ HS(M) 7215, PTD 241680 to HS(M) 7221, PTD 241686</li> <li>▪ HS(M) 7225, PTD 241690 to HS(M) 7231, PTD 241696</li> <li>▪ HS(M) 7233, PTD 241698 to HS(M) 7285, PTD 241750</li> <li>▪ HS(M) 7289, PTD 241754 to HS(M) 7295, PTD 241760</li> <li>▪ HS(M) 7297, PTD 241762 to HS(M) 7334, PTD 241799</li> <li>▪ HS(M) 9056, PTD 248910 to HS(M) 9099, PTD 248953</li> <li>▪ HS(M) 9102, PTD 248956 to HS(M) 9129, PTD 248983</li> </ul> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 13) which comprises 222 units of 1-storey Kedai Kos Sederhana</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Tenure of property</u></b> Leasehold (99 years, expiring by 20 December 2109)</p>	<p>including by using any agreement intended to release/sell this land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for a single storey Kedai Kos Sederhana built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with Section 122 of the National Land Code, the State Authority hereby impose that the construction of the building above shall be completed within 2 years from the land title registration.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		
12.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p>	<p><b><u>Bandar Layangkasa, Masai (Phase 14)</u></b></p>	<p><b><u>Category of land use</u></b> Building</p>	<p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-</p>	9.1 acres	16,910

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<ul style="list-style-type: none"> <li>▪ HS(M) 10043, PTD 252653 to HS(M) 10107, PTD 252717,</li> <li>▪ HS(M) 10201, PTD 252811 to HS(M) 10222, PTD 252832,</li> <li>▪ HS(M) 10303, PTD 252913 to HS(M) 10324, PTD 252934,</li> <li>▪ HS(M) 10378, PTD 252988 to HS(M) 10399, PTD 253009,</li> <li>▪ HS(M) 10450, PTD 253060 to HS(M) 10471, PTD 253081,</li> <li>▪ HS(M) 10498, PTD 253108 to HS(M) 10606, PTD 253216,</li> </ul> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 14) which comprises 262 units of 2-storey terraced house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Tenure of property</u></b> Freehold</p>	<p>citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(13)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for 2- storey terraced house and shall be built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Charged to United Overseas Bank (Malaysia) Bhd</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
13.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(M) 10108, PTD 252718 to HS(M) 10200, PTD 252810,</li> <li>▪ HS(M) 10223, PTD 252833 to HS(M) 10302, PTD 252912,</li> <li>▪ HS(M) 10325, PTD 252935 to HS(M) 10377, PTD 252987,</li> <li>▪ HS(M) 10400, PTD 253010 to HS(M) 10449, PTD 253059,</li> <li>▪ HS(M) 10472, PTD 253082 to HS(M) 10497, PTD 253107</li> </ul> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 15)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 15) which comprises 302 units of 2-storey terraced house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(14)</sup></p> <p><b><u>Express condition</u></b></p> <ol style="list-style-type: none"> <li>i) The land shall be used for 2-storey terraced house and shall be built according to the approved plan by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ol>	10.4 acres	15,567

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<b><u>Material encumbrances</u></b> Charged to United Overseas Bank (Malaysia) Bhd		
14.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(8)</sup></p> <p><b><u>Title details</u></b> HSM 12411, PTD 257070 to HSM 12419, PTD 257078, Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 16)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 16) which comprises of 240 units of 2-storey RMMJ C</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner (subsequent to the developer) shall not sell, lease or transfer this land in any manner whatsoever including by using any agreement intended to release / sell this land without the consent of the State Authority.</p> <p>When the multi-storey building erected on this land has been subdivided and the strata title is registered, the strata unit owner (subsequent to the developer) shall not sell, lease or transfer this land in any manner whatsoever including by using any agreement intended to release / sell this land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b> i) The land shall be used under the category of “Rumah Mampu Milik Johor (RMMJ C) – Rumah Bandar Kos Sederhana – Rumah Bandar”</p>	4.0 acres	7,099

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>and shall be built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		
15.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(8)</sup></p> <p><b><u>Title details</u></b> HS(M) 12420, PTD 257079 to HS(M) 12427, PTD 257086,</p>	<p><b><u>Bandar</u></b> <b><u>Layangkasa,</u></b> <b><u>Masai (Phase 17)</u></b></p> <p><b><u>Description</u></b></p>	<p><b><u>Category of land</u></b> <b><u>use</u></b> Building</p> <p><b><u>Tenure of</u></b> <b><u>property</u></b></p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> i) The land shall be used under the category of "Rumah Mampu Milik Johor (RMMJ D) – Rumah Bandar</p>	3.4 acres	7,089

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p>Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 17) which comprises 180 units of 2-storey townhouse RMMJ D</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	Freehold	<p>Kos Mewah – Rumah Bandar” and shall be built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
16.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(8)</sup></p> <p><b><u>Title details</u></b> HS(M) 12409, PTD 257069, Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 18)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 18) which comprises of 140 flat units of Rumah Mampu Milik Johor (RMMJ)</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner (subsequent to the developer) shall not sell, lease or transfer this land in any manner whatsoever including by using any agreement intended to release / sell this land without the consent of the State Authority.</p> <p>Once the multi-storey building erected on the land has been subdivided and the strata titles have been registered, the strata unit owner subsequent to the developer, shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b> i) The land shall be used for residential housing under the category of “Rumah Mampu Milik Johor (RMMJ B) Pangsapuri Kos Sederhana Rendah - Rumah Pangsa” and built according to the approved plan by the relevant Local Authority.</p>	2.4 acres	2,354

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(24)</sup>  iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Nil		
17.	<u><b>Registered owner</b></u> Parkland City  <u><b>Title details</b></u> HS(M) 10607, PTD 253217 to HS(M) 11068, PTD 253678, Mukim Plentong, District of Johor Bahru, State of Johor  <u><b>Postal address / Location</b></u> Bandar Layangkasa, 81700 Pasir Gudang, Johor	<u><b>Bandar Layangkasa, Masai (Phase 19)</b></u>  <u><b>Description</b></u> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 19) which	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-citizen / foreign company without the consent of the State Authority.  In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera	16.0 acres	28,836

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<p>comprises 462 units of 2-storey terraced house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p>individual / company without the prior consent of the State Authority.<sup>(15)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for 2-storey terraced house and shall be built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Charged to United Overseas Bank (Malaysia) Bhd</p>		
18.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(8)</sup></p> <p><b><u>Title details</u></b> HS(M) 12174, PTD 257068, Mukim Plentong, District of Johor Bahru, State of Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 20)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> This land cannot be sold or transferred in any manner to non-citizens / foreign companies without the consent of the State Authority.</p>	22.9 acres	22,997

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p>development project known as Bandar Layangkasa, Masai (Phase 20) which comprises of:</p> <ul style="list-style-type: none"> <li>• 174 units of 2-storey shop office</li> <li>• 8 units of 2-storey semi-detached shop office</li> <li>• 2 commercial plots</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p><b><u>Express condition</u></b></p> <p>i) This land should be planted with oil palm and orchid.</p> <p>ii) The classification of this title under the agricultural category is for the purpose of registering a block title, where the development components have been determined but public reserves such as open areas and others have not been released but will only be handed over when the actual development is implemented. The classification of the land under the agricultural category does not denote that it is actual agricultural land.</p> <p>iii) The tenure of the block title is 5 years from the date of registration of the land title, and individual titles must be issued thereafter. In the event the block title tenure expires, any application for renewal of the block title shall be subject to the prescribed fees and penalties.</p> <p>iv) This agricultural-category title is a block title for which planning permission has been approved. Where the developer/landowner intends to sell or transfer the land, the new purchaser will be subject</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>to the conditions imposed pursuant to the approved planning permission layout plan. This requirement also applies to the transfer of approval, which must be obtained prior to any transfer of the land.</p> <p>v) The reserve components within this block title comprise buffer zones, utility reserves and road reserves, as set out in plan no. (MBPG: JPB/KM/33/2025(PG)(Pind.3)(9)) issued by Majlis Bandaraya Pasir Gudang dated 7 July 2025.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		
19.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(8)</sup></p> <p><b><u>Title details</u></b> HS(M) 12429, PTD 257090 to HS(M) 12467, PTD 257128, Mukim Plentong, District of Johor Bahru, State of Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 21)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner subsequent to the developer shall not sell, lease or transfer this land in any manner whatsoever including by using any agreement intended to release / sell this land without the consent of the State Authority.</p>	13.1 acres	22,794

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<u>Postal address / Location</u> Bandar Layangkasa, 81700 Pasir Gudang, Johor	Bandar Layangkasa, Masai (Phase 21) which comprises of: <ul style="list-style-type: none"> <li>▪ 406 units of 2- storey townhouse - RMMJ C</li> <li>▪ 308 units of 2- storey townhouse - RMMJ D</li> </ul> <u>Existing use</u> Held for development and sale		When the multi-storey building erected on this land has been subdivided and the strata title is registered, the strata unit owner subsequent to the developer shall not sell, lease or transfer this land in any manner whatsoever including by using any agreement intended to release / sell this land without the consent of the State Authority.  <u>Express condition</u> For all those pieces of land held under HS(M) 12429, PTD 257090 to HS(M) 12447, PTD 257108: <ul style="list-style-type: none"> <li>i) The land shall be used for                residential houses under the                category of “Rumah Mampu Milik                Johor (RMMJ D) - Rumah Bandar                Kos Mewah”, and shall be built                according to the approved plan by                the relevant Local Authority.</li> <li>ii) In accordance with the powers of                the State Authority under Section                122 of the National Land Code, it                is a condition stipulated that                construction of the building in para                (i) above shall commence within a</li> </ul>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>period of 2 years from the date of registration of title. <sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land held under HS(M) 12448, PTD 257109 to HS(M) 12467, PTD 257128:</p> <p>i) The land shall be used for residential house under the category “Rumah Mampu Milik Johor (RMMJ C) - Rumah Bandar Kos Sederhana”, and shall be built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<u><b>Material encumbrances</b></u> Nil		
20.	<p><u><b>Registered owner</b></u> Parkland City</p> <p><u><b>Title details</b></u></p> <ul style="list-style-type: none"> <li>▪ HS(M) 11347, PTD 253907 to HS(M) 11636, PTD 254196</li> <li>▪ HS(M) 11732, PTD 254292 to HS(M) 11798, PTD 254358</li> <li>▪ HS(M) 11889, PTD 254449 to HS(M) 11962, PTD 254522</li> </ul> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><u><b>Postal address / Location</b></u> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><u><b>Bandar Layangkasa, Masai (Phase 22)</b></u></p> <p><u><b>Description</b></u> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 22) which comprises 431 units of 2-storey terraced house</p> <p><u><b>Existing use</b></u> Held for development and sale</p>	<p><u><b>Category of land use</b></u> Building</p> <p><u><b>Tenure of property</b></u> Freehold</p>	<p><u><b>Restrictions in interest</b></u> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(16)</sup></p> <p><u><b>Express condition</b></u></p> <p>i) This land shall be used for a 2-storey terraced residential house, and shall be built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p>	14.6 acres	25,084

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Charged to United Overseas Bank (Malaysia) Bhd		
21.	<u><b>Registered owner</b></u> Cahaya Bumimas Sdn Bhd <sup>(8)</sup>  <u><b>Title details</b></u> HS(M) 12472, PTD 257136, Mukim Plentong, District of Johor Bahru, State of Johor  <u><b>Postal address / Location</b></u> Bandar Layangkasa, 81700 Pasir Gudang, Johor	<u><b>Bandar Layangkasa, Masai (Phase 23)</b></u>  <u><b>Description</b></u> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 23) which comprises of 260 flat units of Rumah Mampu Milik Johor (RMMJ B)  <u><b>Existing use</b></u> Held for development and sale	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> The landowner (subsequent to the developer), shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.  When the multi-storey building erected on this land has been subdivided and the strata title is registered, the strata unit owner (subsequent to the developer) shall not sell, lease or transfer this land in any manner whatsoever including by using any agreement letter intended to release / sell this land without the consent of the State Authority.	4.4 acres	4,009

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p><b><u>Express condition</u></b></p> <p>i) This land shall be used for residential houses under the category of “Rumah Mampu Milik Johor (RMMJ B) – Pangsapuri Kos Sederhana Rendah – Rumah Pangsa”, constructed in accordance with plans approved by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b></p> <p>Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
22.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(8)</sup></p> <p><b><u>Title details</u></b> HS(M) 12471, PTD 257135, Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 24)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 24) which comprises of 273 flat units of RMMJ A</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for residential houses under the category of “Rumah Mampu Milik Johor (RMMJ A) – Pangsapuri Kos Rendah – Rumah Pangsa”, constructed in accordance with plans approved by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>	4.6 acres	4,184

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
23.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(M) 11637, PTD 254197 to HS(M) 11731, PTD 254291,</li> <li>▪ HS(M) 11799, PTD 254359 to HS(M) 11888, PTD 254448,</li> <li>▪ HS(M) 11963, PTD 254523 to HS(M) 12106, PTD 254666,</li> </ul> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 25)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 25) which comprises 329 units of 2-storey terraced house</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(17)</sup></p> <p><b><u>Express condition</u></b></p> <ol style="list-style-type: none"> <li>i) This land shall be used for a 2-storey terraced house, constructed in accordance with plans approved by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ol>	12.0 acres	20,496

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<b><u>Material encumbrances</u></b> Charged to United Overseas Bank (Malaysia) Bhd		
24.	<p><b><u>Registered owner</u></b> Cahaya Bumimas Sdn Bhd<sup>(8)</sup></p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ HS(M) 11069, PTD 253679 to HS(M) 11235, PTD 253845</li> <li>▪ HS(M) 11286, PTD 253846 to HS(M) 11334, PTD 253894</li> </ul> <p>Mukim Plentong, District of Johor Bahru, State of Johor</p> <p><b><u>Postal address / Location</u></b> Bandar Layangkasa, 81700 Pasir Gudang, Johor</p>	<p><b><u>Bandar Layangkasa, Masai (Phase 26)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Layangkasa, Masai (Phase 26) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 53 units of 2-storey shop office</li> <li>▪ 163 units of 1-storey Kedai Kos Sederhana</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(18)</sup></p> <p><b><u>Express condition</u></b></p> <ul style="list-style-type: none"> <li>i) This land shall be used for a 2-storey shop office used for commercial and office purposes, constructed in accordance with plans approved by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> </ul>	6.5 acres	15,576

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Nil		
<b>Taman Bukit Indah, Batu Pahat (Phase 3 &amp; 4)</b>						
25.	<u><b>Registered owner</b></u> Parkland Global  <u><b>Title details</b></u> HS(D) 82317, PTD 73319 to HS(D) 82432, PTD 73434, Mukim Simpang Kanan, District of Batu Pahat, State of Johor  <u><b>Postal address / Location</b></u> Taman Bukit Indah, 83000 Batu Pahat, Johor	<u><b>Description</b></u> Land to be developed into a township development project known as Taman Bukit Indah, Batu Pahat (Phase 3) which comprises of: <ul style="list-style-type: none"> <li>▪ 18 units of 2-storey Rumah Mampu Milik Johor (RMMJ A)</li> <li>▪ 30 units of 2-storey Rumah Mampu Milik Johor (RMMJ B)</li> </ul>	<u><b>Category of land use</b></u> Building  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> The landowner (subsequent to the developer), shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.  <u><b>Express conditions</b></u> For all those pieces of land held under HS(D) 82317, PTD 73319 to HS(D) 82384, PTD 73386:  i) The land shall be used for a residential house under the category of “2-storey Rumah Mampu Milik Johor (RMMJ D)” and built according to the approved plan by the relevant Local Authority.	3.3 acres	8,061

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 68 units of 2-storey Rumah Mampu Milik Johor (RMMJ D)</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<ul style="list-style-type: none"> <li>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(24)</sup></li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ul> <p>For all those pieces of land held under HS(D) 82385, PTD 73387 to HS(D) 82414, PTD 73416:</p> <ul style="list-style-type: none"> <li>i) The land shall be used for a residential house under the category of 2-storey Rumah Mampu Milik Johor (RMMJ B) and built according to the approved plan by the relevant Local Authority.</li> <li>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a</li> </ul>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>period of 2 years from the date of registration of title. <sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>All those pieces of land held under HS(D) 82415, PTD 73417 to HS(D) 82432, PTD 73434:</p> <p>i) The land shall be used for a residential house under the category of 2-storey Rumah Mampu Milik Johor (RMMJ A) and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<u><b>Material encumbrances</b></u> Nil		
26.	<p><u><b>Registered owner</b></u> Parkland Global</p> <p><u><b>Title details</b></u> HS(D) 78007, PTD 69225 to HS(D) 78201, PTD 69419, Mukim Simpang Kanan, District of Batu Pahat, State of Johor</p> <p><u><b>Postal address / Location</b></u> Taman Bukit Indah, 83000 Batu Pahat, Johor</p>	<p><u><b>Description</b></u> Land to be developed into a township development project known as Taman Bukit Indah, Batu Pahat (Phase 4) which comprises 195 units of 2-storey terraced house</p> <p><u><b>Existing use</b></u> Held for development and sale</p>	<p><u><b>Category of land use</b></u> Building</p> <p><u><b>Tenure of property</b></u> Freehold</p>	<p><u><b>Restrictions in interest</b></u> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non- citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(19)</sup></p> <p><u><b>Express condition</b></u></p> <p>i) This land shall be used for 2-storey terraced residential house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p>	9.1 acres	18,401

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.  <u><b>Material encumbrances</b></u> Charged to RHB Bank Berhad		
<b>Bandar Botani Parkland, Jasin (Plot 1 – Phase 2A, 2B, 3A, 3B, 3C; Plot 2 – Phase 5, 6A, 6B, 7A, 7B; Plot 3)</b>						
27.	<u><b>Registered owner</b></u> Parkland Avenue  <u><b>Title details</b></u> HS(D) 18362, PT 7264, Mukim Jasin, District of Jasin, State of Melaka  <u><b>Postal address / Location</b></u> PT 7264, Presint 5, Bandar Botani Parkland Presint 5, 77200 Bemban, Melaka	<u><b>Bandar Botani Parkland, Jasin (Plot 1 – Phase 2A &amp; 2B)</b></u>  <u><b>Description</b></u> Land to be developed into a township development project known as Bandar Botani Parkland, Jasin (Plot 1 – Phase 2A & 2B) which comprises of: <ul style="list-style-type: none"> <li>▪ 305 units of 2-storey terraced house type C</li> </ul>	<u><b>Category of land use</b></u> Agriculture  <u><b>Tenure of property</b></u> Freehold	<u><b>Restrictions in interest</b></u> The land shall not be transferred, leased or charged without the prior consent of the State Authority.  <u><b>Express condition</b></u> Nil  <u><b>Material encumbrances</b></u> Charged to Hong Leong Bank Berhad	29.3 acres	10,609

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 51 units of 2-storey terraced house type C</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>				
28.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> HS(D) 18364, PT 7266, Mukim Jasin, District of Jasin, State of Melaka</p> <p><b><u>Postal address / Location</u></b> PT 7266, Presint 6, Bandar Botani Parkland Presint 6, 77200 Bemban Melaka</p>	<p><b><u>Bandar Botani Parkland, Jasin (Plot 1 – Phase 3A)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar Botani Parkland, Jasin (Plot 1 – Phase 3A) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 72 units of 2-storey cluster house type B</li> </ul>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b> Nil</p> <p><b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad</p>	20.0 acres	10,453

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 84 units of 2-storey semi-detached house type B</li> <li>▪ 7 units of 2-storey bungalow house type A</li> <li>▪ 1 unit of 2-storey bungalow house</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>				
29.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> HS(D) 18363, PT 7265, Mukim Jasin, District of Jasin, State of Melaka</p> <p><b><u>Postal address / Location</u></b></p>	<p><b><u>Bandar Botani Parkland, Jasin (Plot 1 – Phase 3B &amp; 3C)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Bandar</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b> Nil</p> <p><b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad</p>	38. 3 acres	17,580

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	PT 7265, Presint 6, Bandar Botani Parkland Presint 6, 77200 Bemban, Melaka	Botani Parkland, Jasin (Plot 1 – Phase 3B & 3C) which comprises of: <ul style="list-style-type: none"> <li>▪ 206 units of 2-storey cluster house type B</li> <li>▪ 168 units of 2-storey semi-detached house type B</li> <li>▪ 10 unit of 2-storey bungalow house</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>				
30.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> GRN 69862, Lot 20389 (formerly HS(D) 19173, PT 8077), Mukim</p>	<p><b><u>Bandar Botani Parkland, Jasin (Plot 2 – Phase 5)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b> Nil</p>	9.4 acres	5,339

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	<p>Jasin, District of Jasin, State of Melaka</p> <p><b>Postal address / Location</b> PT 8077, Presint 4, Bandar Botani Parkland Precint 4, 77200 Bemban, Melaka</p>	<p>township development project known as Bandar Botani Parkland, Jasin (Plot 2 – Phase 5) which comprises of 155 units of single storey terraced house type D</p> <p><b>Existing use</b> Held for development and sale</p>		<p><b>Material encumbrances</b> Charged to Hong Leong Bank Berhad</p>		
31.	<p><b>Registered owner</b> Parkland Avenue</p> <p><b>Title details</b> GRN 69587, Lot 20796 (formerly HS(D) 18777, PT 7681), Mukim Jasin, District of Jasin, State of Melaka</p> <p><b>Postal address / Location</b></p>	<p><b>Bandar Botani Parkland, Jasin (Plot 2 – Phase 6A &amp; 6B)</b></p> <p><b>Description</b> Land to be developed into a commercial development project known as Bandar Botani</p>	<p><b>Category of land use</b> Agriculture</p> <p><b>Tenure of property</b> Freehold</p>	<p><b>Restrictions in interest</b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b>Express condition</b> Nil</p> <p><b>Material encumbrances</b> Charged to Hong Leong Bank Berhad</p>	20.2 acres	7,516

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
	PT 7681, Presint 8, Bandar Botani Parkland Presint 8, 77200 Bemban, Melaka	Parkland, Jasin (Plot 2 – Phase 6A & 6B) which comprises of: <ul style="list-style-type: none"> <li>▪ 78 units of 2-storey shop office</li> <li>▪ 5 units of commercial lots</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>				
32.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> GRN 69840, Lot 20798 (formerly HS(D) 19175, PT 8079), Mukim Jasin, District of Jasin, State of Melaka</p> <p><b><u>Postal address / Location</u></b> PT 8079, Presint 8, Bandar Botani Parkland Presint 8, 77200 Bemban, Melaka</p>	<p><b><u>Description</u></b> Land to be developed into a commercial development project known as Bandar Botani Parkland, Jasin (Plot 2 – Phase 7A) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 48 units of single storey</li> </ul>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b> Nil</p> <p><b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad</p>	9.3 acres	5,189

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		Kedai Mampu Milik <ul style="list-style-type: none"> <li>▪ 1 unit of commercial lot</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>				
33.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> HS(D) 31694, PT 14783 (previously part of HS(D) 19174, PT 8078), Mukim Jasin, District of Jasin, State of Melaka</p> <p><b><u>Postal address / Location</u></b> PT 14783, Presint 8, Bandar Botani Parkland Presint 8, 77200 Bemban, Melaka</p>	<p><b><u>Bandar Botani Parkland, Jasin (Plot 2 – Phase 7B)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a commercial development project known as Bandar Botani Parkland, Jasin (Plot 2 – Phase 7B) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 63 units of 2-storey shop office</li> </ul>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b> To be used for the planting of oil palm only</p> <p><b><u>Material encumbrances</u></b> Nil</p>	20.2 acres	7,491

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 3 units of commercial lot</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>				
34.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> HS(D) 30221, PT 13958 Mukim Jasin, District of Jasin, State of Melaka</p> <p><b><u>Postal address / Location</u></b> PT 13958, Presint 7, Bandar Botani Parkland Presint 7, 77200 Bemban, Melaka</p>	<p><b><u>Bandar Botani Parkland, Jasin (Plot 3 – Phase 1)</u></b></p> <p><b><u>Description</u></b> A parcel of development land approved for industrial development known as Bandar Botani Parkland, Jasin (Plot 3 – Phase 1) which comprises of 56 units 2-storey semi-detached factory.</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b> To be used for the planting of oil palm only</p> <p><b><u>Material encumbrances</u></b> Charged to Al Rajhi Banking &amp; Investment Corporation (Malaysia) Bhd</p>	22.8 acres	12,404

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
35.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b> HS(D) 30219, PT 13956 and HS(D) 30220, PT 13957 Mukim Jasin, District of Jasin, State of Melaka</p> <p><b><u>Postal address / Location</u></b> PT 13956 to PT 13957, Presint 7, Bandar Botani Parkland Presint 7, 77200 Bemban, Melaka</p>	<p><b><u>Description</u></b> 2 parcels of development land approved for mixed development known as Bandar Botani Parkland, Jasin (Plot 3 – Phase 2)</p> <p><b><u>Existing use</u></b> Held for development</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The land shall not be transferred, leased or charged without the prior consent of the State Authority.</p> <p><b><u>Express condition</u></b> To be used for the planting of oil palm only</p> <p><b><u>Material encumbrances</u></b> Charged to Al Rajhi Banking &amp; Investment Corporation (Malaysia) Bhd</p>	149.9 acres	81,962

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## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
<b>Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 5, 6, 7 &amp; 8)</b>						
36.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b> HS(D) 98594, PTD 115960 to HS(D) 98788, PTD 116154, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p><b><u>Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 5)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 5) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 33 units of 2- storey Rumah Mampu Milik Johor (RMMJ A)</li> <li>▪ 32 units of 2- storey Rumah Mampu Milik Johor (RMMJ B)</li> <li>▪ 130 units of 2-</li> </ul>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner subsequent to the developer shall sell, lease or transfer ownership of this land in any manner whatsoever, including by using any agreement letter intended to release/sell this land without the prior consent of the State Authority.</p> <p>For all those pieces of land held under HS(D) 98741, PTD 116107 to HS(D) 98788, PTD 116154:</p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for a 2- storey Rumah Mampu Milik Johor (RMMJ A), constructed in accordance with the plan approved by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title. <sup>(24)</sup></p> <p>iii) All policies and conditions imposed</p>	5.4 acres	4,701

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<p>storey Rumah Mampu Milik Johor (RMMJ D)</p> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p>and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land held under HS(D) 98724, PTD 116090 to HS(D) 98740, PTD 116106 and HS(D) 98749 and PTD 116115 to HS(D) 98763, PTD 116129:</p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for a 2- storey <i>Rumah Mampu Milik Johor</i> (RMMJ B), constructed in accordance with the plan approved by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>For all those pieces of land held under HS(D) 98594, PTD 115960 to HS(D) 98723, PTD 116089:</p> <p><b><u>Express condition</u></b></p> <p>i) This land shall be used for a 2-storey Rumah Mampu Milik Johor (RMMJ D), constructed in accordance with the plan approved by the relevant Local Authority.</p> <p>ii) In accordance with the powers of the State Authority under Section 122 of the National Land Code, it is a condition stipulated that construction of the building in para (i) above shall commence within a period of 2 years from the date of registration of title.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b></p> <p>Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
37.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b> HS(D) 95773, PTD 112815 to HS(D) 95972, PTD 113014, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p><b><u>Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 6)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 6) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 80 units of single storey terraced house</li> <li>▪ 120 units of 2- storey terraced house</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non- citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(20)</sup></p> <p><b><u>Express condition</u></b> For the pieces of land held under HSD 95773, PTD 112815 to HSD 95852 PTD 112894:</p> <ol style="list-style-type: none"> <li>i) The land shall be used for a single storey terraced house and built according to the approved plan by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> </ol>	7.8 acres	6,709

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>All those pieces of land held under the remaining titles apart from those above:</p> <p>i) The land shall be used for a 2-storey terraced house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Charged to Al Rajhi Banking &amp; Investment Corporation (Malaysia) Bhd</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
38.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b> HS(D) 95534, PTD 112573 to HS(D) 95772, PTD 112811, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p><b><u>Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 7)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 7) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 83 units of single storey terraced house</li> <li>▪ 156 units of 2- storey terraced house</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non- citizen / foreign company without the consent of the State Authority.</p> <p>In respect of the Bumiputera lots, once transferred to a Bumiputera individual / company shall not thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera individual / company without the prior consent of the State Authority.<sup>(21)</sup></p> <p><b><u>Express condition</u></b> For the pieces of land held under:</p> <ul style="list-style-type: none"> <li>▪ HS(D) 95534 PTD 112573 to HS(D) 95550 PTD 112589</li> <li>▪ HS(D) 95611 PTD 112650 to HS(D) 95676 PTD 112715</li> </ul> <p>i) The land shall be used as a single storey terraced house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be</p>	9.4 acres	7,695

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p>For all those pieces of land held under the remaining titles apart from those above:</p> <p>i) The land shall be used as a 2-storey terraced house and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Charged to AL Rajhi Banking &amp; Investment Corporation (Malaysia) Bhd</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
39.	<p><b><u>Registered owner</u></b> Atlantis Venture</p> <p><b><u>Title details</u></b> HS(D) 96390, PTD 113442 to HS(D) 96462, PTD 113514, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Bukit Perdana, 86000 Kluang, Johor</p>	<p><b><u>Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 8)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a township development project known as Taman Bukit Perdana, Kluang (Plot 2B1 – Phase 8) which comprises of 73 units of single storey Kedai Kos Sederhana</p> <p><b><u>Existing use</u></b> Held for development and sale</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> The landowner (subsequent to the developer), shall not sell, lease or transfer the land in any manner whatsoever, including through any agreement intended to release or sell the land without the consent of the State Authority.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for a single storey Kedai Kos Sederhana and built according to the approved plan by the relevant Local Authority.</p> <p>ii) In accordance with Section 122 of the National Land Code, the State Authority hereby impose that the building above shall be completed within 2 years from the land title registration.<sup>(24)</sup></p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>	2.1 acres	1,951

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
<b>Taman Bukit Perdana (Plot 2B2)</b>						
40.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b> HS(D) 88107, PTD 108324, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Taman Vila Perdana, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> Land to be developed into a mixed development township known as Taman Bukit Perdana, Kluang (Plot 2B2) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 127 units of 2- storey detached house</li> <li>▪ 233 units of single storey detached house</li> <li>▪ 30 units of 2- storey Rumah Mampu Milik Johor (RMMJ A)</li> <li>▪ 30 units of 2- storey Rumah Mampu Milik Johor (RMMJ B)</li> <li>▪ 91 units of single storey Rumah Mampu Milik (RMMJ C)</li> </ul>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> i) The land shall be used to plant oil palm. ii) The landowner shall at all times take such measures as may be directed by the Land Administrator to prevent soil erosion on the land.</p> <p><b><u>Material encumbrances</u></b> Charged to Alliance Islamic Bank Berhad and Alliance Bank Malaysia Berhad</p>	104.8 acres	52,932

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 60 units of 2-storey Rumah Mampu Milik Johor (RMMJ D)</li> <li>▪ 30 units of 1-storey kedai kos sederhana</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>				
<b>Ayer Hitam</b>						
41.	<p><b><u>Registered owner</u></b> Lee Poon Loy Realty Sdn Bhd<sup>(22)</sup></p> <p><b><u>Title details</u></b> HS(M) 20161, PTD 26932 to HS(M) 20252, PTD 27033, Mukim Sri Gading, Ayer Hitam, District of Batu Pahat, State of Johor</p> <p><b><u>Postal address / Location</u></b> Mukim Sri Gading, Ayer Hitam, District of Batu Pahat, State of Johor</p>	<p><b><u>Description</u></b> Land to be developed into a commercial development project known as Ayer Hitam which comprises:</p> <ul style="list-style-type: none"> <li>▪ 70 units of 2-storey shoplot;</li> <li>▪ 22 units of three storey shoplot</li> <li>▪ 10 units of single storey kedai kos rendah;</li> </ul>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p>For all those pieces of land held under:</p> <ul style="list-style-type: none"> <li>▪ HS(M) 20183, PTD 26954 to HS(M) 20253, PTD 27014</li> <li>▪ HS(M) 20264, PTD 27025 to HS(M) 20252, PTD 27033</li> </ul> <p><b><u>Restrictions in interest</u></b> In respect of the Bumiputera lots, the land, once transferred to a Bumiputera person / Bumiputera Company, cannot thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera person / non-Bumiputera Company without the consent of the State Authority.</p>	11.2 acres	1,454

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 1 plot for public stall purposes</li> </ul> <p><b><u>Existing use</u></b> Held for development and sale</p>		<p>In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-citizen/foreign company without the consent of the State Authority.<sup>(23)</sup></p> <p><b><u>Express condition</u></b></p> <ul style="list-style-type: none"> <li>i) The land shall be used for 2-storey shop office and built according to the approved plan by the relevant Local Authority.</li> <li>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</li> <li>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</li> </ul> <p>For all those pieces of land held under HS(M) 20161, PTD 26932 to HS(M) 20182, PT 26953:</p> <p><b><u>Restriction in interest</u></b> In respect of the Bumiputera lots, the land, once transferred to a Bumiputera person / Bumiputera Company, cannot</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
				<p>thereafter be sold, leased or transferred in any manner whatsoever to a non-Bumiputera person / non-Bumiputera Company without the consent of the State Authority.</p> <p>In respect of the non-Bumiputera lots, the land shall not be sold or transferred in any manner whatsoever to a non-citizen/foreign company without the consent of the State Authority.<sup>(23)</sup></p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for three-storey shop office and built according to the approved plan by the relevant Local Authority.</p> <p>ii) All waste and pollution resulting from this activity shall be discharged to locations designated by the relevant authority.</p> <p>iii) All policies and conditions imposed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b></p> <p>Nil</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
<b>Taman Lestari Parkland (Grisek Land)</b>						
42.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b> HS(D) 20341, PTD 23678, Mukim Grisek, District of Tangkak, State of Johor</p> <p><b><u>Postal address / Location</u></b> Mukim Grisek, District of Tangkak, State of Johor</p>	<p><b><u>Taman Lestari Parkland (Presint 1 Phase 1, 2, 2A, 3, 4, 4A, 5 &amp; 6)</u></b></p> <p><b><u>Description</u></b> Land to be developed into a residential development known as Taman Lestari Parkland (Presint 1 Phase 1, 2, 2A, 3, 4, 4A, 5 &amp; 6) which comprises of:</p> <ul style="list-style-type: none"> <li>▪ 50 units 2-storey shop office</li> <li>▪ 272 units single- storey cluster house</li> <li>▪ 369 units single- storey terraced house</li> <li>▪ 58 units of single-storey</li> </ul>	<p><b><u>Category of land use</u></b> Nil</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> Nil</p> <p><b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad</p>	122.3 acres	14,573

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		kedai kos sederhana ▪ 173 units of single-storey RMMJ C ▪ 116 units of 2- storey RMMJ A ▪ 116 units of 2- storey RMMJ B  <u>Existing use</u> Held for development				
43.	<u>Registered owner</u> Parkland City  <u>Title details</u> HS(D) 20343, PTD 23680, Mukim Grisek, District of Tangkak, State of Johor  <u>Postal address / Location</u> Mukim Grisek, District of Tangkak, State of Johor	<u>Taman Lestari Parkland (Presint 3 - Phase 1 &amp; 2)</u>  <u>Description</u> Land to be developed into an industrial park known as Taman Lestari Parkland (Presint 3 - Phase 1 & 2) which comprises of:	<u>Category of land use</u> Nil  <u>Tenure of property</u> Freehold	<u>Restrictions in interest</u> Nil  <u>Express condition</u> Nil  <u>Material encumbrances</u> Charged to Hong Leong Bank Berhad	130.8 acres	15,590

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM,000)
		<ul style="list-style-type: none"> <li>▪ 60 units 2-storey light semi-detached industrial units</li> <li>▪ 176 units 2-storey affordable semi-detached industry units</li> <li>▪ 6 plots medium industry lands</li> <li>▪ 1 plot light industry land</li> <li>▪ 1 plot commercial land</li> </ul> <p><b><u>Existing use</u></b> Held for development</p>				

**Notes:**

1. 25 out of 67 of the land titles under Taman Kluang Perdana (Phase 7) are Bumiputera lots.
2. 38 out of 94 of the land titles under Taman Kluang Perdana (Phase 8) are Bumiputera lots.
3. 32 out of 70 of the land titles under Taman Parkland (Phase 5) are Bumiputera lots.

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**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

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4. *Our Group had on 3 March 2026 submitted an application to the Kluang Land Office (Pentadbir Tanah Daerah Kluang) to amend the express condition of the land titles from “2-storey bungalow house” to “single-storey semi-detached house”. As at the LPD, the application is pending approval from the Kluang Land Office.*
5. *37 out of 98 of the land titles under Taman Parkland (Phase 6) are Bumiputera lots.*
6. *Our Group had on 3 March 2026 submitted an application to the Kluang Land Office (Pentadbir Tanah Daerah Kluang) to amend the express condition of the following land titles from “2-storey bungalow house” to “single-storey semi-detached house”:*
  - *Lot 97733 to Lot 97742*
  - *Lot 97745 to Lot 97756*
  - *Lot 97758 to Lot 97785*
  - *Lot 97788 to Lot 97801*
  - *Lot 97810 to Lot 97823*
  - *Lot 97825 to Lot 97838*

*As at the LPD, the application is pending approval from the Kluang Land Office.*
7. *84 out of 209 of the land titles under Bandar Layangkasa (Phase 9) are Bumiputera lots.*
8. *This future development project will be developed pursuant to the Bandar Layangkasa JVA entered between Cahaya Bumimas Sdn Bhd as the landowner and Parkland City as the developer.*
9. *This future development project will be developed pursuant to a joint venture agreement entered between Cahaya Bumimas Sdn Bhd as the landowner and Parkland City as the developer.*
10. *27 out of 68 of the land titles under Bandar Layangkasa (Phase 10) are Bumiputera lots.*
11. *38 out of 102 of the land titles under Bandar Layangkasa (Phase 11) are Bumiputera lots.*
12. *24 out of 56 of the land titles under Bandar Layangkasa (Phase 12) are Bumiputera lots.*
13. *105 out of 262 of the land titles under Bandar Layangkasa (Phase 14) are Bumiputera lots.*
14. *120 out of 302 of the land titles under Bandar Layangkasa (Phase 15) are Bumiputera lots.*

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**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

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15. 185 out of 462 of the land titles under Bandar Layangkasa (Phase 19) are Bumiputera lots.
16. 173 out of 431 of the land titles under Bandar Layangkasa (Phase 22) are Bumiputera lots.
17. 132 out of 329 of the land titles under Bandar Layangkasa (Phase 25) are Bumiputera lots.
18. 21 out of 53 of the land titles for residential development under Bandar Layangkasa (Phase 26) are Bumiputera lots.
19. 78 out of 195 of the land titles under Taman Bukit Indah (Phase 4) are Bumiputera lots.
20. 81 out of 200 of the land titles under Taman Bukit Perdana (Plot 2B1 - Phase 6) are Bumiputera lots.
21. 94 out of 239 of the land titles under Taman Bukit Perdana (Plot 2B1 - Phase 7) are Bumiputera lots.
22. *This future development project will be developed in accordance with the joint venture agreement dated 10 October 2014 between Lee Poon Loy Realty Sdn Bhd as the landowner and SKL Realty as the developer, and any amendments made thereto.*
23. 37 out 105 land titles under Ayer Hitam are Bumiputera lots.
24. *PKPJ monitors the construction progress of Rumah Mampu Milik Johor projects via a communication channel established with developers, through which developers are required to provide monthly updates on construction progress. Our Group has provided monthly updates on our construction progress to PKPJ through such communication channel.*

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## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

## A.5 LANDBANK WHICH HAVE NOT BEEN DEVELOPED

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
1.	<p><b><u>Registered owner</u></b> Parkland Central</p> <p><b><u>Title details</u></b> GM 6590, Lot 54784, Mukim Ulu Langat, District of Ulu Langat, State of Selangor</p> <p><b><u>Location</u></b> Along Jalan Masjaya Utama, 43200 Cheras, Selangor</p>	<p><b><u>Description</u></b> A parcel of vacant land</p> <p><b><u>Existing use</u></b> Held for development</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> Planting of rubber trees</p> <p><b><u>Material encumbrances</u></b> Charged to CIMB Bank Berhad</p>	7.4 acres	42,444
2.	<p><b><u>Registered owner</u></b> Parkland Avenue</p> <p><b><u>Title details</u></b></p> <ul style="list-style-type: none"> <li>▪ PN 11143 Lot 22 to PN 11123 Lot 42;</li> <li>▪ PN 11144 Lot 43 to PN 11181 Lot 80;</li> <li>▪ PN 11014 Lot 81 to PN 11026, Lot 93,</li> </ul>	<p><b><u>Description</u></b> A parcel of vacant land</p> <p><b><u>Existing use</u></b> Held for development</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Leasehold (99 years expiring on 9 November 2096)</p>	<p><b><u>Restrictions in interest</u></b> All those pieces of land held under:</p> <ul style="list-style-type: none"> <li>▪ PN 11142 Lot 23 to PN 11123 Lot 42;</li> <li>▪ PN 11144 Lot 43;</li> <li>▪ PN 11149 Lot 48 to PN 11157 Lot 56;</li> <li>▪ PN 11163 Lot 62 to PN 11175 Lot 74</li> <li>▪ PN 11181 Lot 80</li> <li>▪ PN 11014 Lot 81 to PN 11022, Lot 89</li> </ul>	13.4 acres	62,372

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	<p>Mukim Kawasan Bandar XLIII, District Melaka Tengah, State of Melaka</p> <p><b><u>Postal address / Location</u></b> Mukim Kawasan Bandar XLIII, District Melaka Tengah, State of Melaka</p>			<p>shall not be transferred or leased without the prior consent of the State Authority. This restriction is exempted for the first purchaser.</p> <p>For the piece of land held under PN 11147, Lot 46:</p> <p>This land shall not be transferred or leased without the prior consent of the State Authority. This restriction is exempted for Tenaga Nasional Berhad.</p> <p>For those pieces of land held under the remaining titles apart from those above:</p> <p>This land shall not be transferred or leased without the prior consent of the State Authority. This restriction is exempted for Malays.</p> <p><b><u>Express condition</u></b> The land shall be used for residential houses only.</p> <p><b><u>Material encumbrances</u></b> Charged to CIMB Bank Berhad</p>		

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
3.	<p><b><u>Registered owner</u></b> Parkland Global</p> <p><b><u>Title details</u></b> GRN 605141, Lot 97515, Mukim Kluang, District of Kluang, State of Johor</p> <p><b><u>Postal address / Location</u></b> Jalan Parkland Utama, Taman Parkland, 86000 Kluang, Johor</p>	<p><b><u>Description</u></b> A parcel of vacant land</p> <p><b><u>Existing use</u></b> Held for development</p>	<p><b><u>Category of land use</u></b> Building</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b></p> <p>i) The land shall not be sold or otherwise transferred in any manner whatsoever to a non-citizen or foreign company without the consent of the State Authority.</p> <p>ii) If the applicant / registered proprietor intends to carry out development on the land, it shall be done through the process of conversion / surrender and re-alienation and shall not be implemented through the amendment of layout plans or similar processes.</p> <p>iii) The Local Authority shall not process any application for Planning Permission for Erection of building (Kebenaran Merancang Pendirian Bangunan – KMP) or any Building Plan application unless and until the process of surrender and re-alienation through planning permission is first completed.</p> <p><b><u>Express condition</u></b></p> <p>i) The land shall be used for commercial purposes in which the development components have yet to be determined, and built</p>	0.7 acres	891

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				<p>according to a plan approved by the relevant Local Authority.</p> <p>ii) All waste, impurities, and pollution arising from such activities shall be discharged or disposed of at locations designated by the relevant authority.</p> <p>iii) All policies, requirements, and conditions prescribed and enforced from time to time by the relevant authority shall be complied with.</p> <p><b><u>Material encumbrances</u></b> Nil</p>		
4.	<p><b><u>Registered owner</u></b> Parkland City</p> <p><b><u>Title details</u></b> HS(D) 20342, PTD 23679, Mukim Grisek, District of Tangkak, State of Johor</p> <p><b><u>Postal address / Location</u></b> Mukim Grisek, District of Tangkak, State of Johor</p>	<p><b><u>Description</u></b> A parcel of vacant land</p> <p><b><u>Existing use</u></b> Held for development</p>	<p><b><u>Category of land use</u></b> Nil</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> Nil</p> <p><b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad</p>	245.8 acres	29,289

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
5.	<p><b><u>Registered owner</u></b> Parkland City<sup>(1)</sup></p> <p><b><u>Title details</u></b> HS(D) 20339 PTD 23675, Mukim Grisek, District of Tangkak, State of Johor</p> <p><b><u>Postal address / Location</u></b> Mukim Grisek, District of Tangkak, State of Johor</p>	<p><b><u>Description</u></b> A parcel of land planted with oil palm</p> <p><b><u>Existing use</u></b> Held for development</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> i) The land shall be used to plant oil palm ii) The landowner shall at all times take such measures as may be directed by the Land Administrator to prevent soil erosion on the land.</p> <p><b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad</p>	133.9 acres	15,953
6.	<p><b><u>Registered owner</u></b> Parkland City<sup>(1)</sup></p> <p><b><u>Title details</u></b> HS(D) 20340, PTD 23676, Mukim Grisek, District of Tangkak, State of Johor</p> <p><b><u>Postal address / Location</u></b> Mukim Grisek, District of Tangkak, State of Johor</p>	<p><b><u>Description</u></b> A parcel of land planted with oil palm</p> <p><b><u>Existing use</u></b> Held for development</p>	<p><b><u>Category of land use</u></b> Agriculture</p> <p><b><u>Tenure of property</u></b> Freehold</p>	<p><b><u>Restrictions in interest</u></b> Nil</p> <p><b><u>Express condition</u></b> i) The land shall be used to plant oil palm. ii) The landowner shall at all times take such measures as may be directed by the Land Administrator to prevent soil erosion on the land.</p>	123.6 acres	14,725

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
				<b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad		
7.	<b><u>Registered owner</u></b> Parkland City  <b><u>Title details</u></b> GRN 500574, Lot 801, Mukim Grisek, District of Tangkak, State of Johor  <b><u>Postal address / Location</u></b> Mukim Grisek, District of Tangkak, State of Johor	<b><u>Description</u></b> A parcel of vacant land  <b><u>Existing use</u></b> Held for development	<b><u>Category of land use</u></b> Agriculture  <b><u>Tenure of property</u></b> Freehold	<b><u>Restrictions in interest</u></b> Nil  <b><u>Express condition</u></b> i) The land shall be used to plant oil palm ii) The landowner shall at all times take such measures as may be directed by the Land Administrator to prevent soil erosion on the land  <b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad	9.4 acres	1,119
8.	<b><u>Registered owner</u></b> Parkland City  <b><u>Title details</u></b> GM 11860 Lot 6533, Mukim Grisek District of Tangkak, State of Johor  <b><u>Postal address / Location</u></b>	<b><u>Description</u></b> A parcel of vacant land  <b><u>Existing use</u></b> Held for development	<b><u>Category of land use</u></b> Agriculture  <b><u>Tenure of property</u></b> Freehold	<b><u>Restrictions in interest</u></b> Nil  <b><u>Express condition</u></b> i) This land shall be used to plant rubber trees. ii) The landowner shall at all times take such measures as may be directed by the Land Administrator to prevent soil erosion on the land.	0.6 acres	73

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	Mukim Grisek, District of Tangkak, State of Johor			<b><u>Material encumbrances</u></b> Charged to Hong Leong Bank Berhad		
9.	<b><u>Registered owner</u></b> Parkland Residence  <b><u>Title details</u></b> GM 12808, Lot 6472, Mukim Grisek, District of Tangkak, State of Johor  <b><u>Postal address / Location</u></b> Mukim Grisek, District of Tangkak, State of Johor	<b><u>Description</u></b> / <b><u>Existing use</u></b> Vacant land	<b><u>Category of land</u></b> <b><u>use</u></b> Agriculture  <b><u>Tenure of</u></b> <b><u>property</u></b> Freehold	<b><u>Restrictions in interest</u></b> Nil  <b><u>Express condition</u></b> i) The land shall be used to plant oil palm. ii) The landowner shall at all times take such measures as may be directed by the Land Administrator to prevent soil erosion on the land.  <b><u>Material encumbrances</u></b> Nil	3.0 acres	307
10.	<b><u>Registered owner</u></b> Parkland Diversified <sup>(2)</sup>  <b><u>Title details</u></b> ▪ PN 11103, Lot 2 to PN 11122, Lot 21; and ▪ PN 11102, Lot 367	<b><u>Description</u></b> Land and sea to be developed into a commercial development project  <b><u>Existing use</u></b>	<b><u>Category of land</u></b> <b><u>use</u></b> Building  <b><u>Tenure of</u></b> <b><u>property</u></b> Leasehold	<b><u>Restrictions in interest</u></b> The land shall not be transferred or leased without the prior consent of the State Authority.  For lands held under PN 11110, Lot 9 to PN 11119, Lot 18, this restriction is exempted for the first purchaser.	<sup>(3)</sup> 4.6 acres	15,906

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

No.	Registered owner / Beneficial owner / Title details / Postal address / Location	Description / Existing use	Category of land use / Tenure of property	Restrictions in interest / Express condition / Material encumbrances	Land area	Audited NBV as at 31 December 2025 (RM'000)
	Kawasan Bandar XLIII, District of Melaka Tengah, State of Melaka  <u>Postal address / Location</u> Kawasan Bandar XLIII, District of Melaka Tengah, State of Melaka	Held for development	(99 years, expiring by 9 November 2096)	For land held under: <ul style="list-style-type: none"> <li>▪ PN 11103, Lot 2 to PN 11109,</li> <li>▪ PN 11109, Lot 8,</li> <li>▪ PN 11120, Lot 19 to PN 11122, Lot 21; and</li> <li>▪ PN 11102, Lot 367,</li> </ul> this restriction is exempted for Malays.  <u>Express condition</u> To be used as residential houses  <u>Material encumbrances</u> Nil		

**Notes:**

1. *Parkland City has disposed of the lands held under HS(D) 20339 PTD 23675 and HS(D) 20340, PTD 23676, Mukim Grisek, District of Tangkak, State of Johor to Parkland Cress Grisek under the sale and purchase agreements dated 13 February 2026. As at the LPD, the perfection of transfer for the titles is pending completion.*
2. *Parkland Diversified has disposed of the lands held under PN 11103, Lot 2 to PN 11122, Lot 21 and PN 11102, Lot 367 to Parkland Avenue under a sale and purchase agreement dated 3 December 2025. As at the LPD, the perfection of transfer for the titles is pending completion.*
3. *The land area covers only the parcels of land with individual titles issued, and has excluded the area under water which is yet to be reclaimed.*

## ANNEXURE A – MATERIAL PROPERTIES (CONT'D)

## B. MATERIAL PROPERTY RENTED BY OUR GROUP

No.	Landlord / Tenant	Demised premises	Description / Existing use	Approximate rented area	Issuance of CF/CCC	Tenancy Period / Expiry Date / Option to Renew	Yearly Rental
1.	<p><b><u>Landlord</u></b> Atlantis Venture</p> <p><b><u>Tenant</u></b> 1. Parkland City 2. Parkland Avenue 3. Parkland Global 4. Parkland Central 5. Megaform Builders 6. AVE Engineering 7. TYT Builders 8. Parkland Energy Sdn Bhd 9. TSB Builders 10. Ortus Synergy 11. Parkland Southern 12. Parkland RPVI</p>	112, Jalan Tun Perak, 75300 Melaka	<p><b><u>Description</u></b> Three storey office</p> <p><b><u>Existing use</u></b> Management office of Parkland Group</p>	<p><b><u>Land area</u></b> 0.6 acres</p> <p><b><u>Built-up area</u></b> 17,257 sq. ft.</p>	<p>1<sup>st</sup> CCC: 11 August 2016 for the proposed addition and renovation of the existing premises</p> <p>2<sup>nd</sup> CCC: 17 July 2019 for proposed addition and renovation of the existing premises</p>	<p><b><u>Tenancy period</u></b> Commencing from 1 July 2020 onwards unless and until a notice of termination is served by either party to the other party.</p> <p><b><u>Option to renew</u></b> Automatically renewed for a subsequent term in multiple of 3 years from the commencement date.</p>	RM330,000

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

Save for the material properties listed below, the remaining properties set out in the **Annexure A** of this Prospectus have not been appraised by our Valuer. The market values of the material properties as at 31 December 2025 are as follows:

<b>No.</b>	<b>Property details</b>	<b>Market value as at</b>
		<b>31 December 2025</b>
		<b>RM</b>
1.	A parcel of development land with residential potential held under HS(D) 74622, PTD 89814, Mukim Kluang, District of Kluang, State of Johor (Please refer to item 2 of <b>Section A.1</b> of this <b>Annexure A</b> )	79,000,000
2.	An operational single storey hypermarket held under HS(D) 94850, PTD 112566, Mukim Kluang, District of Kluang, State of Johor (Please refer to item 3 of <b>Section A.1</b> of this <b>Annexure A</b> )	14,000,000
3.	An ongoing serviced apartment development known as “Parkland By The River (Residensi Parkland Permas)” held under HS(D) 636953, PTD 254883, Mukim Plentong, District of Johor Bahru, State of Johor (Please refer to item 17 of <b>Section A.3</b> of this <b>Annexure A</b> )	105,000,000
4.	A parcel of development land with residential potential held under GM 6590, Lot 54784, Mukim Ulu Langat, District of Ulu Langat, State of Selangor (Please refer to item 1 of <b>Section A.5</b> of this <b>Annexure A</b> )	40,000,000
5.	An ongoing serviced apartment development known as “Residensi Parkland @ Kajang 2”, erected on GM 7083, Lot 1125, Pekan Kampung Sungai Tangkas, District of Ulu Langat, State of Selangor (Please refer to item 5 of <b>Section A.2</b> of this <b>Annexure A</b> )	60,000,000

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

<b>No.</b>	<b>Property details</b>	<b>Market value as at 31 December 2025</b>
		<b>RM</b>
6.	92 parcels of vacant residential detached lots together with a parcel of vacant land designated for TNB sub-station held under PN 11014 to PN 11026 (inclusive), PN 11102 to PN 11181 (inclusive), Lot 367 and Lot 2 to 93 (inclusive), all within Mukim Kawasan Bandar XLIII, District Melaka Tengah, State of Melaka (Please refer to items 2 and 10 of <b>Section A.5</b> of this <b>Annexure A</b> )	66,000,000
7.	Taman Kluang Perdana township in Mukim Kluang, District of Kluang, State of Johor for the following: <ul style="list-style-type: none"> <li>(i) unsold inventory of completed units in Phase 4 and 5 (Please refer to items 1 and 2 of <b>Section A.2</b> of this <b>Annexure A</b>)</li> <li>(ii) ongoing development under Phase 6 and 9 (Please refer to items 10 and 11 of <b>Section A.3</b> of this <b>Annexure A</b>)</li> <li>(iii) future development under Phase 7 and 8 (Please refer to items 1 and 2 of <b>Section A.4</b> of this <b>Annexure A</b>)</li> <li>(iv) 4 parcels of vacant commercial land held under Geran 586962, Lot 93524; Geran 586963, Lot 93525; Geran 588169 Lot 94496; and HS(D) 94873, PTD 114034 (Please refer to item 1 of <b>Section A.1</b> and item 3 of <b>Section A.4</b> of this <b>Annexure A</b>)</li> </ul>	105,000,000
8.	Taman Parkland township in Mukim Kluang, District of Kluang, State of Johor for the following: <ul style="list-style-type: none"> <li>(i) ongoing development under Phase 2 and 3 (Please refer to items 3 and 4 of <b>Section A.2</b> of this <b>Annexure A</b>)</li> <li>(ii) future development under Phase 5 and 6 (Please refer to items 5 and 6 of <b>Section A.4</b> of this <b>Annexure A</b>)</li> </ul>	30,000,000

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

<b>No.</b>	<b>Property details</b>	<b>Market value as at 31 December 2025</b>
		<b>RM</b>
9.	Bandar Layangkasa township in Mukim Plentong, District of Johor Bahru, State of Johor for the following:	<sup>(2)</sup> 160,000,000
	(i) ongoing development under Phase 5 <sup>(1)</sup> , 6, 7 and 8 (Please refer to items 1, 2 and 3 of <b>Section A.3</b> of this <b>Annexure A</b> )	
	(ii) future development under Phase 9 to 26 (Please refer to items 7 to 24 of <b>Section A.4</b> of this <b>Annexure A</b> )	
10.	Bandar Botani Parkland township in Mukim Jasin, District of Jasin, State of Melaka for the following:	142,000,000
	(i) ongoing development under Plot 2 – Phase 3B and 4B (Please refer to items 15 and 16 of <b>Section A.3</b> of this <b>Annexure A</b> )	
	(ii) future development under Plot 1 – Phase 2A, 2B, 3A, 3B and 3C; and Plot 2 – Phase 5. 6A, 6B, 7A and 7B (Please refer to items 27 to 33 of <b>Section A.4</b> of this <b>Annexure A</b> .)	
	(iii) a parcel of development land approved for industrial development under Plot 3 – Phase 1 held under HS(D) 30221, PT 13958 (Please refer to item 34 of <b>Section A.4</b> of this <b>Annexure A</b> )	
	(iv) 2 parcels of development land approved for mixed development under Plot 3 held under HS(D) 30219, PT 13956 to HS(D) 30220, PT 13957 (Please refer to item 35 of <b>Section A.4</b> of this <b>Annexure A</b> )	
11.	An ongoing mixed development known as “Residensi Kota Syahbandar” held under HS(D) 91518, PT 283 and HS(D) 91519, PT 284, Kawasan Bandar XLIV, District of Melaka Tengah, State of Melaka (Please refer to item 4 of <b>Section A.3</b> of this <b>Annexure A</b> )	150,000,000
12.	7 parcels of development land held under GRN 500574, Lot 801; GM 11860, Lot 6533; HSD 20339, PTD 23675; HSD 20340, PTD 23676; HSD 20341, PTD 23678 to HSD 20343, PTD 23680, Mukim Grisek, District of Tangkak, State of Johor (Please refer to items 42 and 43 of <b>Section A.4</b> of this <b>Annexure A</b> and items 4 to 8 of <b>Section A.5</b> )	120,000,000

**ANNEXURE A – MATERIAL PROPERTIES (CONT'D)**

<b>No.</b>	<b>Property details</b>	<b>Market value as at 31 December 2025</b>
		<b>RM</b>
13.	Taman Bukit Perdana township in Mukim of Kluang, District of Kluang, Johor for the following:	115,000,000
	(i) ongoing development under Plot 2A – Phase 7 and 8; and Plot 2B1 – Phase 1, 2, 3 <sup>(2)</sup> and 4 (Please refer to item 6 of <b>Section A.2</b> and items 5 to 9 of <b>Section A.3</b> of this <b>Annexure A</b> )	
	(ii) future development under Plot 2A – Phase 9; Plot 2B1 – Phase 5 to 8; and Plot 2B2 – Phase 1 to 6 (Please refer to items 4 and 36 to 40 of <b>Section A.4</b> of this <b>Annexure A</b> )	
14.	Taman Bukit Indah township in Mukim Simpang Kanan, District of Batu Pahat, State of Johor for the following:	60,000,000
	(i) ongoing development under Phase 1, 2 and 5 (Please refer to items 12, 13 and 14 of <b>Section A.3</b> of this <b>Annexure A</b> )	
	(ii) future development under Phase 3 and 4 (Please refer to items 25 and 26 of <b>Section A.4</b> of this <b>Annexure A</b> )	

**Notes:**

- (1) *Subsequent to the material date of valuation of 31 December 2025, the development of Phase 5 of Bandar Layangkasa had completed and had obtained CCC in January 2026. As at the LPD, Phase 5 is fully sold and therefore is not disclosed in this Annexure A as material properties of our Group.*
- (2) *Subsequent to the material date of valuation of 31 December 2025, the development of Plot 2B1 – Phase 3 of Taman Bukit Perdana had completed and had obtained CCC in May 2026.*