

**ANNEXURE C: MATERIAL PROPERTIES**

**C.1 MATERIAL PROPERTIES OWNED BY OUR GROUP**

As at the LPD, the details of material properties owned by our Group are set out follow:-

**(i) Malaysia**

| No.         | Name of registered owner/<br>Title lot. no./<br>Postal address/<br>Tenure   | Description of property/<br>Existing use  | Date of issuance of<br>CCC or<br>equivalent | Built-up area/<br>Land area<br>(approximate<br>sqm)                     | Category of land use/<br>Express condition/<br>Restriction in interest  | Encumbrances<br>on property  | Audited NBV<br>as at FYE<br>2025<br>(RM'000) |
|-------------|---|---|---|---|---|--|--|
| <b>QFSB</b> |   |   |   |   |   |  |  |
| 1.          | <p><b>Name of registered owner</b><br/>QFSB</p> <p><b>Title lot. no.</b><br/>Pajakan Negeri 4249,<br/>No. Lot 12443, Mukim 12,<br/>Daerah Barat Daya,<br/>Negeri Pulau Pinang</p> <p><b>Postal address</b><br/>No.99, Lebuhraya<br/>Kampung Jawa, Bayan<br/>Lepas Industrial Estate,<br/>11900 Penang, Malaysia</p> <p><b>Tenure</b><br/>Leasehold for a period of<br/>60 years expiring on 1<br/>August 2049</p> | <p><b>Description of property</b><br/>A double-storey office and<br/>factory building</p> <p><b>Existing use</b><br/>Headquarters and<br/>manufacturing facility for<br/>FPCs</p> | 27 March 2001                               | <p><b>Land area</b><br/>8,151</p> <p><b>Built-up area</b><br/>8,786</p> | <p><b>Category of land use</b><br/>Business / Industrial<br/>("Perusahaan / Perindustrian")</p> <p><b>Express conditions</b><br/>The registered owner after the<br/>Penang Development<br/>Corporation shall:</p> <p>(i) Within a period of 2 years<br/>from the date of<br/>ownership, or within a<br/>specified period<br/>approved by the state<br/>authority, erect a factory<br/>building or factory<br/>buildings on the land in<br/>accordance with the<br/>plans approved by the<br/>local authority, and shall<br/>maintain the said building<br/>or buildings to the<br/>satisfaction of the local<br/>authority.</p> | This land was<br>charged to Hong<br>Leong Islamic<br>Bank Berhad<br>("HLIB") vide<br>presentation no.<br>0799SC2024053<br>200 on 24<br>December 2024<br>and is still<br>subsisting | 6,126  |

**ANNEXURE C: MATERIAL PROPERTIES (CONT'D)**

| No. | Name of registered owner/<br>Title lot. no./<br>Postal address/<br>Tenure | Description of property/<br>Existing use | Date of issuance of<br>CCC or<br>equivalent | Built-up area/<br>Land area<br>(approximate<br>sqm) | Category of land use/<br>Express condition/<br>Restriction in interest  | Encumbrances<br>on property | Audited NBV<br>as at FYE<br>2025<br>(RM'000) |
|-----|---|--|---|---|---|-----------------------------|--|
|     |   |  |   |   | <p>(ii) Clean, dispose of, or take measures to clean and dispose of trade effluent in such form or manner satisfactory to the relevant authorities.</p> <p>(iii) Pay and settle all taxes, rates, revenue charges, and other payments assessed at that time in respect of the land or any part thereof as imposed by the Penang Municipal Council.</p> <p>(iv) Ensure that 30% of the employees engaged in the business on the land shall consist of Bumiputera.<sup>(1)</sup></p> <p><b><u>Restrictions in interest</u></b></p> <p>(i) The land held under this title shall not be transferred, charged, leased, sub-leased, or disposed of without prior written consent from the state authority.</p> <p>(ii) The land held under this title shall not be subdivided or partitioned.</p> |                             |  |

**ANNEXURE C: MATERIAL PROPERTIES (CONT'D)**

| No.         | Name of registered owner/<br>Title lot. no./<br>Postal address/<br>Tenure   | Description of property/<br>Existing use   | Date of issuance of<br>CCC or<br>equivalent | Built-up area/<br>Land area<br>(approximate<br>sqm)                                     | Category of land use/<br>Express condition/<br>Restriction in interest   | Encumbrances<br>on property   | Audited NBV<br>as at FYE<br>2025<br>(RM'000) |
|-------------|---|--|---|---|--|---|--|
| <b>QTSB</b> |   |  |   |   |  |   |  |
| 2.          | <p><b><u>Name of registered owner</u></b><br/>QTSB</p> <p><b><u>Title lot. no.</u></b><br/>Pajakan Negeri 12189,<br/>No. Lot 21570, Mukim 13,<br/>Daerah Seberang Perai<br/>Selatan, Negeri Pulau<br/>Pinang</p> <p><b><u>Postal address</u></b><br/>PMT 743 Persiaran<br/>Cassia Selatan 4, Taman<br/>Perindustrian Batu<br/>Kawan, 14110 Bandar<br/>Cassia, Penang</p> <p><b><u>Tenure</u></b><br/>Leasehold for a period of<br/>60 years expiring on 8<br/>December 2075</p> | <p><b><u>Description of property</u></b><br/>Two-storey factory<br/>building with an attached<br/>three-storey office block</p> <p><b><u>Existing use</u></b><br/>Operations office and<br/>manufacturing facility for<br/>IC substrates</p> | 21 June 2018                                | <p><b><u>Land area</u></b><br/>20,450</p> <p><b><u>Built-up area</u></b><br/>11,883</p> | <p><b><u>Category of land use</u></b><br/>Business / Industrial<br/>("Perusahaan / Perindustrian")</p> <p><b><u>Express conditions</u></b></p> <p>a. The land shall be used for industrial purposes only; and</p> <p>b. The first registered owner after the Penang Development Corporation shall, within two years from the date of registration of transfer or within a time frame approved by the state authority, erect a factory building or buildings on the land in accordance with the plan approved by the local authority.</p> <p><b><u>Restrictions in interest</u></b><br/>The land held under this title shall not be transferred, charged, leased or sub-leased, tenanted or involved in any transaction without prior written consent from the state authority.</p> | This land was charged to United Overseas Bank (Malaysia) Bhd vide presentation no. 0799SC2017018 686 on 26 July 2017 and is still subsisting. | 41,825                                       |

**ANNEXURE C: MATERIAL PROPERTIES (CONT'D)**

**(ii) Chinese Mainland**

| No.          | Name of registered owner/<br>Title lot. no./<br>Postal address/<br>Tenure   | Description of property/<br>Existing use  | Date of issuance of<br>CCC or<br>equivalent | Built-up area/<br>Land area<br>(approximate<br>sqm)   | Category of land use/<br>Express condition/<br>Restriction in interest  | Encumbrances<br>on property | Audited NBV<br>as at FYE<br>2025<br>(RM'000) |
|--------------|---|---|---|---|---|-----------------------------|--|
| <b>SHTEI</b> |   |   |   |   |   |                             |  |
| 1.           | <p><b><u>Name of registered owner</u></b><br/>SHTEI</p> <p><b><u>Title lot. no.</u></b><br/>D35001870936<sup>(2)</sup></p> <p><b><u>Postal address</u></b><br/>1778 Lvling Road,<br/>Siming Area, Xiamen,<br/>Fujian Province, PRC</p> <p><b><u>Tenure</u></b><br/>Leasehold for a period<br/>of 50 years expiring on<br/>21 March 2053</p> | <p><b><u>Description of property</u></b><br/>A twenty-four-storey spiral<br/>building</p> <p><b><u>Existing use</u></b><br/>Office, R&amp;D and ancillary<br/>commercial facilities</p> | 10 October<br>2019                          | <p><b><u>Land area</u></b><br/>16,093<sup>(3)</sup></p> <p><b><u>Built-up area</u></b><br/>44,227</p> | <p><b><u>Category of land use</u></b><br/>Industrial</p> <p><b><u>Express conditions</u></b><br/>The land shall only be used for<br/>the purpose of industrial /<br/>office, industrial research and<br/>development, ancillary<br/>facilities room, equipment<br/>room, parking.</p> <p><b><u>Restrictions in interest</u></b><br/>(i) The land and the buildings<br/>erected thereon shall only<br/>be mortgaged, transferred,<br/>charged, leased in<br/>accordance with the terms<br/>set out in the Contract for<br/>the Grant of State-owned<br/>Land Use Rights and a<br/>Supplementary Contract<br/>(collectively, "<b>Grant<br/>Contract</b>").</p> <p>(ii) The land and the buildings<br/>erected thereon shall only<br/>be mortgaged, transferred,<br/>or charged as an<br/>indivisible whole.</p> | Nil                         | 65,381<br>(Building only)                    |

**ANNEXURE C: MATERIAL PROPERTIES (CONT'D)**

| No. | Name of registered owner/<br>Title lot. no./<br>Postal address/<br>Tenure   | Description of property/<br>Existing use  | Date of issuance of<br>CCC or<br>equivalent | Built-up area/<br>Land area<br>(approximate<br>sqm)   | Category of land use/<br>Express condition/<br>Restriction in interest   | Encumbrances<br>on property | Audited NBV<br>as at FYE<br>2025<br>(RM'000)            |
|-----|---|---|---|---|--|-----------------------------|---|
|     |   |   |   |   | (iii) Civil air defence facilities located on the second basement level (B2), with a total construction area of 2538.62 square meters, of which 227.374 square meters is designated as usable space for civil air defence purposes. All other uses of these underground areas shall be in compliance with the applicable civil air defence laws and regulations.   |                             |   |
| 2.  | <p><b><u>Name of registered owner</u></b><br/>SHTEI</p> <p><b><u>Title lot. no.</u></b><br/>D35005069677<sup>(2)</sup></p> <p><b><u>Postal address</u></b><br/>1776 Lvling Road,<br/>Siming Area, Xiamen,<br/>Fujian Province, PRC</p> <p><b><u>Tenure</u></b><br/>Leasehold for a period<br/>of 50 years expiring on<br/>20 March 2053</p> | <p><b><u>Description of property</u></b><br/>A five-storey detached office<br/>and factory building</p> <p><b><u>Existing use</u></b><br/>Operations office and<br/>manufacturing facility for<br/>FPCs</p> | 24 June 2005                                | <p><b><u>Land area</u></b><br/>16,093<sup>(3)</sup></p> <p><b><u>Built-up area</u></b><br/>16,193</p> | <p><b><u>Category of land use</u></b><br/>Industrial</p> <p><b><u>Express conditions</u></b><br/>The land shall only be used for<br/>the purpose of industrial /<br/>factory.</p> <p><b><u>Restrictions in interest</u></b><br/>The land and the buildings<br/>erected thereon shall only be<br/>mortgaged, transferred,<br/>charged, leased in<br/>accordance with the terms set<br/>out in the Grant Contract.</p> | Nil                         | 4,157<br>(including the<br>entire land<br>and building) |

---

**ANNEXURE C: MATERIAL PROPERTIES (CONT'D)**

---

**Notes:-**

- (1) *We had on 21 January 2026 submitted the application for the removal of this condition from the land title of the Bayan Lepas Plant. We expect to obtain the approval for the removal of this condition approximately 6 months from the date of submission of the application.*
- (2) *In Chinese Mainland, a Real Property Certificate is a combined certificate which includes both the land use rights and building ownership.*
- (3) *Properties in items (3) and (4) are situated on a same plot of land.*

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

**C.2 MATERIAL PROPERTIES LEASED/TENANTED BY OUR GROUP**

As at the LPD, there are no material properties leased or rented by our Group from third parties.

**THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK**