

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT**C.1 Material properties owned by our Group**

Details of the material properties owned by our Group are set out below:

No.	Registered/ Beneficial owner/ Title/ Postal address/ Tenure	Description/ Existing use	Date of issuance CCC or equivalent	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Category of land use/ Express conditions	Encumbrances on land	Audited NBV as at 31 December 2024 (RM'000)
1.	<u>Registered owner:</u> PTPSB	<u>Description:</u> Vacant land	N/A	<u>Built-up area:</u> N/A	<u>Category of land use:</u> Industry ("Perusahaan/Perindustrian")	Nil	1,086
	<u>Title:</u> H.S.(D) 456618, PTD 3161, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor	<u>Existing use:</u> Vacant land proposed to be leased to a third party by 2025		<u>Land area:</u> 27,964 sq.m.	<u>Express conditions:</u> (i) This land shall be used as a medium industry area for the purposes of warehousing and storage and other related uses, developed in accordance with the plan approved by the relevant local authority. (ii) All waste and pollution resulting from this activity must be channeled/disposed of at locations designated by the relevant local authority. (iii) All regulations and requirements imposed and enforced by the relevant authority must be complied with.		
	<u>Postal address:</u> Central Planning and Performance Office Building, Pelepas Free Zone Area, Pelabuhan Tanjung Pelepas, Jalan Pelabuhan Tanjung Pelepas, TST 507, 81560 Gelang Patah, Johor						
	<u>Tenure:</u> Leasehold for a period of 99 years expires on 24 April 2107				<u>Restriction in interest:</u> This land shall not be transferred, leased, mortgaged, or sold in any manner whatsoever except with the approval of the state authority.		
2.	<u>Registered owner:</u> JPB	<u>Description:</u> Single-storey warehouse	18 January 2018	<u>Built up area:</u> 13,440 sq.m.	<u>Category of land use:</u> Industry ("Perusahaan/Perindustrian")	Nil	24,829
	<u>Title:</u> H.S.(D) 614874, PTD 239857, Mukim Plentong, Daerah Johor Bahru, Negeri Johor	known as "12C" <u>Existing use:</u>		<u>Land area:</u> 71,239.94 sq.m.	<u>Express conditions:</u> (i) This land shall be used as a factory for the purpose of light industry and other related uses, constructed in accordance with the plans approved by the relevant local authority.		

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Registered/ Beneficial owner/ Title/ Postal address/ Tenure	Description/ Existing use	Date of issuance CCC or equivalent	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Category of land use/ Express conditions	Encumbrances on land	Audited NBV as at 31 December 2024 (RM'000)
	<u>Postal address:</u> Warehouse 12C, Jalan Nikel 3, Kawasan Perindustrian Pasir Gudang 12C, Mukim Plentong, 81700 Johor Bahru	Storage space that is rented to a customer			(ii) All waste and pollution resulting from this activity must be channeled/disposed of at locations designated by the relevant local authority. (iii) All regulations and requirements imposed and enforced by the relevant authority must be complied with.		
	<u>Tenure:</u> Leasehold for a period of 60 years expires on 28 January 2075				<u>Restriction in interest:</u> The land shall not be transferred in any manner whatsoever unless the construction of infrastructure for public facilities in the industrial area has commenced in accordance to the plan approved by the relevant local authority.		
3.	<u>Registered owner:</u> Northport Distripark	<u>Description:</u> Warehouse known as "Gudang Harapan"	7 April 2005	<u>Built-up area:</u> 200,000 <u>Land area:</u> 4.04 hectares	<u>Category of land use:</u> Industry ("Perusahaan") <u>Express conditions:</u> Industry ("Perusahaan") <u>Restriction in interest:</u> This land shall not be transferred, leased, mortgaged, or sold in any manner whatsoever except with the approval of the state authority.	Nil	34,502
	<u>Title:</u> HS(M) 6217, PT 4183, Mukim Kapar, Daerah Klang, Negeri Selangor	<u>Existing use:</u> Storage space that is rented to customers					
	<u>Postal address:</u> Northport Distripark Sdn Bhd Jalan Pelabuhan Utara 42000 Pelabuhan Klang Selangor						
	<u>Tenure:</u> Leasehold for a period of 99 years expires on 9 June 2086						

None of the material properties that we owned are in breach of any of the land use conditions or current applicable laws, rules and building regulations.

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)**C.2 Material properties leased/ tenanted by our Group from the port authorities (including all concession/non-concession lands)**

Details of the material properties leased/sub-leased or tenanted by our Group from the port authorities, which includes all properties under the respective Privatisation Agreements, are as set out below. Under the Privatisation Agreements and Lease Agreements, the port entities were granted rights to occupy and operate port facilities during the concession period. Upon the expiry or termination of these agreements, the demised properties, including the land, buildings and structures erected thereon, shall be surrendered to the port authorities, as they are the owners of the properties. For further details on our regulatory framework for port premises/buildings/structures, see Section 7.21(vi) of this Prospectus.

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
PTPSB				
1.	<u>Lessor:</u> JPA <u>Lessee:</u> PTPSB <u>Title:</u> H.S.(D) 303868, PTD 2423, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Central Planning and Performance Office Building, Pelepas Free Zone Area, Pelabuhan Tanjung Pelepas, Jalan Pelabuhan Tanjung Pelepas, TST 507, 81560 Gelang Patah, Johor	<u>Description and existing use:</u> A piece of land located at the Pelepas Free Zone Area, comprising: 1. Seven storey office building used as port administration building, known as "Wisma A" 2. Six storey office building used as customs administrative office and other agencies, known as "Wisma B" 3. One block port workshop used as healthy, safety, security and environment division office 4. Double-storey multipurpose building used as operation administrative building known as "Port Utility Building" 5. Main gate with security offices for security access control 6. Single storey office building used as wharf operations office known as "Wharf Office No. 1" 7. Single storey port parallel building used as server room and training room 8. Two units single storey warehouses with attached double-storey offices known as "Warehouse No. 3 & No. 4" 9. One block office with security office for security access control known as "Gate B" 10. One block four storey building with cafeteria, office space and recreational area known as "Central Planning and Performance Office" 11. Wharves known as "Berths No. 1 to No. 6" 12. Various small structures within the empty container storage area 13. Various small structures such as weighbridge cabin, customs inspection cabin and customs inspection shed 14. Nine 22kV electrical substation and one 132kV electrical substation 15. One unit pump house known as "Pump House No. 1"	<u>Built-up area:</u> 180,481 sq. m. <u>Land area:</u> 349.04 hectares	Refer to note (1)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
		16. Part of container yards No. 13 to No. 15		
		Several warehouses, buildings, shoplots, open spaces and offices that are located on different plots within Distripark A and B were sublet or rented out by PTPSB to third parties for various uses. ⁽²⁾		
		<u>Period of lease:</u> 60 years commencing from 24 March 1995 to 23 March 2055		
2.	<u>Lessor:</u> JPA <u>Lessee:</u> PTPSB <u>Title:</u> H.S.(D) 303949, PTD 2426, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Central Planning and Performance Office Building, Pelepas Free Zone Area, Pelabuhan Tanjung Pelepas, Jalan Pelabuhan Tanjung Pelepas, TST 507, 81560 Gelang Patah, Johor	<u>Description and existing use:</u> A piece of land located at the Pelepas Free Zone Area, comprising: 1. Part of the wharf known as "Berths No. 7 to No. 9" 2. Single storey engineering workshop with double storey office and a canteen 3. Part of double-storey office building used as wharf operations office known as "Wharf Office No. 4 & 5" 4. Part of 132kV electrical substation, substation No. 13 and one unit double-storey electrical substation with main switch station 5. Part of container yards No. 13 to No. 21 6. One unit pump house A dormitory on plot D27 and several warehouses located on plots D39, D40 and D44 within Distripark B were sublet or rented by PTPSB to third parties <u>Period of lease:</u> 60 years commencing from 24 March 1995 to 23 March 2055	<u>Built-up area</u> 60,705.5 sq. m. <u>Land area:</u> 469.08 hectares	Refer to note (1)
3.	<u>Lessor:</u> JPA <u>Lessee:</u> PTPSB <u>Title:</u> H.S.(D) 9378, PTD 1586, Mukim Serkat, Daerah Pontian, Negeri Johor	<u>Description and existing use:</u> A piece of land located at the Pelepas Free Zone Area, comprising: 1. Part of the wharf known as "No. 10 – No. 14" 2. Part of double-storey office building used as wharf operations office known as "Wharf Office No. 6" 3. Part of substation No. 22 4. Double storey office known as "Wharf Office No. 7" 5. Two units bus stops 6. Part of substation No. 22 with one unit double storey electrical substation	<u>Built-up area:</u> 81,942.68 sq. m. <u>Land area:</u> 114.92 hectares	Refer to note (1)

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	<u>Postal address:</u> Central Planning and Performance Office Building, Pelepas Free Zone Area, Pelabuhan Tanjung Pelepas, Jalan Pelabuhan Tanjung Pelepas, TST 507, 81560 Gelang Patah, Johor	<u>Period of lease:</u> 60 years commencing from 24 March 1995 to 23 March 2055		
4.	<u>Lessor:</u> JPA <u>Lessee:</u> PTPSB <u>Title:</u> H.S.(D) 303955, PTD 2521, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Central Planning and Performance Office Building, Pelepas Free Zone Area, Pelabuhan Tanjung Pelepas, Jalan Pelabuhan Tanjung Pelepas, TST 507, 81560 Gelang Patah, Johor	<u>Description and existing use:</u> Sewage treatment plant <u>Period of lease:</u> 60 years commencing from 24 March 1995 to 23 March 2055	<u>Built-up area:</u> 6,802.49 sq. m. <u>Land area:</u> 1.57 hectares	Refer to note (1)
5.	<u>Lessor:</u> JPA <u>Lessee:</u> PTPSB <u>Title:</u> H.S.(D) 303871, PTD 2427, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Central Planning and Performance Office Building, Pelepas Free Zone Area, Pelabuhan Tanjung Pelepas, Jalan Pelabuhan Tanjung Pelepas, TST 507, 81560 Gelang Patah, Johor	<u>Description and existing use:</u> Plots of the land have been sub-leased by PTPSB to PTPSB's customers. The warehouses located on plots D29, D30, D31 and D32 within Distripark B were constructed by PTPSB's customers <u>Period of lease:</u> 60 years commencing from 24 March 1995 to 23 March 2055	<u>Built-up area:</u> N/A <u>Land area:</u> 16.74 hectares	Refer to note (1)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
6.	<p><u>Lessor:</u> JPA</p> <p><u>Lessee:</u> PTPSB</p> <p><u>Title:</u> The following are land titles for the concession lands leased but not currently occupied by PTPSB in PTP:</p> <p>(1) Pajakan Negeri 58259, Lot 3883, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor</p> <p>(2) Pajakan Negeri 31527, Lot 3923, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor</p> <p>(3) Pajakan Negeri 31528, Lot 3924, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor</p> <p>(4) Pajakan Negeri 31530, Lot 3926, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor</p> <p>(5) Pajakan Negeri 31531, Lot 3927, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor</p> <p>(6) Pajakan Negeri 31556 to 31577, Lots 3931 to 3952, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor (22 lands)</p> <p>(7) Pajakan Negeri 31533 to 31554, Lots 3953 to 3974, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor (22 lands)</p>	<p><u>Description and existing use:</u> Concession lands leased but not currently occupied by PTPSB</p> <p><u>Period of lease:</u> 60 years commencing from 24 March 1995 to 23 March 2055</p>	<p><u>Built-up area:</u> N/A</p> <p><u>Land area:</u> The following are the respective land areas for each piece of land:</p> <p>(1) 1,400 sq. m. (2) 2.15 hectares (3) 6,840 sq. m. (4) 2,202 sq. m. (5) 6,352 sq. m. (6) 84.14 hectares (7) 79.1 hectares (8) 2.79 hectares (9) 18.45 hectares (10) 19.1 hectares (11) 21 hectares (12) 9.42 hectares</p>	Refer to note (1)

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(8)	H.S.(D) 303870, PTD 2425, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor			
(9)	H.S.(D) 591290, PTD 5314, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor			
(10)	H.S.(D) 591291, PTD 5316, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor			
(11)	H.S.(D) 591292, PTD 5318, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor			
(12)	H.S.(D) 591294, PTD 5321, Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor			

Postal address:

N/A

JPB

7.	<u>Lessor:</u> JPA	<u>Description and existing use:</u> Jetty BT1 which is used as an area for the berthing of the vessel	<u>Built-up area:</u> 5,425.62 sq. m.	97,900.00
	<u>Lessee:</u> JPB	<u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 2.05 hectares	
	<u>Title:</u> H.S.(D) 522962, PTD 205864, Mukim Plentong, Daerah Johor Bahru, Negeri Johor ⁽³⁾			
	<u>Postal address:</u> No. PTD 205864, Johor Port Berhad, 81700 Pasir Gudang, Johor			

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No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
8.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 625141 PTD 249382, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A piece of land comprising of: 1. Warehouses known as 2B1, 2B2, 2C1, 2C2, 2D, 3A, 3C, 3D, 3E, 4A1, 4A2, 4B, 5A, 5A2, 5B, 6A, 6B1, 6B2, 6C1A, 6C1B, 6C2 and 6C3 to store goods 2. Oasis building used for facilities such as cafeterias, food court, retail stores, offices, clinic and training rooms 3. Marine and engineering building used for offices and retail stores 4. Checkpoint Gate C as a security and customs check for personnels and goods 5. Maintenance operation support services workshop, which is an open shed used for equipment repair 6. Substations known as <i>Substation No. 2</i> , <i>No. 3</i> and <i>No. 6</i> to supply electricity <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 180,385.02 sq. m. <u>Land area:</u> 415,150 sq. m.	Refer to note (4)
9.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346447, PTD 163135, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Lot 2 Jalan Kontena, Kawasan Pelabuhan Johor, 81700 Pasir Gudang, Johor.	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 35,049 sq. m.	Refer to note (4)
10.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 0.81 hectares	Refer to note (4)

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	<u>Title:</u> H.S.(D) 346448, PTD 163136, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Lot 3 Off Jalan Pukal, 81707 Pasir Gudang, Johor			
11.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346449, PTD 163137, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Lot 3 Off Jalan Pukal, 81707 Pasir Gudang, Johor	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 2.02 hectares	Refer to note (4)
12.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346450, PTD 163138, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Lot 3 Off Jalan Pukal, 81707 Pasir Gudang, Johor	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 0.75 hectares	Refer to note (4)

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No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
13.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346451, PTD 163139, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Jalan Pukal 4, Pelabuhan Johor Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 3.66 hectares	Refer to note (4)
14.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346457, PTD 163145, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Lot 3 Off Jalan Pukal, 81707 Pasir Gudang, Johor	<u>Description and existing use:</u> Open yard for container depot <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 5.74 hectares	Refer to note (4)
15.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346458, PTD 163146, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Jalan Simen 1, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Vacant land <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 0.04 hectares	Refer to note (4)

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No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
16.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 458043, PTD 200290, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> PLO 336, Jalan Suasa, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 22.52 hectares	Refer to note (4)
17.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346452, PTD 163140, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A piece of land comprising of: 1. Warehouses known as <i>Warehouse 7B1, 7B2, 7B3, 8B, 8B1, 9A, 9B, 10A1, 10A2, 10B</i> to store goods 2. Substations known as <i>Substation No. 10</i> and <i>No. 11</i> to supply electricity 3. A pump house used as a utility building used for pumping water for safety purposes, as required by the BOMBA 4. A sewage treatment plant <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 82,731.72 sq. m. <u>Land area:</u> 219,851 sq. m.	Refer to note (4)
18.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 346466, PTD 163154, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Lot 21 Jalan Feri, Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 13,933 sq. m.	Refer to note (4)

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19.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 121887, Lot 66180, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> No. Lot 66180, Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Vacant land that is currently not in use <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 1,830 sq. m.	Refer to note (4)
20.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 121888, Lot 66183, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Substation to provide electricity <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 56.4 sq. m. <u>Land area:</u> 538 sq. m.	Refer to note (4)
21.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 121889, Lot 66186, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Sewage pump station for water discharge <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 32.09 sq. m. <u>Land area:</u> 394 sq. m.	Refer to note (4)

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No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
22.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 121890, Lot 66185, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Vacant land (empty open yard) used as a storage for empty containers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> N/A <u>Land area:</u> 16,435 sq. m.	Refer to note (4)
23.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122236, No. Lot 66188, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Single-storey warehouse known as "FZ4", used for storage of goods <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 6,144 sq. m. <u>Land area:</u> 15,201 sq. m.	Refer to note (4)
24.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122237, Lot 66189, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A piece of land which comprises of: 1. On-dock for the repair of container 2. A pump house used as a utility building for pumping water for safety purposes, as required by BOMBA <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 35.4 sq. m. <u>Land area:</u> 2,220 sq. m.	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
25.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122238, No. Lot 66190, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Substation No. 8 used to supply electricity <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 35.37 sq. m. <u>Land area:</u> 390 sq. m.	Refer to note (4)
26.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122239, Lot 66191, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A piece of land comprising of: 1. A single storey warehouse known as "Warehouse ICFS" to store goods 2. A single storey warehouse known as "Warehouse FZ2" to store goods 3. On dock depot used for storage, handling, and transfer of shipping containers directly within the port area <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> <u>Building 1:</u> 9,527 sq. m. <u>Building 2:</u> 7,833.18 sq. m. <u>Land area:</u> 50,719 sq. m.	Refer to note (4)
27.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122240, Lot 66192, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A two-storey warehouse known as "Warehouse FZ1" used to store goods <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 18,000 sq. m. <u>Land area:</u> 27,671 sq. m.	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
28.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122242, Lot 66194, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Electrical substation used to supply and distribute electricity <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 239.98 sq. m. <u>Land area:</u> 1,816 sq. m.	Refer to note (4)
29.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 238593, PTD 119698, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Pelabuhan Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Electrical substation used to supply and distribute electricity <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 321.4 sq. m. <u>Land area:</u> 0.31 hectares	Refer to note (4)
30.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122243, Lot 66209, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Pipe rack used to support the pipeline for liquid cargo from the vessel to the storage tank or from the storage tank to the vessel <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> N/A <u>Land area:</u> 6,898 sq. m.	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
31.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122258, Lot 66211, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Pipe rack used to support the pipeline for liquid cargo from the vessel to the storage tank or from the storage tank to the vessel <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> N/A <u>Land area:</u> 10,034 sq. m.	Refer to note (4)
32.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122245, Lot 66213, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Vacant land currently not in use <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> N/A <u>Land area:</u> 3,163 sq. m.	Refer to note (4)
33.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122248, Lot 66229, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> GRN 122248, Lot 66229, Mukim Plentong, Daerah Johor Bahru, Negeri Johor	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> N/A <u>Land area:</u> 29,126 sq. m.	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
34.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122333, Lot 66232, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Vacant land used as road reserve <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> N/A <u>Land area:</u> 4,149 sq. m.	Refer to note (4)
35.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 622847, PTD 248230, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Lot 129, Lorong Pukal Satu, Johor Port Area, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> The land has been sub-leased by JPB to JPB's customers <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> N/A <u>Land area:</u> 16,302 sq. m.	Refer to note (4)
36.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122351, Lot 66234, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Electrical substation used to supply and distribute electricity <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 281.51 sq. m. <u>Land area:</u> 701 sq. m.	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
37.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 622850, PTD 248233, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Two-storey warehouse known as "Warehouse 3E" used to store goods <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 31,821.45 sq. m. <u>Land area:</u> 21,282 sq. m.	Refer to note (4)
38.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> GRN 122348, Lot 66252, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Jalan Baja, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> The land has been rented to a tenant <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Land area:</u> 5,033 sq. m.	Refer to note (4)
39.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 177747, PTD 36145, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> FGVJB, Terminal 3, Jalan Pelabuhan, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Wharf 1 and 2 used for the berthing of vessels and the loading and unloading of cargo <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 77,446 sq. m. <u>Land area:</u> 7.74 hectares	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
40.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 454424, PTD 188730, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A piece of land comprising of: 1. A six-storey building known as “Wisma Kontena”, used as office area 2. A single-storey building known as “Wisma Café”, used as a canteen 3. A two-storey building known as “M&R Building” used as workshop area and office for equipment maintenance and repair 4. A single-storey building known as “Central Store” and used as office 5. A single-storey building used as prayer room 6. An open space known as “Container Yard” for placement of laden and unladen container 7. A structure built specifically for container vessel berthing in the water limits located in the port area <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 4,608.09 sq. m. <u>Land area:</u> 32.16 hectares	Refer to note (4)
41.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 454425, PTD 188731, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A piece of land comprising of: 1. An open space known as “Container Yard” for placement of laden and unladen container 2. A staff cabin for the rest area and office use <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 1,335 sq. m. <u>Land area:</u> 2.02 hectares	Refer to note (4)
42.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 454426, PTD 188732, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Pump house used as utility building for pumping water for safety purposes as the requirement by BOMBA <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 146.78 sq. m. <u>Land area:</u> 0.70 hectares	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
43.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 622848, PTD 248231, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Port Safety and Security Department Building used as office area <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 1,093.55 sq. m. <u>Land area:</u> 4,635 sq. m.	Refer to note (4)
44.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> H.S.(D) 622849, PTD 248232, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> A piece of land comprising of: 1. Surau used as a prayer facility 2. Johor Port Skills Centre used as training room <u>Period of lease:</u> 60 years commencing from 1 January 1993 to 31 December 2052	<u>Built-up area:</u> 1,796.14 sq. m. <u>Land area:</u> 3,249 sq. m.	Refer to note (4)
45.	<u>Lessor:</u> JPA <u>Lessee:</u> JPB <u>Title:</u> PN 61072, Lot 195180, Mukim Plentong, Daerah Johor Bahru, Negeri Johor <u>Postal address:</u> Johor Port Berhad, 81700 Pasir Gudang, Johor	<u>Description and existing use:</u> Pump house used as utility building for pumping water for safety purposes as the requirement by BOMBA <u>Period of lease:</u> 52 years 6 months commencing from 1 July 2000 to 31 December 2052	<u>Built-up area:</u> 162.75 sq. m. <u>Land area:</u> 8,094 sq. m.	Refer to note (4)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
NMB				
46.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> Part of HS(D) 31134, PT 13728, Mukim Kapar, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u></p> <ol style="list-style-type: none"> 1. Warehouses known as C3, C4, C5, E1 and E2 used for storage spaces that are rented to customers 2. Sub-stations known as "Main Intake CT2 (Sub-station 33 11 KV)", "Sub-station CT2 (Sub-station 8 11KV)" and "Sub-station CT2 (Sub-station 8 NPCT)" to support container terminals, conventional cargo operations, and overall port structure 3. Workshops garages known as "RTG Workshop Garage H Block" and "RTG Workshop Garage G Block" used for the maintenance, repair, and storage of RTGs and other port handling equipment 4. Gate known as "CCT Gate" used for the maintenance, repair, and storage of RTGs and other port handling equipment <p><u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043</p>	<p><u>Built-up area:</u> 240,307</p> <p><u>Land area:</u> 102.3 acres</p>	6,958,468.00 ⁽⁵⁾
47.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> HS(D) 31135, PT 13729, Mukim Kapar, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u></p> <ol style="list-style-type: none"> 1. Sub-station known as "Sub-station CT2 (Sub-station 18 NPCT)" to support container terminals, conventional cargo operations, and overall port infrastructure 2. Gate known as "CT2 Gate" used as an access control point for entry and exit of cargo trucks and port vehicles into the container terminal area <p><u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043</p>	<p><u>Built-up area:</u> 9,770</p> <p><u>Land area:</u> 55 acres</p>	3,611,003.00 ⁽⁵⁾
48.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p>	<p><u>Description and existing use:</u></p> <ol style="list-style-type: none"> 1. Warehouses known as "B1" and "C2" used for storage spaces that are rented to customers 2. Offices known as "Wisma A", "Wisma B", "Wisma C" and "ITT Office" utilised for administrative and operational functions by Northport and its subsidiaries. 	<p><u>Built-up area:</u> 217,317</p> <p><u>Land area:</u> 204.06 acres</p>	12,499,421.00 ⁽⁵⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<p><u>Title:</u> Part of HS(D) 24617, PT 11690, Mukim Kapar, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p>Rest rooms known as "Office & Operator Rest Room CT1", "RTG Operator CT1 Rest Room & Surau", "PM Operator Rest Room & Surau Bridge 2", "PM Operator Rest Room & Surau H Block", "RS Operator Rest Room", "Surau Al-Falah", "PM Refueller CT1 Office" used as staff rest areas and prayer rooms to support daily port operations</p> <p>3. Gates known as "Kastam Scanner Office Gate CT1", "Gate FCZ Jalan Parang" used for customs inspection, scanning of containers, and regulating access into the Free Commercial Zone (FCZ)</p> <p><u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043</p>		
49.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> HS(D) 24616, PT 11689, Mukim Kapar, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u></p> <ol style="list-style-type: none"> Warehouses known as F1, F2, F3, F4, F5, F6, F7, F8 and F9 used for Storage spaces that are rented to customers Sub-station known as "Sub-station CT2 (Sub-station 19 Pencawang Elektrik 1 Tingkat)" to support container terminals, conventional cargo operations, and overall port infrastructure Gate known as "Gate F CT2", is used as a main access control point for vehicles and personnel entering and exiting the container terminal <p><u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043</p>	<p><u>Built-up area:</u> 504,916</p> <p><u>Land area:</u> 198.18 acres</p>	12,756,969.50 ⁽⁵⁾
50.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> H.S.(D) 77833, PT Plot 4, Bandar Sultan Sulaiman, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> Rest rooms known as "Marine Rest Room Wharf 8A", "Sports & Recreation Clubs Building" used as rest and welfare facilities for port personnel.</p> <p><u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043</p>	<p><u>Built-up area:</u> 4,187</p> <p><u>Land area:</u> 2.6 acres</p>	318,109.00 ⁽⁵⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
51.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> PN 110068, Lot 41030, Bandar Sultan Sulaiman, Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> 1. Office known as "One Stop Centre", is used for administrative purposes and to facilitate customer-related services. The One Stop Centre houses the Commercial Department, Customer Services Department, and Documentation Centre, serving as a centralised hub for customer-related operations 2. Gate known as "CT1 Gate" used as an access control point for entry and exit of cargo trucks and port vehicles into the container terminal area <u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043	<u>Built-up area:</u> 29,514 <u>Land area:</u> 16.46 acres	1,315,028.00 ⁽⁵⁾
52.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> Part of PN 97837, Lot 15 Seksyen 8, Bandar Port Swettenham, Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> One office and three warehouses used for recreational area, boat repair and maintenance The buildings and structures that are located on this piece of land were rented out to third party <u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043	<u>Built-up area:</u> 8,193.17 <u>Land area:</u> 5.05 acres	443,223.00 ⁽⁵⁾
53.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB	<u>Description and existing use:</u> Oil tankers and office buildings used for operations related to liquid bulk cargo handling and storage services The buildings and structures that are located on this piece of land were rented out to third party	<u>Built-up area:</u> 43,670.91 <u>Land area:</u> 31.02 acres	2,298,637.00 ⁽⁵⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<u>Title:</u> Part of PN 5007, Lot 4 Seksyen 4, Bandar Port Swettenham, Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043		
54.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> Part of G.N 2432/1937 Lot 24 Seksyen 16, Plan No. 14,719, Town of Port Swettenham, District of Klang, State of Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> 1. Warehouses known as A1, A2, A3, A4, A5, A6, A7 and A8 used for storage spaces that are rented to customers 2. Offices known as "Operation Office Southpoint 1" and "Portpass Office" are used as operations and administrative offices to support port activities at Northport and Southpoint <u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043	<u>Built-up area:</u> 384,597 <u>Land area:</u> 48.35 acres	4,232,580.00 ⁽⁵⁾
55.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> G.N 4055/2015, Lot 20 Seksyen 16, Bandar Port Swettenham, Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> Gate known as "Southpoint Gate" used as a controlled entry and exit point for vehicles and personnel accessing the Southpoint terminal <u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043	<u>Built-up area:</u> 26,884 <u>Land area:</u> 0.81 acres	81,191.00 ⁽⁵⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
56.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> Part of G.N 308/1909, Lot 3 Seksyen 8, Bandar Port Swettenham, Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> Two warehouses used for boat repair, maintenance and storage The buildings that are located on this piece of land were rented out to third party <u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043	<u>Built-up area:</u> 30,578.12 <u>Land area:</u> 1.29 acres	210,298.00 ⁽⁵⁾
57.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> PN 114162, Lot 104, Mukim Klang (formerly H.S.(D) 78822, PT95615), Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> 1. Wharves known as 1, 2, 3, 4, 5, 6, 7 and 7A as part of NMB's business operations, facilitating maritime logistics and cargo handling 2. Office known as "Operation Office Southpoint 2" used for port operations coordination, monitoring of cargo handling activities, and administrative functions related to Southpoint terminal operations. <u>Period of lease:</u> 25 years 9 months 7 days commencing from 24 February 2018 to 30 November 2043	<u>Built-up area:</u> 169,048 <u>Land area:</u> 7.11 acres	4,963,385.74 ⁽⁵⁾⁽⁶⁾
58.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB	<u>Description and existing use:</u> Wharf as part of NMB's business operations, facilitating maritime logistics and cargo handling <u>Period of lease:</u> 30 years commencing from 1 December 2013 to 30 November 2043	<u>Built-up area:</u> 13,411.83 <u>Land area:</u> 0.31 acres	Refer to note (6)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<p><u>Title:</u> PN 114151, Lot 105, Mukim Klang, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>			
59.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> Part of G.N. 397/2014, Lot 66240, Bandar Sultan Sulaiman, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> 1. Wharves known as 8, 8A, 9, 10, 11, 12, 13, 14, 15, 16, and 17 as part of NMB's business operations, facilitating maritime logistics and cargo handling 2. Offices known as "Container Operation Office Wharf 8A", "QC Operator", "Stowage Controller & PM Rest Room Wharf 9", "Surau Wharf 9 & Rest Room", "Lashing Gang/Operator Rest Room Wharf 10", used for container terminal operations, including administrative work, equipment control, stowage coordination, rest areas for port operators and lashing gangs, and surau facilities for prayer</p> <p><u>Period of lease:</u> 29 years 5 months 25 days commencing from 5 June 2014 to 30 November 2043</p>	<p><u>Built-up area:</u> 2,093,102</p> <p><u>Land area:</u> 54.23 acres</p>	16,787,237.50 ⁽⁵⁾
60.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> G.N. 2257/2014 Lot 100138, Plan No. P.A. 209650, Town of Bandar Sultan Sulaiman, State of Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> Wharves known as 18, 19, 20, 21, 22, 23, 24 and 25 as part of NMB's business operations, facilitating maritime logistics and cargo handling</p> <p><u>Period of lease:</u> 29 years 5 months 25 days commencing from 5 June 2014 to 30 November 2043</p>	<p><u>Built-up area:</u> 712,119</p> <p><u>Land area:</u> 16.08 acres</p>	16,153,016.00 ⁽⁵⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
61.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> Part of H.S.(D) 165821, PT 66359, Bandar Sultan Sulaiman, Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> Sub-station known as "Sub-station CT2 (Sub-station 13 NPCT)" used to support container terminals, conventional cargo operations, and overall port infrastructure <u>Period of lease:</u> 22 years 7 months 28 days commencing from 2 April 2021 to 30 November 2043	<u>Built-up area:</u> 3,500 <u>Land area:</u> 24.26 acres	4,637,600.00 ⁽⁵⁾
62.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> H.S.(D) 166436, PT 66361 Bandar Sultan Sulaiman, Daerah Klang, Negeri Selangor <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> Office known as "Marine Building" for administrative and operational functions <u>Period of lease:</u> 22 years 3 months 8 days commencing from 23 August 2021 to 30 November 2043	<u>Built-up area:</u> 30,268 <u>Land area:</u> 0.53 acres	178,200.00 ⁽⁵⁾
63.	<u>Lessor:</u> PKA <u>Lessee:</u> NMB <u>Title:</u> Part of H.S.(D) 164374, PT 155839 Bandar Sultan Sulaiman, Daerah Klang, Negeri Selangor	<u>Description and existing use:</u> Parking area for Customs Office <u>Period of lease:</u> 23 years 4 months 24 days commencing from 7 July 2020 to 30 November 2043	<u>Built-up area:</u> Nil <u>Land area:</u> 2.61 acres	797,500.00 ⁽⁵⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
64.	<p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p> <p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> Part of G.N 4621/2016, Bandar Port Swettenham, Daerah Klang, Negeri Selangor comprising: (i) Lot 62 Seksyen 16 (ii) Lot 63 Seksyen 16 (iii) Lot 64 Seksyen 16</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> Liquid Tank used for operations related to liquid bulk cargo handling (including the blending of straight asphalt with additives to produce polymer modified asphalt) and storage services</p> <p>The buildings and structures that are located on this piece of land were rented out to third party</p> <p><u>Period of lease:</u> 26 years 9 months 28 days commencing 2 February 2017 to 30 November 2043</p>	<p><u>Built-up area:</u> 44,164.54</p> <p><u>Land area:</u> (i) Lot 62 Seksyen 16: 0.99 acres (ii) Lot 63 Seksyen 16: 10.66 acres (iii) Lot 64 Seksyen 16: 0.22 acres</p>	817,960.00 ⁽⁵⁾
65.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> Part of G.N 4621/2016, Lot 13 Seksyen 16, Bandar Port Swettenham, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> One warehouse used for the operations relating to ship repair and maintenance as well as other activities agreed by sub-lessor and sub-lessee</p> <p>The building that is located on this piece of land were rented out to third party</p> <p><u>Period of lease:</u> 26 years 9 months 28 days commencing 2 February 2017 to 30 November 2043</p>	<p><u>Built-up area:</u> 4,562.07</p> <p><u>Land area:</u> 1.94 acres</p>	151,250.00 ⁽⁵⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
66.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> G.N 313/2017, Bandar Port Swettenham, Daerah Klang, Negeri Selangor comprising: (i) Lot 10516 Seksyen 16 (ii) Lot 10517 Seksyen 16 (iii) Lot 10518 Seksyen 16</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> Five warehouses and five office buildings used for operations relating to the activities of liquid bulk handling, storage services, Kelkay Bulking Installation, latex shipment, handling documentation and clearance of shipment</p> <p>Several buildings and structures that are located on this piece of land were rented out to third parties.</p> <p><u>Period of lease:</u> 26 years 9 months 28 days commencing 2 February 2017 to 30 November 2043</p>	<p><u>Built-up area:</u> 51,157</p> <p><u>Land area:</u> (i) Lot 10516 Seksyen 16: 0.39 acres (ii) Lot 10517 Seksyen 16: 2.21 acres (iii) Lot 10518 Seksyen 16: 0.02 acres</p>	245,630.00 ⁽⁵⁾
Northport Distripark				
67.	<p><u>Lessor:</u> PKA</p> <p><u>Lessee:</u> Northport Distripark</p> <p><u>Title:</u> Part of HS(D) 31134, PT 13728, Mukim Kapar, Daerah Klang, Negeri Selangor⁽³⁾</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> Warehouses known as D1, D2, D3 and D4 used as storage spaces that are rented to customers</p> <p><u>Period of lease:</u> 53 years 4 months 10 days commencing 13 November 2001 to 23 March 2055</p>	<p><u>Built-up area:</u> 576,274</p> <p><u>Land area:</u> 27.7 acres</p>	291,691.86

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
68.	<u>Lessor:</u> PKA <u>Lessee:</u> Northport Distripark <u>Title:</u> Part of HS(D) 24617, PT 11690, Mukim Kapar, Daerah Klang, Negeri Selangor ⁽³⁾ <u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia	<u>Description and existing use:</u> Warehouses known as D5, D6 and D7 used for storage spaces that are rented to customers <u>Period of lease:</u> 53 years 4 months 10 days commencing 13 November 2001 to 23 March 2055	<u>Built-up area:</u> 393,162 <u>Land area:</u> 23.57 acres	248,213.89
PPSB				
69.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 7996, Plot A Seksyen 23, Bandar Georgetown, Daerah Timor Laut, Pulau Pinang <u>Postal address:</u> Pangkalan Raja Tun Uda, 10300 George Town, Pulau Pinang	<u>Description and existing use:</u> Terminal known as PRTU comprising, among others ⁽⁸⁾ , single-storey delivery operation office, double-storey terminal building for ferry operation, sub-station, 13 units of shoplots and surau <u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041	<u>Built-up area:</u> 27,567.42 sq. m. <u>Land area:</u> 11,153.85 sq. m.	Refer to note (7)
70.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 7997, part of Lot 251 Seksyen 23, Bandar Georgetown, Daerah Timor Laut, Pulau Pinang	<u>Description and existing use:</u> 20 units of single storey shoplots which are rented out to tenants for commercial purposes <u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041	<u>Built-up area:</u> 179.64 sq. m. <u>Land area:</u> 3,546.94 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<u>Postal address:</u> Pangkalan Raja Tun Uda, 10300 George Town, Pulau Pinang			
71.	<u>Lessor:</u> PPC	<u>Description and existing use:</u> Open space that are being used for ferry entrance	<u>Built-up area:</u> N/A	Refer to note (7)
	<u>Lessee:</u> PPSB	<u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041	<u>Land area:</u> 5,613 sq. m.	
	<u>Title:</u> PN 265, part of Lot 604 Seksyen 23, Bandar Georgetown, Daerah Timor Laut, Pulau Pinang			
	<u>Postal address:</u> Pangkalan Raja Tun Uda, 10300 George Town, Pulau Pinang			
72.	<u>Lessor:</u> PPC	<u>Description and existing use:</u> Two storey buildings which are currently unoccupied	<u>Built-up Area:</u> 16,171.57	Refer to note (7)
	<u>Lessee:</u> PPSB	<u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041	<u>Land Area:</u> 8,477.87 sq. m.	
	<u>Title:</u> H.S.(D) 7998, Lot 254 Seksyen 23, Bandar Georgetown, Daerah Timor Laut, Pulau Pinang			
	<u>Postal address:</u> Pangkalan Raja Tun Uda, 10300 George Town, Pulau Pinang			
73.	<u>Lessor:</u> PPC	<u>Description and existing use:</u> A terminal known as PSAH comprising, among others, a double-storey terminal building for ferry operation, operation office and pedestrian walkway	<u>Built-up area:</u> 2583.72 sq. m.	Refer to note (7)
	<u>Lessee:</u> PPSB		<u>Land area:</u> 10,549 sq. m.	

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<u>Title:</u> PN 9784, Lot 9774 Seksyen 4 Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Pangkalan Sultan Abdul Halim, Jalan Bagan Dalam, 12100 Butterworth, Pulau Pinang	<u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041		
74.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> PN 9785, Lot 9776 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Pangkalan Sultan Abdul Halim, Jalan Bagan Dalam, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> Sub-station built to facilitate the ferry operation activities <u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041	<u>Built-up area:</u> 33.01 sq. m. <u>Land area:</u> 2,115 sq. m.	Refer to note (7)
75.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> PN 1442, Lot 2717 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Pangkalan Sultan Abdul Halim, Jalan Bagan Dalam, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> Platform built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041	<u>Built-up area:</u> 207.61 sq. m. <u>Land area:</u> 17,534 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
76.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S. (D) 9813, Plot A Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Butterworth Deep Water Wharves, Administration Building 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> A piece of land located at BDWW, comprising, among others: 1. Nine single storey warehouses known as "Godown A2, A1, W1, C2, E3, F2, G2, D2, H2", a fire station, four sub-stations, two platforms known as "Berth No 1/2/3/4/5/6 and Berth Tanker Pier", fuel house and custom scanner a VOTP compressor room and offices 2. Two warehouses known as "Godown W4 and C.F.S." and a double storey marine building comprising, a hostel, rest area and an administrative office 3. Single storey warehouses known as "Godown W2 and Godown W3", and gates at the security office <u>Period of lease:</u> Ferry Area: 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041 Remaining land area: 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 225,618.28 sq. m. <u>Land area:</u> 578,119.61 sq. m., of which 30,189.55 sq. m. is the ferry area	Refer to note (7)
77.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 10871, PT 321 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Butterworth Deep Water Wharves, Administration Building, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> An offshore berthing structure named as "Dolphin Berth" utilised for VOTP operations with a VOTP compressor room for the storage, handling and transfer and transport vegetable oils <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 495.49 sq. m. <u>Land area:</u> 3,089.03 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
78.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 10872, PT 322 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pualu Pinang <u>Postal address:</u> Butterworth Deep Water Wharves, Administration Building, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> A marine structure named as "mooring dolphin" used to secure vessels away from the shore <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 20.90 sq. m. <u>Land area:</u> 20.90 sq. m.	Refer to note (7)
79.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> PN9796, Lot 9805 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Butterworth Deep Water Wharves, Administration Building, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> A terminal known as BDWW comprising of a double storey building sub-leased by PPSB to PPSB's customers for storage purposes <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 20,181.3 sq. m. <u>Land area:</u> 20,181.3 sq. m.	Refer to note (7)
80.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB	<u>Description and existing use:</u> A piece of land located at BDS comprising, among others ⁽⁹⁾ , offices and the employees' common facility	<u>Built-up area:</u> 8,995.82 sq. m. <u>Land area:</u> 83,814 sq. m., of which 28,848.73 sq. m. is the ferry area	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<u>Title:</u> GRN 48976, part of Lot 2234 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Bagan Dalam Slipway, Jalan Assumption, 12100 Butterworth, Pulau Pinang	<u>Period of lease:</u> Ferry Area: 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041 Remaining land area: 21 November 2013 to 31 December 2041		
81.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> PN 9798, Lot 9778 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> Bagan Dalam Slipway, Jalan Assumption, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> A piece of land located at BDS comprising of a rectifier room, welding set room, a single storey pump house and slipway no. 3 that are currently unoccupied <u>Period of lease:</u> 21 November 2013 to 30 April 2018, and 1 January 2021 to 31 December 2041	<u>Built-up area:</u> 2,848.20 sq. m. <u>Land area:</u> 5,567 sq. m.	Refer to note (7)
82.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 31785, part of PT 54, Mukim 01, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> A piece of land at PBCT comprising, among others, single storey workshop, five single storey warehouses, four sub-stations, three single storey pump houses, a double storey administrative office and platform known as "Berth No.2" built along the shore where ships berth to load or discharge goods <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 80,945.89 sq. m. <u>Land area:</u> 175,173.27 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
83.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> PN 10919, Lot 5303, Mukim 01, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> A piece of land at PBCT comprising, among others, five single-storey warehouses, single-storey fire station office building and an administration office building, a sub-station and a single-storey pump house <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 25,990.38 sq. m. <u>Land area:</u> 129,093 sq. m.	Refer to note (7)
84.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 42208, PT 3191, Mukim 01, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> A piece of land at PBCT comprising of a single-storey warehouse known as "Godown 11" for storage, pump house known to house pumps and related equipment to move water, or other liquids through pipelines <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 10,506.19 sq. m. <u>Land area:</u> 89,030.83 sq. m.	Refer to note (7)
85.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 56678, Lot 8045, Bandar Prai, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> A piece of land at PBCT comprising of a platform known as "DG Berth" which is built along the shore where ships berth to load or discharge goods, and a single-storey pump house at DG Berth <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 12,789.75 sq. m. <u>Land area:</u> 9,000.21 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
86.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 36634, PT 1535, Mukim 01, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> Platform known as "Berth No. 1" which is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 17,563.36 sq. m. <u>Land area:</u> 5,449.82 sq. m.	Refer to note (7)
87.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 36636, PT 1536, Mukim 01, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> By-pass bridge <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 503.94 sq. m. <u>Land area:</u> 1,224.96 sq. m.	Refer to note (7)
88.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> PN 10916, Lot 6047, Bandar Prai, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> Access bridge <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 13,505.46 sq. m. <u>Land area:</u> 13,251 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
89.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 28145, PT 4, Bandar Prai, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Bulk Cargo Terminal, Lorong Perusahaan 2, 13600 Prai, Pulau Pinang	<u>Description and Existing use:</u> An open space where part of the land comprises a swampy area that remains unused, while the remaining portion has been subleased to a third party for the operation of a gas tank facility <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 6,206.37 sq. m. <u>Land area:</u> 85,023.78 sq. m.	Refer to note (7)
90.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 7942, PT 370 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> A piece of land located at NBCT comprising, among others, offices, a single-storey sub-station, a stacking container and single-storey building for storage, a single storey custom examination bay, an access bridge connected to NBCT <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 190,411.61 sq. m. <u>Land area:</u> 446,380 sq. m.	Refer to note (7)
91.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 29563, PT 704, Seksyen 4, Bandar Butterworth, Seberang Perai Utara	<u>Description and existing use:</u> A piece of land located at NBCT comprising, among others, an expansion wharf and platform named "T1", a single-storey sub-station, a single-storey pump house and an access bridge connected to NBCT <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 143,240.06 sq. m. <u>Land area:</u> 166,567.4 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang			
92.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> PN 13517, Lot 10089 Seksyen 2, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> This is a piece of land located at NBCT comprising of four single-storey sub-stations <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 1,174.65 sq. m. <u>Land area:</u> 266,000 sq. m.	Refer to note (7)
93.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 29524, PT 703, Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> A piece of land located at NBCT comprising, a single-storey sub-station <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 708.78 sq. m. <u>Land area:</u> 20,794 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
94.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 29525, PT 685, Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> Platform located at NBCT which is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 14,142 sq. m. <u>Land area:</u> 14,142 sq. m.	Refer to note (7)
95.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 29528, PT 687, Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> Platform located at NBCT which is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 6,032 sq. m. <u>Land area:</u> 6,032 sq. m.	Refer to note (7)
96.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 35624, PT 764 Seksyen 4, Bandar Butterworth, Seberang Perai Utara, Pulau Pinang	<u>Description and existing use:</u> Platform which is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 1 January 2021 to 31 December 2041	<u>Built-up area:</u> 11,359.04 sq. m. <u>Land area:</u> 11,359.04 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
97.	<u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang <u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 29526, PT 702, Seksyen 4, Bandar Butterworth, Seberang Perai Utara Pulau Pinang <u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> Foreshore ("Tanah laut") where vessels are moored or docked for loading and unloading of cargo <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> Nil <u>Land area:</u> 16,940 sq. m.	Refer to note (7)
98.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 35625, PT 765, Bandar Butterworth, Seksyen 4, Seberang Perai Utara, Pulau Pinang <u>Postal address:</u> North Butterworth Container Terminal, Wisma Kontena Butterworth Utara, Jalan Datuk Haji Ahmad Said, 12100 Butterworth, Pulau Pinang	<u>Description and existing use:</u> Access bridge connected to NBCT <u>Period of lease:</u> 1 January 2021 to 31 December 2041	<u>Built-up area:</u> 9,989.89 sq. m <u>Land area:</u> 9,899 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
99.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> GRN 9410 , Part of Lot 53, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> This piece of land located at SPCT comprising of an administrative building, a firefighting station, auxiliary police station, properties that are currently unoccupied such as four warehouses (known as "Godown 2, 3, 4, 6") and one operation office <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> 13,749.17 sq. m. <u>Land area:</u> 17,306.91 sq. m.	Refer to note (7)
100.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 19984, PT 6, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> This piece of land located at SPCT comprising of a double-storey office building and platform where ships berth to load or discharge goods <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> 40,290.32 sq. m. <u>Land area:</u> 15,993 sq. m.	Refer to note (7)
101.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 20020, PT 7 Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> Platform that is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> 871.5 sq. m. <u>Land area:</u> 871.5 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
102.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 20021, PT 8 Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> Platform that is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> 4,476.8 sq. m. <u>Land area:</u> 4,476.8 sq. m.	Refer to note (7)
103.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 20022, PT 9, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> Platform that is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> 66.4 sq. m. <u>Land area:</u> 66.4 sq. m.	Refer to note (7)
104.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 20023, PT 10, Seksyen 24 Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> Platform that is built along the shore of a harbour where ships berth to load or discharge goods <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> 153.6 sq. m. <u>Land area:</u> 153.6 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
105.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> GRN 23726, Lot 9, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description</u> An area designated for entrance and pedestrian access by cruise passengers, including associated walkways <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> N/A <u>Land area:</u> 72.83 sq. m.	Refer to note (7)
106.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> GRN 23727, Lot 10, Seksyen 24 Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description</u> An area designated for entrance and pedestrian access by cruise passengers, including associated walkways <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> N/A <u>Land area:</u> 1.77 sq. m.	Refer to note (7)
107.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> GRN 23728, Lot 42, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> This plot of land is used as an access for passenger cruise <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> N/A <u>Land area:</u> 149.48 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
108.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> GRN 9406, Lot 49, Seksyen 24 Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> Access walkway to embark and disembark from SPCT <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> N/A <u>Land area:</u> 15.39 sq. m.	Refer to note (7)
109.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> GRN 26683, Lot 20, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang	<u>Description and existing use:</u> A swimming pool that currently not in occupation <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> 122.85 sq. m. <u>Land area:</u> 211.91 sq. m.	Refer to note (7)
110.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB	<u>Description and existing use:</u> Vacant lands currently not in use <u>Period of lease:</u> 4 December 2021 to 31 December 2041	<u>Built-up area:</u> N/A <u>Land area:</u> The following are the respective land areas for each piece of land: (1) 119.66 sq. m. (2) 97.92 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
	<u>Title:</u> The following are land titles for vacant lands in SPCT: (1) GRN 33120, Lot 43, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang (2) GRN 52730, Lot 45, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang (3) GRN 26685, Lot 46, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang (4) GRN 33121, Lot 47, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang (5) GRN 9408, Lot 51, Seksyen 24, Bandar Georgetown, Daerah Timur Laut, Pulau Pinang <u>Postal address:</u> Swettenham Pier Cruise Terminal, Pesara King Edward, 10300 Georgetown, Pulau Pinang		(3) 415 sq. m. (4) 99.87 sq. m. (5) 451.7 sq. m.	
111.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> H.S.(D) 28522, Lot 10058, Bandar Prai, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Wharf, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> A piece of land located at PW comprising, among others, a sub-station, platform and offices consisting of customs and security office as well as clerk office <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 19,548 sq. m. <u>Land area:</u> 139,698 sq. m.	Refer to note (7)

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
112.	<u>Lessor:</u> PPC <u>Lessee:</u> PPSB <u>Title:</u> GRN 161024, Lot 10057, Bandar Prai, Seberang Perai Tengah, Pulau Pinang <u>Postal address:</u> Prai Wharf, 13600 Prai, Pulau Pinang	<u>Description and existing use:</u> Toilet located at PW <u>Period of lease:</u> 21 November 2013 to 31 December 2041	<u>Built-up area:</u> 31.67 sq. m. <u>Land area:</u> 26,050 sq. m.	Refer to note (7)
TBPSB				
113.	<u>Lessor:</u> MPA <u>Lessee:</u> TBPSB <u>Title:</u> PM 175, Lot 15801, Mukim Tanjong Kling, Daerah Melaka Tengah, Melaka <u>Postal address:</u> Tanjung Bruas Port, 76400, Tanjung Kling, Melaka	<u>Description and existing use:</u> A single parcel of land comprising: 1. Trestle used as a connection between the shore and berthing areas 2. Jetty 3. Single-storey office building for operation purposes <u>Period of lease:</u> 30 years lease expires on 19 November 2046	<u>Built-up area:</u> 8,565 <u>Land area:</u> 127,111	1,188,429.51 ⁽¹⁰⁾
114.	<u>Sub-lessor⁽¹¹⁾:</u> MPA <u>Sub-lessee:</u> TBPSB <u>Title:</u> Lot 2331, GRN 7033, Mukim Tanjong Kling, Daerah Melaka Tengah, Melaka <u>Postal address:</u> Tanjung Bruas Port, 76400, Tanjung Kling, Melaka	<u>Description and existing use:</u> A single parcel of land comprising: 1. Double-storey office building used as an office space for administration purposes 2. Four single-storey warehouse buildings for storage spaces and storage spaces rented out to a third party <u>Period of lease:</u> 30 years lease expires on 19 November 2046	<u>Built-up area:</u> 260,031 <u>Land area:</u> 512,277	389,207.61 ⁽¹⁰⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
115.	<u>Sub-lessor⁽¹²⁾:</u> MPA <u>Sub-Lessee:</u> TBPSB <u>Title:</u> PM 174, Lot 15800, Mukim Tanjong Kling, Daerah Melaka Tengah, Melaka <u>Postal address:</u> Tanjung Bruas Port, 76400, Tanjung Kling, Melaka	<u>Description and existing use:</u> Jetty <u>Period of lease:</u> 30 years lease expires on 19 November 2046	<u>Built-up area:</u> N/A <u>Land area:</u> 13,089	2,447.85 ⁽¹⁰⁾
116.	<u>Sub-lessor⁽¹¹⁾:</u> MPA <u>Sub-lessee:</u> TBPSB <u>Title:</u> GM 22, Lot 2561, Mukim Tanjong Kling, Daerah Melaka Tengah, Melaka <u>Postal address:</u> Tanjung Bruas Port, 76400, Tanjung Kling, Melaka	<u>Description and existing use:</u> Vacant land currently not in use <u>Period of lease:</u> 30 years lease expires on 19 November 2046	<u>Built-up area:</u> N/A <u>Land area:</u> 20,010.11	9,791.39 ⁽¹⁰⁾
117.	<u>Sub-Lessor⁽¹¹⁾:</u> MPA <u>Sub-lessee:</u> TBPSB <u>Title:</u> GM 23, Lot 2562, Mukim Tanjong Kling, Daerah Melaka Tengah, Melaka <u>Postal address:</u> Tanjung Bruas Port, 76400, Tanjung Kling, Melaka	<u>Description and existing use:</u> Oil tank storage facility with a single-storey office building, 3 storage tanks, pipelines, loading stations, pump stations, receiving jetty, launcher jetty, security post and open shade roof, all of which is rented out to a third party <u>Period of lease:</u> 30 years lease expires on 19 November 2046	<u>Built-up area:</u> 87,120 <u>Land area:</u> 136,486	69,763.63 ⁽¹⁰⁾

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)**Notes:**

- (1) Pursuant to the terms of the PTP Lease Agreement, a total lease rental of approximately RM806.9 million is required to be paid by PTPSB to JPA during the concession period, taking into account an increment at the rate of 10.0% per annum of the preceding annual lease rental for every five years from 2010 onwards.
- (2) The buildings and structures used for warehousing and related activities are located in Distripark A on plots 4, D8, D10, D11, D12, D13, D16, D18, D19, DW1, DW2, DW3, DW4 and DW5, and in Distripark B on plots 3, D22, D25A, D25B, D28A to D, D28-F2, D25C, D28E, D30, D31, D37A, D37B, D37C, D40 and D44. The on-dock depot services are located in Distripark A on plots 1, 2, 3, 4 and 2A. Manufacturing activities are conducted in Distripark A on plots CP3B, CP3D, CP1, D20, D21, D02, D03, D04, D05 and D06, in Distripark B on plot D28F-1, D26, D23, D32, D33, D34, D35, D27, D36, D38C and D39 and facilities for processing, packaging, and storing chilled and frozen foods are on plot D01. Buildings used for high grade metal manufacturing and recycling activities in Distripark B are situated on plot D23, and a dormitory is located on PTD 2425. Shoplots at PTP's Seamen Centre are rented out to various third parties for retail purposes, including a coffeehouse and barber services. Cabin offices are located on Slot C1, C4(a), C5, C7, C8, C9, C10, C17, C18, C19(a), C20, C21, C22, C23, C24, C25, C26, C27, C28, C31, C32, C33, C34(b), C35, C36, C37, C39, C40, C41, C42, C43 and C44, in PTP cabin park within Distripark A are also being rented out to tenants.
- (3) Refers to material properties leased/tenanted by our Group from the port authorities which are non-concession lands.
- (4) Pursuant to the terms of the Johor Port Lease Agreement, the annual rental sum is subject to an increment of ten percent (10.0%) every five years, calculated based on the preceding annual rental sum. Based on the land lease rental projections, the annual rental for the year 2025 are RM23,191,344.00 for Land I and RM41,773.26 for Land II.
- (5) Pursuant to the terms of the Northport Lease Agreement, the annual rental sum is subject to an increment of ten percent (10.0%) every three years, calculated based on the preceding annual rental sum. The annual rental stated is for the period of 2025.
- (6) There is only one annual rental payment amount for both parcels of land under the Northport Lease Agreement (for PN 114151, Lot 105 Mukim Klang and PN 114162, Lot 104 Mukim Klang) dated 13 December 2019 and the supplemental lease agreement dated 22 March 2023.
- (7) The annual rental and threshold rent charged for these lands are set out below:

<u>Period</u>	<u>Annual rental</u>	<u>Area / Terminal</u>
(i) From 4 December 2021 to 31 December 2041	RM5.956 million subject to an increase once every three years at the rate of 10.0% of the preceding rent	SPCT
(ii) From 1 January 2024 to 31 December 2041	RM18,673,800.00	Cargo area - BDWW, BDS, PBCT, NBCT, PW Ferry area - PRTU, PSAH, BDS, BDWW
(iii) From 1 January 2024 until 31 December 2041	RM439,663.55 in year 2023	Both cargo and ferry area
(8) The land also comprises several buildings and structures that are currently unoccupied, including an operations office, a two-storey former terminal building and two-storey building.		

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT *(Cont'd)*

- (9) *The land also comprises several buildings and structures that are currently unoccupied, including amongst others, a single storey surau, offices, a canteen, a warehouse known as "Godown A", shoplots and store, five workshops, tanks, a sub-station, a pump house, a cabin, slipway no.1 and 2, approach jetty slipway no.1 (North and South side) and a lay by jetty.*
- (10) *Pursuant to the terms of the lease and sub-lease agreements between MPA and TBPSB, the annual rental sum is subject to an increment of ten percent (10.0%) every three years, calculated based on the preceding annual rental sum. The annual rental stated is for the period of 2025.*
- (11) *The registered owner of this land is the Federal Commissioner of Lands.*
- (12) *The registered owner of this land is the PKA.*

None of the material properties leased/sub-leased or tenanted by our Group from the port authorities are in breach of any of the land use conditions or current applicable laws, rules and building regulations.

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ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)**C.3 Material properties leased/ tenanted by our Group from third parties (other than the port authorities)**

Details of the material properties leased/sub-leased or tenanted by our Group from third parties are as set out below.

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Date of issuance CCC or equivalent	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
1.	<p><u>Landlord:</u> Penang Sentral Sdn Bhd</p> <p><u>Tenant:</u> PPSB</p> <p><u>Title:</u> H.S.(D) 35597, P.T. 770, Seksyen 4, Bandar Butterworth, Daerah Seberang Perai Utara, Negeri Pulau Pinang</p> <p><u>Postal address:</u> Level 5 of the Complex known as Penang Sentral located at No. 5130, Terminal Pengangkutan Penang Sentral, Jalan Bagan Dalam, Bagan Dalam, 12100 Butterworth, Pulau Pinang</p>	<p><u>Description and existing use:</u> An integrated complex consisting of a shopping complex, a transportation hub and a parking complex known as “Penang Sentral” where PPSB rented Level 5 of the Complex to be used as office</p> <p><u>Period of tenancy:</u> 16 November 2023 to 15 November 2026</p>	27 March 2018	<p><u>Built-up area:</u> 4,952.85 sq. m.</p> <p><u>Land area:</u> 39,991.00 sq. m.</p>	211,115.52
2.	<p><u>Lessor:</u> AXIS Real Estate Investment Trust</p> <p><u>Lessee:</u> NMB</p> <p><u>Title:</u> H.S.(D) 77831, Plot 19, Mukim Bandar Sultan Sulaiman, Daerah Klang, Negeri Selangor</p> <p><u>Postal address:</u> Northport (Malaysia) Bhd, Jalan Pelabuhan, Pelabuhan Utara, 42000 Port Klang, Selangor Darul Ehsan, Malaysia</p>	<p><u>Description and existing use:</u> Warehouses identified as K7 and K10 used for space rented to customers</p> <p><u>Period of lease:</u> 26 years lease expires 30 November 2043</p>	18 August 2008	<p><u>Built-up area:</u> 337,984</p> <p><u>Land area:</u> 715,262</p>	6,113,492.00

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

No.	Name of lessor/ lessee or landlord/ tenant or sub-tenant/ Lot No./ Postal address	Description of property/ Existing use/ Period of tenancy or lease	Date of issuance CCC or equivalent	Built-up area/ Land area (approximate) (sq. ft. unless otherwise stated)	Annual rental (RM)
3.	<u>Sub-landlord⁽¹⁾:</u> Kumpulan Melaka Berhad	<u>Description and existing use:</u> Vacant land currently not in use	N/A	<u>Built-up area:</u> N/A	614,718.72 ⁽²⁾
	<u>Sub-tenant:</u> TBPSB	<u>Period of lease:</u> 30 years (expiring on 30 March 2055)		<u>Land area:</u> 256,160.29	
	<u>Title:</u> Lot 15769, PM 171, Mukim Tanjong Kling, Daerah Melaka Tengah, Melaka				
	<u>Postal address:</u> Tanjung Bruas Port, 76400, Tanjung Kling, Melaka				

Notes:

- (1) The registered owner of this land is the Chief Minister of Malacca (Incorporated).
- (2) The annual rental sum is subject to an increment of ten percent (10.0%) every three years, calculated based on the preceding annual rental sum. The annual rental stated is for the period of 2025.

None of the material properties that we leased/tenanted from third parties are in breach of any of the land use conditions or current applicable laws, rules and building regulations.

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)**C.4 Material tangible fixed assets of our Group**

Details of the material tangible fixed assets used and owned or leased of our Group are set out below.

Material plant and equipment used and owned or leased of our Group

No.	Ports	Description of assets and their usage	Audited NBV as at 31 December 2024 (RM'000)
1.	PTPSB	Includes 57 quay cranes, 199 RTGs, 595 prime movers, 800 trailers and 31 empty stackers, 3 reach stackers ⁽¹⁾ , 3 pilot boats ⁽²⁾ and 8 tugboats ⁽²⁾	1,720,262
2.	NMB	Includes 31 quay cranes, 107 RTGs, 172 prime movers, 177 trailers, 12 empty stackers ⁽³⁾ , 2 level luffing cranes, 11 reach stackers ⁽⁴⁾ , 5 pilot boats ⁽²⁾ and 6 tugboats ⁽²⁾	773,254
3.	JPB	Includes 9 quay cranes, 30 RTGs, 99 prime movers, 341 trailers, 6 empty stackers ⁽⁵⁾ , 4 reach stackers, 5 level luffing cranes, 4 conveyor systems, 1 bulk gantry crane and 1 continuous unloader, 5 pilot boats ⁽²⁾ and 13 tugboats ⁽²⁾	290,683
4.	PPSB	Includes 12 quay cranes, 31 RTGs, 45 prime movers, 113 trailers, 3 reach stackers, 4 empty stackers, 10 rail-mounted gantry cranes, 2 mobile harbour cranes, 3 pilot boats ⁽²⁾ and 4 tugboats ⁽²⁾	198,211
5.	TBPSB	Includes 8 trailers, 2 reach stackers and 1 forklift ⁽⁶⁾	1,891

Notes:

(1) The three units of reach stackers are leased by PTPSB.

(2) The pilot boats and tugboats are leased assets.

(3) There are 12 units of empty stackers, of which 10 units are owned and two units are leased by NMB.

(4) There are 11 reach stackers, of which six units are owned by NMB, three units are owned by Northport Distripark and two units are leased by NMB.

(5) The six units of empty stackers are leased by JPB.

(6) The one unit of forklift is leased by TBPSB.

ANNEXURE C: OUR MATERIAL PROPERTIES, PLANT AND EQUIPMENT (Cont'd)

Port infrastructure and facilities (which includes, amongst others, reclaimed land, wharves, jetties, terminals and paved areas) of our Group under concession

No.	Ports	Description of port infrastructure	Audited NBV as at 31 December 2024 (RM'000)
1.	PTPSB	Capital dredging and reclamation cost, wharves, sub-stations, reefer stacks, container yards, access roads, other ancillary port infrastructures	1,788,111
2.	PPSB	Wharves, access bridges, yards and paved areas, warehouses, administration buildings, access roads, other ancillary infrastructures (i.e. container freight station, substation, water pipelines, workshop and drainage), ferry terminal and four ferries	1,258,549
3.	NMB	Wharves, container yard, conventional yard sub-stations, administration and operation building, access roads and other port infrastructures	641,999
4.	JPB	Wharves, jetties, yards, pipelines, substations, access roads and other port infrastructures	445,832
5.	TBPSB	Wharf and jetty, interlocking pavement, gabion wall, construction of an open yard into container yard, access roads and underground pipeline for fresh water	24,451

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