

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT**B.1 MATERIAL PROPERTIES OWNED BY OUR GROUP**

Details of the material properties owned by our Group as at the LPD are as follows:

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
<u>BRDC</u>							
1.	<u>Registered owner</u> BIG Pharmacy Healthcare <u>Title details</u> H.S.(D) 139753, PT 69180, Mukim Kapar, Daerah Klang, Negeri Selangor <u>Postal address</u> No. 8, Jalan Astana 3/KU2, Bandar Bukit Raja, 41050 Klang, Selangor <u>Tenure</u> Freehold	<u>Description</u> An industrial building structure comprising one unit of three-storey warehouse, three-storey office and other ancillary facilities <u>Existing use</u> Used as our headquarters and distribution centre of our Group	Original CCC dated 5 February 2025 Pending new CCC for additional renovation works ⁽¹⁾	<u>Built-up area</u> 22,449 <u>Land area</u> 19,021	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> Nil	Charged to Maybank Islamic Berhad vide presentation number 001SC34620/2022 registered on 4 April 2022	68,286
<u>Medispec Buildings</u>							
2.	<u>Registered owner</u> Medispec <u>Title details</u> GRN 219648, Lot 49694, Seksyen 39, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor	<u>Description</u> A unit of three and half storey office shoplot <u>Existing use</u> Used as office and store	14 January 2026 and 19 January 2026	<u>Built-up area</u> 801 <u>Land area</u> 240	<u>Category of land use</u> Building <u>Express condition</u> Commercial building <u>Restriction in interest</u> Nil	Charged to OCBC Bank (Malaysia) Berhad vide presentation number 001SC111332/2022 registered on 19 October 2022	1,834

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
	<u>Postal address</u> No. B-1-07, B-2-07, B-3-07, B-4-07, Block B, Mayang Avenue, Jalan SS 25/22, Taman Mayang, 47301, Petaling Jaya, Selangor						
	<u>Tenure</u> Freehold						
3.	<u>Registered owner</u> Medispec <u>Title details</u> GRN 219649, Lot 49695, Seksyen 39, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor	<u>Description</u> A unit of three and half storey office shopt <u>Existing use</u> Used as office and store	14 January 2026 and 19 January 2026	<u>Built-up area</u> 801 <u>Land area</u> 229	<u>Category of land use</u> Building <u>Express condition</u> Commercial building <u>Restriction in interest</u> Nil	Charged to CIMB Bank Berhad vide presentation number 001SC61379/2021 registered on 3 September 2021	1,604
	<u>Postal address</u> No. B-1-08, B-2-08, B-3-08, B-4-08, Block B, Mayang Avenue, Jalan SS 25/22, Taman Mayang, 47301, Petaling Jaya, Selangor						
	<u>Tenure</u> Freehold						
4.	<u>Registered owner</u> Medispec <u>Title details</u> GRN 219650, Lot 49696, Seksyen 39, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor	<u>Description</u> A unit of three and half storey office shopt <u>Existing use</u> Used as office and store	14 January 2026 and 19 January 2026	<u>Built-up area</u> 683 <u>Land area</u> 195	<u>Category of land use</u> Building <u>Express condition</u> Commercial building <u>Restriction in interest</u> Nil	Charged to OCBC Bank (Malaysia) Berhad vide presentation number 001SC97966/2021 registered on 3 December 2021	1,533

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
	<u>Postal address</u> No. B-1-09, B-2-09, B-3-09, B-4-09, Block B, Mayang Avenue, Jalan SS 25/22, Taman Mayang, 47301, Petaling Jaya, Selangor <u>Tenure</u> Freehold						
5.	<u>Registered owner</u> Medispec <u>Title details</u> GRN 219651, Lot 49697, Seksyen 39, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor <u>Postal address</u> No. B-1-10, B-2-10, B-3-10, B-4-10, Block B, Mayang Avenue, Jalan SS 25/22, Taman Mayang, 47301, Petaling Jaya, Selangor <u>Tenure</u> Freehold	<u>Description</u> A unit of three and half storey office shoptlot <u>Existing use</u> Used as office and store	14 January 2026 and 19 January 2026	<u>Built-up area</u> 535 <u>Land area</u> 153	<u>Category of land use</u> Building <u>Express condition</u> Commercial building <u>Restriction in interest</u> Nil	Charged to OCBC Bank (Malaysia) Berhad vide presentation number 001SC97966/2021 registered on 3 December 2021	1,414

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
<u>Yanling Facilities</u>							
6.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36933, PT 32, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 1, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	<u>Description</u> One unit of two-storey terrace factory <u>Intended use</u> Manufacturing facility for pharmaceutical drugs and health- related products	12 December 2025	<u>Built-up area</u> 1,568 <u>Land area</u> 312	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC80320/2020 registered on 20 November 2020	1,966
7.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36912, PT 11, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 2, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Ground floor is used for storage and first floor is manufacturing facility for pharmaceutical drugs and health-related products	3 June 2025	<u>Built-up area</u> 474 <u>Land area</u> 237	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	Charged to Public Bank Berhad vide presentation number 001SC5542/2015 registered on 22 January 2015	1,227

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
	<u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)						
8.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36913, PT 12, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 2A, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Ground floor is used for storage and first floor is manufacturing facility for pharmaceutical drugs and health-related products	3 June 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC26036/2016 registered on 30 March 2016, presentation number 001SC41392/2016 registered on 16 May 2016 and presentation number 001SC47963/2017 registered on 13 June 2017	302
9.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36932, PT 31, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 3, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan	<u>Description</u> One unit of two-storey terrace factory <u>Intended use</u> Ground floor is used for storage and first floor is manufacturing facility for pharmaceutical drugs and health-related products	12 December 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC98822/2021 registered on 7 December 2021	1,043

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
	<u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)						
10.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36914, PT 13, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 6, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Ground floor is used for storage and first floor is manufacturing facility for pharmaceutical drugs and health-related products	3 June 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	(i) Private caveat lodged by Hong Leong Islamic Bank Berhad vide presentation number 001B26952/20 17 registered on 13 June 2017 (ii) Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC66618/2 017 registered on 11 August 2017	793
11.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36915, PT 14, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 8, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya,	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Ground floor is used for storage and first floor is manufacturing facility for pharmaceutical drugs	3 June 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC66619/2017 registered on 11 August 2017	793

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
	47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	and health-related products			without the consent of the state authority		
12.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36919, PT 18, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 16, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Manufacturing facility for pharmaceutical drugs and health- related products	12 December 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC26032/2016 registered on 30 March 2016, presentation number 001SC41393/2016 registered on 16 May 2016 and presentation number 001SC47964/2017 registered on 13 June 2017	258
13.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36920, PT 19, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 18, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya,	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Manufacturing facility for pharmaceutical drugs and health- related products	3 June 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner	Nil	258

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
	47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)				without the consent of the state authority		
14.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36924, PT 23, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 19, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Ground floor is used for storage and first floor is used as office	12 December 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC48389/2021 registered on 24 June 2021	1,123
15.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36921, PT 20, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 20, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya,	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Ground floor is used for storage and first floor is manufacturing facility for pharmaceutical drugs	3 June 2025	<u>Built-up area</u> 372 <u>Land area</u> 186	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC26033/2016 registered on 30 March 2016, presentation number 001SC41391/2016	699

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

No.	Registered owner / Title details / Postal address / Tenure	Description / Existing use / Intended use	Date of issuance of CCC or equivalent	Built-up area / Land area (approximate) (sq. m. unless otherwise stated)	Category of land use / Express condition / Restriction in interest	Encumbrances on property	Audited NBV as at 30 June 2025 (RM'000)
	47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	and health-related products			without the consent of the state authority	registered on 16 May 2016 and presentation number 001SC47962/2017 registered on 13 June 2017	
16.	<u>Registered owner</u> Yanling Natural Hygiene <u>Title details</u> HSD 36923, PT 22, Pekan Sungai Buloh, Daerah Gombak, Negeri Selangor <u>Postal address</u> No. 21, Jalan S.B. Jaya 11, Taman Industri S.B. Jaya, 47000 Sg. Buloh, Selangor Darul Ehsan <u>Tenure</u> 99 years expiring on 17 May 2100 (approximately 74 years unexpired lease term)	<u>Description</u> One unit of two-storey terrace factory <u>Existing use</u> Ground floor is used for storage and first floor is used as office	12 December 2025	<u>Built-up area</u> 610 <u>Land area</u> 305	<u>Category of land use</u> Industry <u>Express condition</u> Industry <u>Restriction in interest</u> This land shall not be transferred, leased or mortgaged in any manner without the consent of the state authority	Charged to Hong Leong Islamic Bank Berhad vide presentation number 001SC48383/2021 registered on 24 June 2021	1,777

Note:

- (1) Subsequent to the issuance of the original CCC dated 5 February 2025, our Group had carried out additional renovation works where the BRDC New CCC is required. As at the LPD, we are in the process of obtaining the BRDC New CCC which is expected to be obtained by April 2026. Please refer to Section 7.15(i) of this Prospectus for further details of this subsisting non-compliance and its rectification status.

Save as disclosed in Section 7.15 of this Prospectus, none of the material properties owned as disclosed under Section B.1 above are in breach of any land use conditions and/or are in non-compliance with current statutory requirements, land rules or building regulations which will have a material adverse impact on our operations or the utilisation of our assets on the said properties. No valuations have been conducted on any of the properties disclosed above.

ANNEXURE B: OUR MATERIAL PROPERTIES AND EQUIPMENTS (Cont'd)

B.2 MATERIAL PROPERTIES TENANTED BY OUR GROUP

(i) Outlets

As at the LPD, we operate a total of 626 retail outlets in shopping centres, high streets or as a standalone building, of which 613 retail outlets are rented by our Group.

(ii) Material properties

As at the LPD, there are no material properties rented or leased by our Group for our business operations.

B.3 MATERIAL EQUIPMENT

As at the LPD, our Group does not have any material equipment.