

ANNEXURE B: OUR MATERIAL PROPERTIES AND MATERIAL EQUIPMENT

B.1 MATERIAL PROPERTIES OWNED BY OUR GROUP

Save as disclosed below, as at the LPD, our Group does not own any other properties:

No.	Registered owner/Beneficial owner/Title details/Postal address/Tenure	Description/ Existing use	Date of issuance of CCC or equivalent	Built-up area / Land area / Floor area	Category of land use / Express condition / Restriction in interest	Encumbrances
1.	Registered Owner Empire Sushi Title details Geran Mukim 1131, Lot 64746, Pekan Puchong Jaya, Daerah Petaling, Negeri Selangor Postal Address B-7F-05, Block B, 7th Floor, IOI Boulevard, Jalan Kenari 5, Bandar Puchong Jaya, Puchong, 47170 Selangor Darul Ehsan Tenure Freehold	Brief description: Seventh floor of a 7-storey office building Existing use: Administration office	31 July 2012	7,890 square feet	Category of land use Business Express condition Business Restriction in interest Nil	Nil

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

B.2 MATERIAL PROPERTIES TENANTED BY OUR GROUP

(i) Outlets

As at the LPD, we operate a total of 131 *Empire Sushi* outlets (excluding 1 consignment outlet) in shopping centres, hypermarkets, airport and transit hub malls, where all 131 of the *Empire Sushi* outlets are rented by Empire Sushi from shopping centres, hypermarkets, airport retail mall and transit hub malls as premise owners.

(ii) Material properties tenanted by our Group

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

No.	Tenant	Landlord/ Lessor	Location/ Postal address	Description/ Existing use	Tenure tenancy	Approximate rented built-up area	Rental per annum
1.	Empire Sushi	Nicole Lim and Jordan Tan	No. 5, 5th Floor, Block B, IOI Boulevard, Jalan Kenari 5, Bandar Puchong Jaya, 47170 Puchong, Selangor Darul Ehsan	Brief description: Fifth floor of a 7- storey office building Existing use: For office use only	1 June 2024 – 31 May 2027	5,580 square feet	From 1 June 2024 to 31 May 2025 RM174,096 From 1 June 2025 to 31 May 2027 RM180,792
2.	Empire Sushi	Nicole Lim and Jordan Tan	No. 5, 3Ath Floor, Block B, IOI Boulevard, Jalan Kenari 5, Bandar Puchong Jaya, Puchong 47170 Selangor Darul Ehsan	Brief description: Fourth floor of a 7- storey office building Existing use: For office use only	1 February 2024 – 31 January 2027	5,580 square feet	From 1 February 2024 to 31 January 2025 RM174,096 From 1 February 2025 to 31 January 2027 RM180,792

Please refer to Section 10 of this Prospectus for further details of the properties tenanted from the related parties of our Group.