

ANNEXURE D: MATERIAL PROPERTIES

D.1 MATERIAL PROPERTIES OWNED BY OUR GROUP

As at the LPD, details of the material properties owned by our Group are as follows:

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
1.	<p>Registered and beneficial owner: SMC</p> <p>Title identification: (a) PN 12549, Lot 38160; and (b) PN 12550, Lot 45, both located at Bandar Sunway, Daerah Petaling, Negeri Selangor</p> <p>Postal address: No. 5, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan</p> <p>Tenure: Leasehold for a period of 99 years, expiring on 1 April 2097 (remaining tenure of approximately 72 years as at the LPD)</p>	<p>Brief description: A seven-storey medical centre building with a lower ground floor annexed with a multi-storey car park block and a convention centre with an electrical sub- station ("Towers A & B")</p> <p>Existing use: Private medical centre known as Towers A & B of Sunway Medical Centre Sunway City Kuala Lumpur</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>	<p>Land area: 18,194.0 square metres ("sq. m.")</p> <p>Built-up area: 72,520.1 sq. m.</p>	<p>Restriction in interest: <i>Tanah yang diberi milik ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri</i> (The alienated land shall not be transferred, leased or charged except with the consent of the State Authority)</p> <p>Express condition: <i>Bangunan perniagaan</i> (Commercial building)</p> <p>Encumbrance: The land together with Towers A & B are charged to Pacific Trustees Berhad vide presentation no. 92340/2023 on 11 October 2023</p>	<p>(a) Revised CF dated 11 September 2001 (in respect of Tower B); (b) CF dated 3 November 2009 (in respect of Tower A and expansion and renovation works at Tower B); (c) CCC dated 18 June 2013 (in respect of renovation and alteration works at lower ground floor, ground floor, Levels 1 and 2 of Towers A & B); and</p>	486,137

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
					(d) CCC dated 23 January 2014 (in respect of expansion and renovation works at Levels 4 to 6 of Towers A & B)	
2.	<p>Registered owner: SMC</p> <p>Beneficial owners: (a) SMC (other than the Sunway Sanctuary Floors (as defined herein)) (b) Sunway Senior Living (in respect of the Sunway Sanctuary Floors only)⁽¹⁾</p> <p>Title identification: H.S.(D) 324331, PT 1381, located at Bandar Sunway, Daerah Petaling, Negeri Selangor</p>	<p>Brief description: (a) A nine-storey medical centre building and one storey of basement car park with an electrical sub- station ("Tower C"); (b) A 31-storey building comprising: (1) 15 storeys of medical centre building (including two storeys of administration space and one storey of mechanical and electrical room) ("Tower D")⁽²⁾; and</p>	<p>Land area: 29,292.0 sq. m.</p> <p>Built-up area: 139,030.0 sq. m.</p>	<p>Restriction in interest: <i>Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri</i> (The land shall not be transferred, leased or charged except with the consent of the State Authority)</p> <p>Express condition: <i>Bangunan perniagaan</i> (Commercial building)</p> <p>Encumbrance: Nil</p>	<p>(a) CCC dated 20 February 2017 (in respect of Tower C and Tower E Carpark); (b) CCC dated 27 February 2023 (in respect of (i) Tower D, (ii) Sunway Sanctuary Floors, (iii) Tower D Carpark and (iv) Tower E); and (c) CCC dated 24 March 2023 (in respect of the nine-storey car park podium at Tower F)</p>	1,076,986

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
	<p>Postal address: No. 5, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan</p> <p>Tenure: Leasehold for a period of 99 years, expiring on 16 February 2121 (remaining tenure of approximately 96 years as at the LPD)</p>	<p>(2) 16 storeys of senior living facility ("Sunway Sanctuary Floors"), and five storeys of basement car park ("Tower D Carpark");</p> <p>(c) A 10-storey medical centre building (including one storey of administration space) ("Tower E")⁽²⁾ and a five-storey car park podium ("Tower E Carpark"); and</p> <p>(d) An eight-storey medical centre building and a nine- storey car park podium ("Tower F")⁽³⁾</p>				

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
		<p>Existing use:</p> <p>(a) For Tower C, Tower D and Tower E: Private medical centre, collectively known as Towers C, D & E of Sunway Medical Centre Sunway City Kuala Lumpur; and</p> <p>(b) For the Sunway Sanctuary Floors: Senior living facility known as Sunway Sanctuary</p> <p>Existing and intended use:</p> <p>For Tower F: As at the LPD, the car park podium is in operation, while the remaining levels are still under renovation and are intended for operation of a private medical centre known as Tower F of Sunway Medical Centre Sunway City Kuala Lumpur</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>				

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
3.	<p>Registered and beneficial owner: SMC</p> <p>Title identification: PN 118604, Lot 74781, located at Pekan Penaga, Daerah Petaling, Negeri Selangor</p> <p>Postal address: SunMed Residence, Jalan PJS 7/13, 47500 Subang Jaya, Selangor Darul Ehsan</p> <p>Tenure: Leasehold for a period of 99 years, expiring on 12 December 2116 (remaining tenure of approximately 91 years as at the LPD)</p>	<p>Brief description: Three blocks of seven-storey buildings and two storeys of basement, as well as a guard house, an electrical sub-station and a refuse chamber</p> <p>Existing use: Accommodations for employees and nursing students</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>	<p>Land area: 7,194.0 sq. m.</p> <p>Built-up area: 28,623.0 sq. m.</p>	<p>Restriction in interest: <i>Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri</i> (The land shall not be transferred, leased or charged except with the consent of the State Authority)</p> <p>Express condition: <i>Bangunan kediaman</i> (Residential building)</p> <p>Encumbrance: Part of the land is sub-leased to Tenaga Nasional Berhad for a period of 30 years commencing from 30 August 2019 vide presentation no. 001SC119235/2019 on 18 December 2019</p>	<p>(a) CCC dated 29 January 2018 (in respect of Levels 1 to 5 of the respective blocks); and</p> <p>(b) CCC dated 21 June 2022 (in respect of Levels 6 to 7 of the respective blocks)</p>	82,956

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
4.	<p>Registered owner: Fawanis Sdn Bhd ("Fawanis")⁽⁴⁾</p> <p>Beneficial owner: SunMed Velocity⁽⁴⁾</p> <p>Title identification: Geran 79671, Lot 20048 Seksyen 90, located at Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur</p> <p>Postal address: Lingkaran SV, Sunway Velocity, 55100 Kuala Lumpur, Wilayah Persekutuan</p> <p>Tenure: Freehold</p>	<p>Brief description: A 12-storey medical centre building ("Tower B")⁽⁵⁾</p> <p>Existing use: Private medical centre known as Tower B of Sunway Medical Centre Velocity</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>	<p>Land area: 9.1 hectares⁽⁶⁾</p> <p>Built-up area: 30,740.0 sq. m.</p>	<p>Restriction in interest: Nil</p> <p>Express condition: <i>Tanah ini hendaklah digunakan untuk bangunan perdagangan bagi tujuan pusat membeli-belah, kedai/pejabat, hotel, pangsapuri servis, hospital swasta dan tempat letak kereta sahaja</i> (The land shall be used for commercial buildings for the purposes of shopping mall, shop/office, hotel, serviced apartment, private hospital and car park only)</p>	<p>(a) CCC dated 18 June 2019 (in respect of Tower B); and</p> <p>(b) CCC dated 17 November 2022 (in respect of the expansion and renovation works at Level 3 of Tower B)</p>	227,315

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
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Encumbrances:

- (a) The land together with the buildings known as Sunway Velocity Mall and Sunway Velocity Hotel are charged to Malaysian Trustees Berhad vide presentation nos. PDSC20257/2017 and PDSC14421/2020 on 21 June 2017 and 24 June 2020, respectively. For the avoidance of doubt, the building known as Sunway Medical Centre Velocity is not a subject matter of the charge;

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
				(b) Parts of the land are sub-leased to Tenaga Nasional Berhad for a period of 30 years commencing from 15 August 2022 vide presentation nos. PDSC42943/2023, PDSC42936/2023, PDSC42938/2023, PDSC42935/2023, PDSC42937/2023, PDSC42934/2023, PDSC42941/2023, PDSC42942/2023, PDSC42940/2023 and PDSC42939/2023, all on 24 July 2023; and		
				(c) Part of the land is sub-leased to Tenaga Nasional Berhad for a period of 30 years commencing from 1 September 2022 vide presentation no. PDSC42944/2023 on 24 July 2023		

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
5.	<p>Registered and beneficial owner: SMC Penang</p> <p>Title identification: PM 146, Lot 10344, located at Mukim 01, Daerah Seberang Perai Tengah, Negeri Pulau Pinang</p> <p>Postal address: 3106, Lebuhr Tenggori 2, Pusat Bandar Seberang Jaya, 13700 Perai, Pulau Pinang</p> <p>Tenure: Leasehold for a period of 99 years, expiring on 21 October 2092 (remaining tenure of approximately 67 years as at the LPD⁽⁷⁾)</p>	<p>Brief description: A nine-storey medical centre building and one storey of basement annexed with eight storeys of car park block and includes an electrical sub-station</p> <p>Existing use: Private medical centre known as Sunway Medical Centre Penang</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>	<p>Land area: 12,297.0 sq. m.</p> <p>Built-up area: 37,478.0 sq. m.</p>	<p>Restriction in interest: Nil</p> <p>Express condition: <i>Tanah yang diberimilik ini hendaklah digunakan untuk tujuan hospital/hotel sahaja</i> (The alienated land shall be used for hospital/hotel purposes only)</p> <p>Encumbrance: Part of the land is sub-leased to Tenaga Nasional Berhad for a period of 30 years commencing from 5 January 2022 vide presentation no. 0701SC2022004392 on 19 September 2022</p>	<p>(a) CCC dated 26 August 2022 (in respect of the medical centre building and car park block);</p> <p>(b) CCC dated 26 August 2022 (in respect of expansion works at Levels 2 to 8 of the medical centre building);</p> <p>(c) CCC dated 27 August 2024 (in respect of renovation works at Levels 6 to 8 of the medical centre building); and</p> <p>(d) CCC dated 30 April 2025 (in respect of renovation works at Levels 1 to 5 of the medical centre building)</p>	326,379

ANNEXURE D: MATERIAL PROPERTIES *(Cont'd)*

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
6.	<p>Registered and beneficial owner: Paradigm Fairview</p> <p>Title identification: PN 124533, Lot 67516, located at Pekan Baru Sungai Buloh, Daerah Petaling, Negeri Selangor</p> <p>Postal address: No. 2, Jalan PJU 5/1A, Kota Damansara, PJU 5, 47810 Petaling Jaya, Selangor Darul Ehsan</p> <p>Tenure: Leasehold for a period of 80 years, expiring on 23 November 2100 (remaining tenure of approximately 75 years as at the LPD)</p>	<p>Brief description: A 13-storey medical centre building (including four storeys of car park) and two storeys of basement car park with an electrical sub-station⁽⁸⁾</p> <p>Existing use: Private medical centre known as Sunway Medical Centre Damansara</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>	<p>Land area: 9,426.0 sq. m.</p> <p>Built-up area: 52,141.0 sq. m.</p>	<p>Restriction in interest: <i>Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri</i> (The land shall not be transferred, leased or charged except with the consent of the State Authority)</p> <p>Express condition: <i>Bangunan perniagaan</i> (Commercial building)</p> <p>Encumbrance: Part of the land is subject to wayleave agreement for electricity supply pursuant to Section 15(2) of the Electricity Supply Act 1990 vide presentation no. 00N2344/2025 on 21 July 2025</p>	CCC dated 26 September 2024	311,042

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
7.	<p>Registered and beneficial owner: SMC Ipoh</p> <p>Title identification: H.S.(D) 942116, PT 291037, located at Mukim Hulu Kinta, Daerah Kinta, Negeri Perak</p> <p>Postal address: 2, Persiaran Sunway, Sunway City Ipoh, 31150 Ipoh, Perak Darul Ridzuan</p> <p>Tenure: Leasehold for a period of 99 years, expiring on 17 January 2123 (remaining tenure of approximately 98 years as at the LPD)</p>	<p>Brief description: An eight-storey medical centre building and one storey of basement with an electrical sub-station⁽⁹⁾</p> <p>Existing use: Private medical centre known as Sunway Medical Centre Ipoh</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>	<p>Land area: 31,884.0 sq. m.</p> <p>Built-up area: 42,963.0 sq. m.</p>	<p>Restriction in interest: <i>Tanah ini hanya boleh dipindahmilik, digadai atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri</i> (The land can only be transferred, charged or leased with the written consent of the State Authority)</p> <p>Express condition: <i>Bangunan – Pusat perubatan swasta</i> (Building – Private medical centre)</p> <p>Encumbrance: Nil</p>	CCC dated 30 October 2024	249,673
8.	<p>Registered and beneficial owner: SMC Kota Bharu</p>	<p>Brief description: Vacant land</p> <p>Intended use: Construction of a private medical centre</p> <p>Category of land use: <i>Bangunan</i> (Building)</p>	<p>Land area: 3.8 hectares</p> <p>Built-up area: N/A</p>	<p>Restriction in interest: Nil</p>	N/A	30,557

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Registered owner/ Beneficial owner/ Title identification/ Postal address/Tenure	Brief description of property/Existing or intended use/Category of land use	Land area/Built- up area (approximate)	Restriction in interest/ Express condition/Encumbrance	Date of issuance of CF/CCC or equivalent	Audited NBV as at 31 December 2024 RM'000
	<p>Title identification: PN 12272, Lot 10047 Seksyen 17, located at Bandar Kota Bharu, Daerah Jajahan Kota Bharu, Negeri Kelantan</p> <p>Postal address: Located within Kota Bharu Water Front, Lembah Sireh, 15300 Kota Bharu, Kelantan Darul Naim</p> <p>Tenure: Leasehold for a period of 99 years, expiring on 20 August 2102 (remaining tenure of approximately 77 years as at the LPD)</p>			<p>Express condition: <i>Tanah yang terkandung dalam hakmilik ini hendaklah digunakan untuk bangunan perniagaan (medical centre) daripada pelan dan jenis yang diluluskan oleh pihak berkuasa tempatan</i> (The land shall be used for commercial building (medical centre) based on the plan and type approved by the local authority)</p> <p>Encumbrance: Nil</p>		

Notes:

- (1) Pursuant to a sale and purchase agreement dated 30 December 2022 entered into between SMC (as vendor) and Sunway Senior Living (as purchaser), Sunway Senior Living agreed to acquire from SMC the Sunway Sanctuary Floors located at Level 15 to Level 30 of the 31-storey building which also houses Tower D. Following the completion of the sale and purchase transaction on 30 December 2022, Sunway Senior Living became the beneficial owner of the Sunway Sanctuary Floors, with SMC holding the Sunway Sanctuary Floors as a bare trustee for and on behalf of Sunway Senior Living.
- (2) As at the LPD, there are ongoing renovation works at (i) Levels 12 and 13 of Tower D and (ii) Basement Level 1, Levels 2, 5, 7, 9 to 12 and roof level of Tower E, which are expected to be completed by the fourth quarter of 2025. SMC will arrange for the relevant authority to inspect the renovated structures once the renovation works are completed. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the fourth quarter of 2025.

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

- (3) As at the LPD, there are ongoing renovation works at Levels 2 to 9 of Tower F, which are expected to be completed by the third quarter of 2026. SMC will arrange for the relevant authority to inspect Tower F once the renovation works are completed. Barring any unforeseen circumstances, the CCC for Tower F is estimated to be obtained by the third quarter of 2026.
- (4) Pursuant to a sale of development rights agreement dated 3 May 2017 entered into between Fawanis (a third party), Sunway Integrated Properties Sdn Bhd ("**Sunway Integrated Properties**") and SunMed Velocity ("**SDRA**"), Fawanis and Sunway Integrated Properties (both being the joint venture partners of an unincorporated entity formed to undertake a mixed development on a master land currently held under Geran 79671, Lot 20048, Seksyen 90, located at Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur (measuring approximately 9.1 hectares) ("**Master Land**") agreed to sell, and SunMed Velocity agreed to purchase all that area which sits atop and adjacent to portions of a three-storey basement car park and four-storey basement car park situated on the Master Land (measuring approximately 1.1 acres in aggregate) ("**Development Area**") and the rights to construct, develop and deal with rights and entitlements to the medical centre and other buildings, properties and structures to be erected on the Development Area ("**Development Rights**"). Following the completion of the SDRA on 11 September 2017, SunMed Velocity became the sole and absolute beneficial owner of the Development Rights and the Development Area, and Fawanis and Sunway Integrated Properties have undertaken to do all such acts and things to give effect to a transfer of the proprietorship of sub-divided titles to the Development Area ("**Sub-divided Titles**") in favour of SunMed Velocity or its nominee upon the issuance of the Sub-divided Titles in the name of Fawanis, as the registered proprietor of the Master Land (including the Development Area). It is a term under the SDRA that SunCity (being the lawful attorney appointed by Fawanis) shall, among others, cause or procure the issuance of the Sub-divided Titles and to give effect to a transfer of the proprietorship of the Sub-divided Titles in favour of SunMed Velocity or its nominee. As at the LPD, SunCity is in the process of applying for the issuance of the Sub-divided Titles from the relevant land authority.
- (5) Subsequent to the LPD, the renovation works at the mezzanine floor and ground floor of Tower B have been completed, and SunMed Velocity is in the midst of arranging the relevant authority to inspect the renovated structures. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the third quarter of 2025.
- (6) Represents the total land area of the Master Land as the Sub-divided Titles have yet to be issued as at the LPD.
- (7) The Seberang Perai Tengah District and Land Office had vide its letter dated 17 January 2025 ("**Approval Letter**") approved the application from SMC Penang for the surrender and re-alienation of the title held under PM 146, Lot 10344, located at Mukim 01, Daerah Seberang Perai Tengah, Negeri Pulau Pinang to extend the leasehold period of 99 years. As at the LPD, SMC Penang has paid the premium, but has yet to surrender the existing title to the Seberang Perai Tengah District and Land Office for purposes of re-issuance of a new title.

For information purposes, it is stipulated under the Approval Letter that the new title to be issued will also be subject to the same express conditions which are endorsed on the existing title. Further, the Seberang Perai Tengah District and Land Office has imposed restrictions in interest on the new title to be issued, as follows:

- (i) Tanah ini tidak boleh dipindah milik dalam tempoh 10 tahun dari tarikh pendaftaran hakmilik kecuali setelah mendapat kelulusan Pihak Berkuasa Negeri (Majlis Mesyuarat Kerajaan Negeri) (The land shall not be transferred within 10 years from the date of registration of the title except with the consent of the State Authority (State Executive Council)); and
- (ii) Tanah ini tidak boleh dipindah milik (selepas tamat tempoh 10 tahun di atas), dipajak, digadai atau terlibat dengan urusan niaga kecuali setelah mendapat kebenaran Pihak Berkuasa Negeri (The land shall not be transferred (after the expiry of 10-years' period stated above), leased, charged or involved in dealings except with the consent of the State Authority).

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

- (8) *The certificate of practical completion for the renovation works at Level 10 of the medical centre building has been issued on 30 June 2025, and rectification works are currently being carried out to address identified defects. Paradigm Fairview will arrange for the relevant authority to inspect the renovated structures once the rectification works are completed. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained in the fourth quarter of 2025.*
- (9) *The certificate of practical completion for the renovation works at Level 7 of the medical centre building has been issued on 25 June 2025, and rectification works are currently being carried out to address identified defects. SMC Ipoh will arrange for the relevant authority to inspect the renovated structures once the rectification works are completed. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained in the fourth quarter of 2025.*

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ANNEXURE D: MATERIAL PROPERTIES (Cont'd)**D.2 MATERIAL PROPERTIES TENANTED BY OUR GROUP**

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

No.	Landlord/Tenant	Location/ Postal address	Description of property/Existing or intended use	Date of issuance of CF/CCC or equivalent	Tenure of tenancy	Approximate rented area	Annual rental RM
1.	Landlord: Sunway Integrated Properties Tenant: SunMed Velocity	Lingkaran SV, Sunway Velocity, 55100 Kuala Lumpur, Wilayah Persekutuan	Brief description: Ground floor, second floor and third floor of a 22-storey commercial building ⁽¹⁾ Existing use: Private medical centre known as Tower A of Sunway Medical Centre Velocity (" Tower A ")	Partial CCC dated 2 November 2023 (in respect of the ground floor, second floor and third floor of the building)	One year commencing from 1 February 2025 to 31 January 2026	5,231.8 sq. m.	2,196,285.00
2.	Landlord: Sunway South Quay Sdn Bhd ("Sunway South Quay") Tenant: Sunway TCM ⁽²⁾	B1-01-01, Block B, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan	Brief description: One unit of office space in a building complex Existing use: TCM centre known as Sunway TCM Centre Sunway City	CCC dated 24 January 2017	Two years commencing from 6 June 2022 to 5 June 2024, with an automatic renewal for a further term of two years commencing from 6 June 2024 to 5 June 2026	272.0 sq. m.	Years 1 and 2: 105,408.00 Years 3 and 4: 112,435.20

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No.	Landlord/Tenant	Location/ Postal address	Description of property/Existing or intended use	Date of issuance of CF/CCC or equivalent	Tenure of tenancy	Approximate rented area	Annual rental RM
3.	Landlord: Sunway South Quay	B1-02-01, Block B, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan	Brief description: One unit of office space in a building complex Existing use: TCM centre known as Sunway TCM Centre Sunway City	CCC dated 24 January 2017	Three years commencing from 1 April 2025 to 31 March 2028	334.8 sq. m.	142,716.00
4.	Landlord: Sunway South Quay	B1-03-01, Block B, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan	Brief description: One unit of office space in a building complex Existing use: TCM centre known as Sunway TCM Centre Sunway City	CCC dated 24 January 2017	Two years commencing from 1 August 2023 to 31 July 2025, with an automatic renewal for a further term of two years commencing from 1 August 2025 to 31 July 2027	326.9 sq. m.	Years 1 and 2: 116,127.00 Years 3 and 4: 139,352.40
5.	Landlord: Jak Kwang Builders & Developers Sdn Bhd	Ground Floor, No. B- G-04, Lot 19853, Block 11, Mtlid, Canaan Square, Off Jalan Stutong Baru, 93350 Kuching, Sarawak	Brief description: One unit of shoptlot in a building complex Existing use: TCM centre known as Sunway TCM Centre Kuching	Occupation permit dated 30 August 2017	Five years commencing from 1 February 2022 to 31 January 2027	181.9 sq. m.	60,000.00
	Tenant: Sunway TCM ⁽³⁾						

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Landlord/Tenant	Location/ Postal address	Description of property/Existing or intended use	Date of issuance of CF/CCC or equivalent	Tenure of tenancy	Approximate rented area	Annual rental RM
6.	Landlord: Sunway South Quay	G-01-01, Block G, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan	Brief description: One unit of office space in a building complex	CCC dated 24 January 2017	Two years commencing from 20 October 2022 to 19 October 2024, with an automatic renewal for a further term of two years commencing from 20 October 2024 to 19 October 2026	300.9 sq. m.	Year 1: 147,698.40 Year 2: 151,585.20 Years 3 and 4: 155,472.00
7.	Landlord: Sumber Dorongan Sdn Bhd (" Sumber Dorongan ")	B-G-01, B-G-02 and B-G-03, Ground Floor, Sunway Nexis Retail, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan	Brief description: Three units of shophouse in a building complex	CCC dated 31 October 2014	Two years commencing from 15 November 2024 to 14 November 2026	839.4 sq. m.	401,154.00
	Tenant: Sunway Specialist Centre		Existing use: Private ambulatory care centre known as Sunway Specialist Centre Damansara				

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Landlord/Tenant	Location/ Postal address	Description of property/Existing or intended use	Date of issuance of CF/CCC or equivalent	Tenure of tenancy	Approximate rented area	Annual rental RM
8.	Landlord: Sumber Dorongan Tenant: Sunway Specialist Centre	B-G-03A, B-G-05 and B-G-06, Ground Floor, Sunway Nexis Retail, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan	Brief description: Three units of shophouse in a building complex Existing use: Private ambulatory care centre known as Sunway Specialist Centre Damansara	CCC dated 31 October 2014	One year commencing from 1 April 2025 to 31 March 2026	591.1 sq. m.	209,988.00
9.	Landlord: Jak Kwang Builders & Developers Sdn Bhd Tenant: Sunway Specialist Centre	(a) Parcel No. B-G-2, Ground Floor; (b) Parcel No. B-G-3, Ground Floor; and (c) Parcel No. B-1-3, First Floor, all located at Block B, Canaan Square, Jalan Stutong Baru, 93350 Kuching, Sarawak	Brief description: Three units of shophouse in a building complex Existing use: (a) For Parcel No. B-G-2 and Parcel No. B-G-3: Private fertility centre known as Sunway Fertility Centre Kuching; and (b) For Parcel No. B-1-3: Office	Occupation permit dated 30 August 2017	Five years commencing from 1 February 2022 until 31 January 2027	454.8 sq. m.	144,000.00

ANNEXURE D: MATERIAL PROPERTIES (Cont'd)

No.	Landlord/Tenant	Location/ Postal address	Description of property/Existing or intended use	Date of issuance of CF/CCC or equivalent	Tenure of tenancy	Approximate rented area	Annual rental RM
10.	Landlord: Wee Shin Hong Tenant: Sunway Specialist Centre	Ground floor, first floor and second floor of PT331, PT332, PT333 and PT334, Jalan Jambatan Sultan Yahya Petra, Kampung Sireh, 15050 Kota Bharu, Kelantan Darul Naim	Brief description: Four units of three-storey terrace shoplot ⁽⁴⁾ Intended use: Operation of a private fertility centre	CCC dated 9 December 2010	Three years commencing from 1 January 2025 until 31 December 2027	1,739.1 sq. m.	Year 1: 267,000.00 Years 2 and 3: 288,000.00

Notes:

- (1) See Section 4.6.1 of this Prospectus for further details in relation to the use of proceeds to be raised from our Public Issue for the proposed acquisition of the lower 12 floors of Tower A.
- (2) Pursuant to a tenancy agreement dated 10 February 2023 entered into between SunMed@Home (as tenant) and Sunway South Quay (as landlord), SunMed@Home has agreed to rent the premises from Sunway South Quay, for a term commencing from 6 June 2022 to 5 June 2024 (first term) and 6 June 2024 to 5 June 2026 (automatic renewal term). On 29 May 2023, a novation agreement was executed between SunMed@Home, Sunway TCM and Sunway South Quay whereby with the consent of Sunway South Quay, SunMed@Home has novated all its rights, title, interest, obligations and liabilities under the tenancy agreement to Sunway TCM (as new tenant) with effect from 1 May 2023.
- (3) Pursuant to a tenancy agreement dated 15 September 2021 entered into between Jak Kwang Builders & Developers Sdn Bhd (as landlord) and SunMed@Home (as previous tenant), Jak Kwang Builders & Developers Sdn Bhd has agreed to rent the demised premises to SunMed@Home for a term of five years commencing from 1 February 2022 to 31 January 2027. On 13 December 2023, a novation agreement was executed between Jak Kwang Builders & Developers Sdn Bhd, SunMed@Home and Sunway TCM whereby with the consent of Jak Kwang Builders & Developers Sdn Bhd, SunMed@Home has novated all its rights, title, interest, obligations and liabilities under the tenancy agreement to Sunway TCM (as new tenant) with effect from 1 October 2023.
- (4) As at the LPD, there are ongoing renovation works at the property which are expected to be completed in the first quarter of 2026. Sunway Specialist Centre will arrange for the relevant authority to inspect the renovated structures once the renovation works are completed. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the first quarter of 2026.