

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT**A.1 MATERIAL PROPERTY OWNED BY OUR GROUP**

Details of the material land and buildings/land use rights owned by us are set out below:

No.	Name of registered owner/Property address/Status of the property	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximately) (sq m unless otherwise stated)	Category of land use/ Express conditions/ Restriction in interest	Encumbrance on property
Malaysia						
1.	LSE Geran 23680 Lot 2, Mukim Sungai Pasir, Daerah Kuala Muda, Negeri Kedah Lot 2, Kampung Teluk Wang Kecil, Mukim Sungai Pasir, 08000 Sungai Petani, Kedah Darul Aman	Solar PV energy generating facility, LSE Plant which includes the control room, switchgear room, guardhouse, warehouse/cabin, solar panels and the mounting structures (LSE Buildings)	Please refer to note (1)	Built-up area 106 acres Land area 49.2 hectare	Category of land use Agricultural land ⁽²⁾ Express condition Orchard Restriction in interest NIL	The land is currently charged to Pacific Trustees Berhad vide Presentation No. 4875/2021, registered on 16 March 2021

Freehold

Note:

(1) LSE has obtained the building plan approval of LSE Buildings from Sungai Petani Municipal Council on 20 June 2023 and is in the midst of obtaining the CCC which is expected to be obtained by November 2023. Please refer to Section 7.20 of this Prospectus for further information.

(2) LSE has obtained the planning permission approval from Sungai Petani Municipal Council to use the agricultural land for solar farm.

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT**A.2 MATERIAL PROPERTIES LEASED/RENTED BY OUR GROUP**

Details of the material properties leased/rented by us are set out below:

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
Cambodia						
1.	HNGCPCL (as landlord) CEL, CEL II, CTL and CTL II (as tenants)	<u>For CEL Office and CEL Office II:</u> Serviced office on the first floor of a building/office for CEL and CEL II to conduct its business	Refer to note (2) below	<u>CEL Office:</u> <i>Built-up area</i> 17.7 <i>Land area</i> N/A	<u>CEL Office:</u> 1 December 2020 until 30 November 2023	<u>CEL Office:</u> USD10,035.96 (equivalent to approximately RM44,745.33) per year
(a)	Unit 1-04, No. 113, Norodom Boulevard, 240, Sangkat Chak Tomouk, Khan Daun Penh, Cambodia (" CEL Office ");	<u>For CTL Office:</u> Serviced office on the ground floor and first floor of a building/office for CTL to conduct its business		<u>CEL II Office:</u> <i>Built-up area</i> 78.5 <i>Land area</i> N/A	<u>CEL II Office:</u> 2 January 2021 until 1 January 2024	<u>CEL II Office:</u> USD44,509.56 (equivalent to approximately RM198,445.87) per year
(b)	Unit 1-02, No. 113, Norodom Boulevard, 240, Sangkat Chak Tomouk, Khan Daun Penh, Cambodia (" CEL II Office "); and	<u>For CTL II Office:</u> A two-storey building/registered address and for CTL II's business contact purpose. CTL II does not occupy the actual space of the property		<u>CTL Office:</u> <i>Built-up area</i> 267.8 <i>Land area</i> N/A	<u>CTL Office:</u> 1 December 2020 until 30 November 2023	<u>CTL Office:</u> USD151,842.60 (equivalent to approximately RM676,990.23) per year
(c)	Unit G-01 & Unit 1-01, No. 113, Norodom Boulevard, 240, Sangkat Chak Tomouk, Khan Daun Penh, Phnom Penh, Cambodia (" CTL Office ")			<u>CTL II Office:</u> <i>Built-up area</i> N/A ⁽⁴⁾ <i>Land area</i> N/A	<u>CTL II Office:</u> 14 October 2022 until revoked	<u>CTL II Office:</u> NIL ⁽⁴⁾
(d)	No. 113, Norodom Boulevard, 240, Sangkat Chak Tomouk, Khan Daun Penh, Phnom Penh, Cambodia (" CTL II Office ")					

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
Cambodia						
2.	Cambodia International Investment Development Group Co., Ltd (as lessor) CEL (as lessee) Village 2, Kampenh Commune, Stoeung Hav District, Preah Sihanouk Province	Construction land/100.0MW coal-fired power generation plant, the CEL Plant which includes boiler, turbine and generator building, oil pump house, electrostatic precipitator, coal shed, crusher house, transfer towers, jetty, once through cooling water pumphouse, water treatment plant, chlorination plant, wastewater treatment plant, firewater pump house, switchyard, main transformer yard, black start diesel generator building, administration building, warehouse, workshop and guardhouse	25 January 2017 ⁽³⁾	Built-up area 85,238 Land area 289,051	30 June 2009 until 30 June 2044	USD200,000 (equivalent to RM891,700) per year
3.	CEL (as sub-lessor) CEL II (as sub-lessee) Part of Village 2, Kampenh Commune, Stoeung Hav District, Preah Sihanouk Province	Construction land/135.0MW coal-fired power generation plant, the CEL II Plant which includes boiler, turbine and generator building, oil pump house, electrostatic precipitator, coal shed, crusher house, transfer towers, once through cooling water pumphouse, water treatment plant, chlorination plant, waste water treatment plant, firewater pump house, switchyard, main transformer yard and warehouse	11 March 2022 ⁽³⁾	Built up area 59,075 Land area 70,001	21 November 2017 until 30 June 2044	USD60,000 (equivalent to approximately RM267,510) per year

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental⁽¹⁾
<u>Cambodia</u>						
4.	Cambodia International Investment Development Group Co., Ltd (as lessor) CEL II (as lessee) Village 2, Kampenh Commune, Stoeung Hav District, Preah Sihanouk Province	Construction land/135.0MW coal-fired power generation plant, the CEL II Plant which includes boiler, turbine and generator building, oil pump house, electrostatic precipitator, coal shed, crusher house, transfer towers, jetty, once through cooling water pumphouse, water treatment plant, chlorination plant, wastewater treatment plant, firewater pump house, switchyard, main transformer yard and warehouse	11 March 2022 ⁽³⁾	<i>Built-up area</i> 59,075 <i>Land area</i> 289,051	1 July 2044 until 30 June 2054	USD16,560,000 (equivalent to approximately RM74,234,025) for the period of the lease ⁽⁷⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
Cambodia						
5.	EDC (as lessor) CTL (as lessee)	Kandal Province Land 1: Agricultural land ⁽⁵⁾	Kandal Province Land 1 and Kandal Province Land 2: Refer to note 2 below	Kandal Province Land 1: Built-up area N/A Land area 7,973	1 August 2013 until 31 July 2038	USD1,000 (equivalent to approximately RM4,458.50) per year
(a)	Dang Kom Village, Koh Chin Commune, Ponhea Leu District, Kandal Province, Cambodia ("Kandal Province Land 1");	Kandal Province Land 2: Construction land Kampong Cham Land 3: Residential land ⁽⁶⁾	Kampong Cham Land 3: 7 September 2017 ⁽³⁾	Kandal Province Land 2: Built-up area N/A Land area 1,101 for plot 1 and 978 for plot 2		
(b)	Toul Ampil Village, Ponhea Leu Commune, Ponhea Leu District, Kandal Province, Cambodia, consist of two plots of land ("Kandal Province Land 2");	Kampong Speu Province Land 4: Industrial land High-voltage 110km 230kV double-circuit transmission line, the CTL Transmission Line Asset which linked to a 230/115/22kV substation in Oudong, Phnom Penh, and a 115/22kV substation in Kampong Cham, Cambodia which include switch and control building, 22kV/400v 315kva (kilovolt amperes) auxilliary transformer, guard house, operation and maintenance building, high voltage switchyard, unit transformer and oil separator tank system on Kampong Cham Land 3 and Kampong Speu Province Land	Kampong Speu Province Land 4: 25 September 2017 ⁽³⁾	Kampong Cham Land 3: Built-up area 954 Land area 69,223 Kampong Speu Province Land 4: Built-up area 1,774.3 Land area 63,367		
(c)	Andaung Chros Village, Ampil Commune, Kampong Siem District, Kampong Cham Province, Cambodia ("Kampong Cham Land 3"); and					
(d)	Sdok Lpov Village, Khsem Khsan Commune, Oudong District, Kampong Speu Province, Cambodia ("Kampong Speu Province Land 4")					

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
Cambodia						
6.	EDC (as lessor) CTL II (as lessee)	Residential land ⁽⁶⁾ /high-voltage 125km 230kV double-circuit transmission line linked to a substation in Kampong, Cambodia and another substation in Kratie, Cambodia, the CTL II Transmission Line Asset, which includes switch and control building, 230kV/22kV auxiliary transformer, guard house, operation and maintenance building, high voltage switchyard, unit transformer, oil separator tank system	Refer to note 2 below	<u>Kratie Province Land:</u> <i>Built-up area</i> 1,377 <i>Land area</i> 3,961 <u>Kampong Cham Province Land:</u> <i>Built-up area</i> 114 <i>Land area</i> 69,223	15 March 2023 until 31 December 2042	USD1,000 (equivalent to approximately RM4,458.50) per year
	(a) Kabo Village, Sangkat Oreussey, Kratie Town, Kratie Province, Cambodia ("Kratie Province Land"); and					
	(b) Andaung Chros Village, Ampil Commune, Kampong Siem District, Kampong Cham Province, Cambodia ("Kampong Cham Province Land")					

Note:

- (1) Rental refers to the amount payable by us for properties leased/rented by Leader Energy Group, as stated in the valid and subsisting tenancy or lease agreements, or any subsequent letter or document which may supersede the original tenancy or lease agreements and are exclusive of any applicable taxes. Translation of rentals in USD amounts into RM is computed based on the exchange rate of USD1.00:RM4.4585 as extracted from BNM's website on 28 April 2023.
- (2) Under the laws of Cambodia, a Certificate of Occupancy is equivalent to CCC. For clarity, the Certificate of Occupancy: (a) is only required for construction or for renovation or demolition of a building that was built pursuant to a construction permit; (b) may be satisfied by the issuance of site closing permit. As there is no ongoing construction on the land, Certificate of Occupancy is not applicable.
- (3) Referring to the date of the site closing permit.
- (4) Not applicable as HNGCPCL permits CTL II to use the address and the office free of charge for CTL II's registered address and business contact purposes through a letter dated 14 October 2022 from HNGCPCL to CTL II. CTL II does not occupy actual space in the property.
- (5) Under the laws of Cambodia, there is no regulation prohibiting our project to be carried out on the agriculture land. As such, we are allowed to use the agriculture land for the purposes of CTL Transmission Line Asset.
- (6) Under the laws of Cambodia, there is no regulation prohibiting our project to be carried out on the residential land. As such, we are allowed to use the residential land for the purposes of CTL Transmission Line Asset.

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

- (7) *The rental shall be paid in advance on a monthly basis, based on the following yearly amounts, as follows:*
- (i) *from February 2020 to January 2026: USD360,000 (equivalent to RM1,605,060)⁽¹⁾ per year;*
 - (ii) *from February 2020 to January 2026: USD720,000 (equivalent to RM3,210,120)⁽¹⁾ per year;*
 - (iii) *from February 2030 to January 2036: USD1,000,000 (equivalent to RM4,458,500)⁽¹⁾ per year;*
 - (iv) *from February 2035 to January 2036: USD1,240,000 (equivalent to RM5,528,540)⁽¹⁾ per year; and*
 - (v) *from February 2035 to January 2040: USD1,320,000 (equivalent to RM5,885,220)⁽¹⁾ per year.*

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental
Malaysia						
1.	GUH Holdings Berhad (as lessor) LSE II (as lessee) Geran 87076 Lot 5, Pekan Bukit Selambau, Daerah Kuala Muda, Negeri Kedah Part of Lot 5, Pekan Bukit Selambau, 08010 Bukit Selambau, Kedah Darul Aman	Agriculture land with planning permission approved for solar farm/ solar PV energy generating facility, LSE II Plant which includes the control room, switchgear room, guardhouse, warehouse/cabin, solar panels and the mounting structures ("LSE II Buildings")	Refer to note (1) below	Built-up area 3,134,883 sq ft Land area 15,626,279 sq ft	21 December 2018 until 20 December 2041	For the first three years: RM172,417.58 per year based on the unit rate of RM0.055 per year per square foot of the leased land Subsequent years: Increase at a rate of 5.0% every three years from the initial rate of RM0.055 per year per square foot of the leased land

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental
2.	Sunway Real Estate Investment Trust (as landlord) Leader Energy and LEVSB (as tenant)	<u>The Pinnacle Level 26 Office</u> Two office units at level 26 of an office building/head office for Leader Energy	31 December 2013	<u>The Pinnacle Level 26 Office</u> Built-up area 5,152 sq ft Land area N/A	<u>The Pinnacle Level 26 Office</u> 1 January 2023 until 14 April 2024 ⁽²⁾	<u>The Pinnacle Level 26 Office</u> RM383,308.80 per year
	(a) Suite 26-01 & 26-02, Level 26, The Pinnacle, Persiaran Lagoon, Bandar Sunway, 46150 Petaling Jaya, Selangor ("The Pinnacle Level 26 Office")	<u>The Pinnacle Level 11 Office</u> An office unit at level 11 of an office building/office for Leader Energy Group		<u>The Pinnacle Level 11 Office</u> Built-up area 5,616 sq ft Land area N/A	<u>The Pinnacle Level 11 Office</u> 1 May 2023 until 30 April 2026	<u>The Pinnacle Level 11 Office</u> RM404,352 per year
	(b) Suite 11-02, Level 11, The Pinnacle, Persiaran Lagoon, Bandar Sunway, 46150 Petaling Jaya, Selangor ("The Pinnacle Level 11 Office")					
3.	Jeska Properties Sdn Bhd (as landlord) LEVSB (as tenant) Suite 7F, Menara Northam, 55 Jalan Sultan Ahmad Shah, 10050 Penang	An office unit at level seven of a corporate commercial office tower/ office for Leader Energy Group	29 July 1998	Built-up area 1,774 Land area N/A	1 January 2023 until 31 August 2024 ⁽³⁾	RM44,704.80 per year

Note:

- (1) LSE II has obtained the building plan approval of LSE Buildings from Sungai Petani Municipal Council on 20 June 2023 and is in the midst of obtaining the CCC which is expected to be obtained by November 2023. Please refer to Section 7.20 of this Prospectus for further information.

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

- (2) *By virtue of the deed of novation dated 1 January 2023 entered into between LEGSB (the outgoing tenant) and Leader Energy (the new tenant), LEGSB (the outgoing tenant) has novated the tenancy agreement dated 26 March 2021 between RHB Trustees Berhad, the trustee for Sunway Real Estate Investment Trust (the landlord) and LEGSB (the outgoing tenant) of the said property, to Leader Energy. Leader Energy has assumed the benefits, rights, title, interest, obligations and liabilities of LEGSB under the said tenancy agreement with effect from 1 January 2023.*
- (3) *By virtue of the deed of novation dated 1 January 2023 entered into between LEGSB (the outgoing tenant) and LEVSB (the new tenant), LEGSB (the outgoing tenant) has novated the tenancy agreement dated 30 September 2021 between Jeska Properties Sdn Bhd (the landlord) and LEGSB (the outgoing tenant) of the said property, to LEVSB. LEVSB has assumed the benefits, rights, title, interest, obligations and liabilities of LEGSB under the said tenancy agreement with effect from 1 January 2023.*

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
<u>Vietnam</u>						
1.	Tieu Quynh Chau (as landlord) LNTH (as tenant) Lot A2-04 Cao Lo Street, Kim Tan Ward, Lao Cai City, Lao Cai Province	Three and half storey house/ Office for LNTH ⁽²⁾	2 November 2022 ⁽³⁾	Built-up area 83 Land area 95	1 May 2023 until 30 April 2024	VND193,200,000 (equivalent to approximately RM36,708) per year
2.	Lao Cai People's Committee (as lessor) LNTH (as lessee) Sung Hoang and Trung Lieng Villages, Phin Ngan Commune, Bat Xat District, Lao Cai Province	Land used for the construction of energy facilities/NGoi Xan 1 Hydropower Plant which includes dams, hydropower factory, 35kV powerline connected to 110kV station, kitchen house and lightning arrestor tower	3 February 2016 ⁽³⁾	Built-up area 10,665 Land area 148,000	3 February 2016 until 30 December 2057	Rental exemption from February 2016 until December 2057 ⁽⁴⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
3.	Lao Cai People's Committee (as lessor)/ LNTH (as lessee) Tui Man and Trung Lieng Villages, Phin Ngan Commune, Bat Xat District, Lao Cai Province	Land used for the construction of energy facilities/NGoi Xan 2 Hydropower Plant which includes dam, hydropower factory, 35kV powerline connected to 110kV station, and kitchen house	3 February 2016 ⁽³⁾	Built-up area 4,074 Land area 51,000	3 February 2016 until 30 December 2057	Rental exemption from February 2016 until December 2057 ⁽⁶⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
<u>Vietnam</u>						
4.	Lao Cai People's Committee (as lessor) LNTH (as lessee) Sai Quan Village, Phin Ngan Commune, Bat Xat District, Lao Cai Province	Land used for the construction of energy facilities/Van Ho Hydropower Plant which includes dam, hydropower factory, and 35kV powerline connected to a 110kV station	3 February 2016 ⁽³⁾	Built-up area 8,628 Land area 32,350	3 February 2016 until 23 November 2057	Rental exemption from February 2016 until November 2057 ⁽⁷⁾ Upon expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
5.	Lao Cai People's Committee (as lessor) LNTH (as lessee) Phin Ngan Commune, Bat Xat District, Lao Cai Province	Land used for the construction of energy facilities/Sung Vui Hydropower Plant which includes dam, surge tank, valve house, penstock, hydropower factory, 35kV powerline connected to 110kV station, toilet, lightning arrestor tower and kitchen house	3 February 2016 ⁽³⁾	Built-up area 7,560 Land area 78,124	3 February 2016 until 27 July 2057	Rental exemption from February 2016 until July 2057 ⁽⁸⁾ Upon expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
<u>Vietnam</u>						
6.	Lao Cai People's Committee (as lessor) LNTH (as lessee) Ban Khoang Commune, Sapa District, Lao Cai Province	Land used for the construction of energy facilities/Sung Vui Hydropower Plant which includes dam, surge tank, valve house, penstock, hydropower factory, 35kV powerline connected to 110kV station, toilet, lightning arrestor tower and kitchen house	3 February 2016 ⁽³⁾	<i>Built-up area</i> 3,867 <i>Land area</i> 29,303	3 February 2016 until 27 July 2057	Rental exemption from February 2016 until July 2057 ⁽⁸⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
7.	Lao Cai People's Committee (as lessor) LNTH (as lessee) Lao Vang Village, Phin Ngan Commune, Bat Xat District, Lao Cai Province consist of two plots	Land used for the construction of energy facilities/Trung Ho Hydropower Plant which includes dam, penstock, hydropower factory, 35kV powerline connected to 110kV station, and lightning tower arrestor	14 April 2016 and 10 August 2022 ⁽³⁾	<i>Plot 1:</i> <i>Built-up area</i> 2,077 <i>Land area</i> 205,032 <i>Plot 2:</i> <i>Built-up area</i> 2,085 <i>Land area</i> 7,270.6	Plot 1: 14 April 2016 until 26 July 2057 Plot 2: 22 March 2022 until 26 July 2057	Rental exemption for plot 1: from January 2016 until July 2057 ⁽⁹⁾ Rental exemption for plot 2: from June 2022 until July 2057 ⁽¹⁰⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
Vietnam						
8.	Lao Cai People's Committee (as lessor) LNTH (as lessee) Gia Khau Village, Ban Khoang Commune, Sa Pa District, Lao Cai Province consist of two plots	Land used for the construction of energy facilities/Trung Ho Hydropower Plant which includes dam, penstock, hydropower factory, 35kV powerline connected to 110kV station, and lightning tower arrestor	14 April 2016 and 10 August 2022 ⁽³⁾	Plot 1: Built-up area N/A as the area is water surface of reservoir Land area 83,616 Plot 2: Built-up area N/A as the area is water surface of reservoir Land area 329	Plot 1: 14 April 2016 until 26 July 2057 Plot 2: 22 March 2022 until 26 July 2057	Rental exemption for plot 1: from January 2016 until July 2057 ⁽¹⁰⁾ Rental exemption for plot 2: from June 2022 until July 2057 ⁽¹⁰⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
9.	Lao Cai People's Committee (as lessor) LNTH (as lessee) Trung Lieng Village, Phin Ngan Commune, Bat Xat District, Lao Cai Province	Land used for energy facilities/Ngoi Xan Hydropower Plant which includes station distribution controlling house and staff house	14 April 2016 ⁽³⁾	Built-up area 1,703 Land area 4,602	11 April 2016 until 16 October 2057	Rental exemption from April 2016 until 16 October 2057 ⁽¹¹⁾ Upon expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
<u>Vietnam</u>						
10.	People's Committee of Binh Dinh Province (as lessor) CEVD (as lessee) Map No. 134, Land plot no. 19, My Thang Commune, Phu My District, Binh Dinh Province	Land used for the construction of energy facilities/Phu My 3 Plant – Phase 1 which includes 69.0MWp solar panel	31 July 2020 ⁽³⁾	Built-up area 568,455 Land area 568,455	20 May 2020 until 19 May 2070	Rental exemption from August 2020 until May 2070 ⁽¹²⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
11.	People's Committee of Binh Dinh Province (as lessor) CEVD (as lessee) Map No. 97, Land plot no. 22, My Thang Commune, Phu My District, Binh Dinh Province	Land used for the construction of energy facilities/Phu My 2 Plant – Phase 1 which includes office, warehouse, packing house, guard house, wastewater treatment station, fire protection water tank and 110.0MWp solar panel	31 July 2020 ⁽²⁾	Built-up area 445,677 Land area 445,677	20 May 2020 until 19 May 2070	Rental exemption from August 2020 until May 2070 ⁽¹³⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
<u>Vietnam</u>						
12.	People's Committee of Binh Dinh Province (as lessor) CEVD (as lessee) Map No. 27, Land plot no. 125, My Thang Commune, Phu My District, Binh Dinh Province (" Plot 125 ") Map No. 01, Land plot no. 137, My An Commune, Phu My District, Binh Dinh Province (" Plot 137 ")	Land used for the construction of energy facilities/Phu My 1 Plant – Phase 1 which includes 220kV substation and 37.0MWp solar panel	31 July 2020 ⁽³⁾	<u>Plot 125:</u> <i>Built-up area</i> 275,476 <i>Land area</i> 142,095 <u>Plot 137:</u> <i>Built-up area</i> 133,381 <i>Land area</i> 133,381	20 May 2020 until 19 May 2070	Rental exemption from August 2020 until May 2070 ⁽¹⁴⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
13.	People's Committee of Binh Dinh Province (as lessor) CEVD (as lessee) Map No. 73, Land plot No. 02, My Thang Commune, Phu My District, Binh Dinh Province	Land used for the construction of energy facilities/Phu My 3 Plant – Phase 2 which includes 31.0MWp solar panel	27 April 2021 ⁽³⁾	<i>Built-up area</i> 375,157 <i>Land area</i> 375,157	26 February 2021 until 20 May 2070	Rental exemption from March 2021 until May 2070 ⁽¹⁵⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
<u>Vietnam</u>						
14.	People's Committee of Binh Dinh Province (as lessor) CEVD (as lessee) Map No. 72, Land plot No. 02, My Thang Commune, Phu My District, Binh Dinh Province	Land used for the construction of energy facilities/Phu My 2 Plant – Phase 2 which includes administration office building and 110.0MWp solar panel	27 April 2021 ⁽³⁾	<i>Built-up area</i> 616,795 <i>Land area</i> 616,795	26 February 2021 until 20 May 2070	Rental exemption from March 2021 until May 2070 ⁽¹⁶⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
15.	People's Committee of Binh Dinh Province (as lessor) CEVD (as lessee) Map no. 02, Land plot no. 71, My Thang Commune, Phu My District, Binh Dinh Province (" Plot 71 ") Map no. 01, Land plot no. 141, My An Commune, Phu My District, Binh Dinh Province (" Plot 141 ")	Land used for the construction of energy facilities/Phu My 1 Plant – Phase 2 which includes 31.0MWp solar panel, guard house, packing house, substation office and fire protection water tank	27 April 2021 ⁽³⁾	<i>Plot 71:</i> <i>Built-up area</i> 525,016 <i>Land area</i> 525,016 <i>Plot 141:</i> <i>Built-up area</i> 428,846 <i>Land area</i> 428,846	26 February 2021 until 20 May 2070	Rental exemption from March 2021 until May 2070 ⁽¹⁷⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of lessor/lessee or landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Built-up area/Land area (approximate) (sq m unless otherwise stated)	Period of tenancy or lease	Rental ⁽¹⁾
<u>Vietnam</u>						
16.	People's Committee of Binh Thuan Province (as lessor) VHJSC (as lessee) Map no.14, Land plot no.7, Vinh Hao Commune, Tuy Phong District, Binh Thuan Province ("Plot 7")	Land used for the construction of energy facilities/Vinh Hao 6 Plant which includes 50.0MWp solar plant, substation, switching station, office, guardhouse	28 December 2018 ⁽³⁾	Plot 7: Built-up area 461,890 Land area 588,426	18 December 2018 until 4 July 2068	Rental exemption from April 2019 until March 2034 ⁽¹⁸⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾
17.	People's Committee of Binh Thuan Province (as lessor) VHJSC (as lessee) Map no.77, Land plot no.155, Vinh Hao Commune, Tuy Phong District, Binh Thuan Province ("Plot 155") Map no.77, Land plot no.156, Vinh Hao Commune, Tuy Phong District, Binh Thuan Province ("Plot 156")	Land used for the construction of energy facilities/Vinh Hao 6 Plant which includes 50.0MWp solar plant, substation, switching station, office, guardhouse	20 June 2019 ⁽³⁾	Plot 155: Built-up area 193 Land area 193 Plot 156: Built-up area 98 Land area 98	20 June 2019 until 4 July 2068	Rental exemption from August 2019 until May 2034 ⁽¹⁹⁾ Upon the expiration of the exemption, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state tax authorities from time to time after the exempted period ⁽⁵⁾

Note:

- (1) Rental refers to the amount payable by us for properties leased/rented by Leader Energy Group as stated in the valid and subsisting tenancy or lease agreements or any subsequent letter or document which may supersede the original tenancy or lease agreements and are exclusive of any applicable taxes. Translation of rentals in VND amounts into RM are computed based on the exchange rate of RM0.0190:VND100, as extracted from BNM's website on 28 April 2023.
- (2) Under the laws of Vietnam, a house could be rented for office use and there is no specific business license for operating a house as office (except for the land use right certificate ("LURC") which will prove the ownership of the house owner).

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

- (3) Referring to the date of the LURC. Under the laws of Vietnam, there is no requirement of CCC. Instead, a LURC will be issued to prove: (a) the ownership of a building; and (b) the land use right and/or the assets attached to the land use right (e.g., building).
- (4) According to the Department of Tax of Lao Cai Province's Decision No. 12526938/QD-CT dated 24 March 2016 and 5062/QD-CT dated 26 August 2021, the rental for the land during the period stipulated shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (5) Under the laws of Vietnam, the prices for renting land use rights from the state authorities shall be determined by the tax authorities based on the principles set out by the laws such as location and land use purpose. This rule shall apply to all tenants in practice.
- (6) According to the Department of Tax of Lao Cai Province's Decision No. 12526879/QD-CT dated 24 March 2016 and 5063/QD-CT dated 26 August 2021, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (7) According to the Tax Department of Lao Cai Province's Decision No. 12526716/QD-CT dated 24 March 2016 and 5061/QD-CT dated 26 August 2021, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (8) According to the Tax Department of Lao Cai Province's Decision No. 12526719/QD-CT dated 24 March 2016 and 2205/QD-CT dated 3 June 2022, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (9) According to the Tax Department of Lao Cai Province's Decision No. 14365393/QD-CT dated 15 April 2016 and 2201/QD-CT dated 15 June 2022, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (10) According to the Tax Department of Lao Cai Province's Decision No. Decision No. 2051/QD-CT dated 15 June 2022, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (11) According to the Tax Department of Lao Cai Province's Decision No. 14365393/QD-CT dated 15 April 2016 and 2206/QD-CT dated 3 June 2022, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

- (12) According to the Department of Tax of Binh Dinh Province's Decision No. 1242/QD-CT dated 23 July 2020, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (13) According to the Department of Tax of Binh Dinh Province's Decision No. 1240/QD-CT dated 23 July 2020, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (14) According to the Department of Tax of Binh Dinh Province's Decision No.1241/QD-CT dated 23 July 2020, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (15) According to the Department of Tax of Binh Dinh Province's Decision No.505/QD-CT dated 26 April 2021, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (16) According to the Department of Tax of Binh Dinh Province's Decision No.504/QD-CT dated 26 April 2021, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (17) According to the Department of Tax of Binh Dinh Province's Decision No.506/QD-CT dated 26 April 2021, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (18) According to the Department of Tax of Binh Thuan Province's Decision No.518/QD-CT dated 18 April 2019, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (19) According to the Department of Tax of Binh Thuan Province's Decision No.1363/QD-CT dated 30 July 2019, the rental for the land during the stipulated period shall be exempted⁽²⁰⁾. After such exemption period, the rental shall be calculated and determined pursuant to the prevailing land prices published by the state authorities from time to time.
- (20) Rental exemption was applied under Decree No. 46/2014/ND-CP dated 15 May 2014 reading in conjunction with Decree No. 118/2015/ND-CP dated 12 November 2015, where investment projects in Vietnam which, among others: (a) involved in the infrastructure construction development (including not limited to power plants); and (b) carried out on the land located within the specific areas identified by the authority (including not limited to Lao Cai Province and certain area of Binh Dinh Province), are entitled to apply for rental exemption.

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT

No.	Name of landlord/tenant/ Property address	Description of property/ Existing use	Date of issuance of CCC or its equivalent	Approximate rented area (sq m unless otherwise stated)	Period of tenancy	Rental⁽¹⁾
Singapore						
1.	Lian Beng Investment Pte Ltd (as landlord)/LYSES (as tenant) 25 Playfair Road, #03-01, Singapore 367990	An office unit at level three of a light industrial building/office and small equipment storage	16 April 2001	279.8	1 May 2021 until 30 April 2024	SGD93,600 (equivalent to approximately RM312,137.28) per year

Note:

- (1) *Rental refers to the amount payable by us for properties leased/rented by Leader Energy Group as stated in the valid and subsisting tenancy or lease agreement or any subsequent letter or document which may supersede the original tenancy or lease agreement and are exclusive of any applicable taxes. Translation of rentals in SGD amounts into RM are computed based on the exchange rate of SGD1.00:RM3.3348 as extracted from BNM's website on 28 April 2023.*

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

ANNEXURE A: OUR MATERIAL PROPERTIES, PLANTS AND EQUIPMENT**A.3 MATERIAL PLANTS AND EQUIPMENT**

Our Group owns the following material plant and equipment:

No.	Subsidiary and Jointly Controlled Entity	Description	NBV as at 31 December 2022⁽¹⁾ (RM'000/USD'000)
<u>Malaysia</u>			
1.	LSE	LSE Plant	RM141,107
2.	LSE II	LSE II Plant	RM96,642
<u>Cambodia</u>			
3.	CEL II	CEL II Plant	USD267,346 (equivalent to approximately RM1,173,650)
4.	CEL	CEL Plant	USD147,978 (equivalent to approximately RM649,624)
5.	CTL	CTL Transmission Line Asset	USD82,746 (equivalent to approximately RM363,254)
<u>Vietnam</u>			
6.	LNTH	LNTH Plants	USD27,478 (equivalent to approximately RM120,629)

In addition, our wholly-owned subsidiary, CTL II and LEVPL had on 22 March 2023 and 27 April 2023 completed the acquisition of CTL II Transmission Line Asset and VHJSC pursuant to a business transfer agreement dated 20 October 2022 and share purchase agreement dated 20 October 2022. The purchase consideration of the CTL II Transmission Line Asset and VHJSC is at USD118.0 million and USD19.2 million (equivalent to approximately RM526.1 million and RM85.6 million)⁽²⁾. Please refer to Annexure D of this Prospectus for further information.

Note:

(1) Computed based on the exchange rate of USD1.00:RM4.3900 as extracted from BNM's website on 30 December 2022.

(2) Computed based on the exchange rate of USD1.00:RM4.4585 as extracted from BNM's website on 28 April 2023.