

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP

### 9.1 COMPLETED PROJECTS

Completed Projects -- as at 30 September 2003

Project Name / Location/	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value (RM'000)	Average sales price per unit (RM'000)	Month/Year Commence	Month/Year Completed
Jln Kampung Siliawan, Siliawan	KSB	Double Storey Shop Office	10	10	960	96	1987	1989
Taman Indah Muhibbah, Siliawan	KSB	Single Storey Terrace House	39	39	1,600	41	1989	1990
Taman Muhibbah, Siliawan	KSB	Single Storey Terrace House Double Storey Terrace House	100 112	100 112	13,500	50 75.9	Jul-90	1991
Taman Singa Baru II, Siliawan	KSB	Single Storey Terrace House	8	8	350	43.7	1991	1992
Taman Aman Muhibbah, Siliawan	KSB	Double Storey Shop Office Single Storey Terrace House Single Storey Semi-Detached House	4 18 8	4 18 8	1,900	126.8 49.8 69.8	1990 1990 1990	1992 1992 1992
Taman Bauhinia, Siliawan	KSB	Single Storey Bungalow Double Storey Bungalow Single Storey Semi-Detached House Double Storey Semi-Detached House	2 2 14 6	2 2 14 6	1,500	100 114.8 71 96.8	1992 1992 1992 1992	1993 1993 1993 1993
Taman Permata, Lumut,	KSB	Double Storey Shop Office Single Storey Terrace House	7 23	6 23	1,600	143 50	1992 1992	1994 1994
Taman Murni, Siliawan,	KSB	Single Storey Terrace House	52	52	2,000	40	Feb-93	1994
Taman Muhibbah II, Siliawan,	KSB	Single Storey Terrace House Double Storey Terrace House Double Storey Terrace House	142 53 23	142 53 23	11,600 2,300	53 79 100	Feb-93 Feb-93 1994	1994 1994 1995

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP (CONT'D)

## 9.1 COMPLETED PROJECTS (CONT'D)

Completed Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value (RM'000)	Average sales price per unit (RM'000)	Month/Year Commence	Month/Year Completed
Taman Samudera, Sri Manjung	KSB	Double Storey Terrace House	499	499	16,500	33	Aug-92	1994
Lot 4818 – Phase 1		Single Storey Terrace House	659	659	22,000	33.5	Aug-92	1994
Phase 2		Single Storey Terrace House	213	213	7,300	34.5	1993	1994
Phase 3		Double Storey Shop Office	112	112	21,300	190	1993	1995
Phase 4		Single Storey Terrace House	172	172	8,600	50	1993	1995
		Double Storey Terrace House	53	53	4,240	80	1993	1995
Phase 5		Single Storey Semi-Detached House	56	56	3,920	70	1993	1995
Phase 6		Single Storey Terrace House	173	173	9,400	54.5	1993	1995
		Double Storey Shop Office	12	12	3,000	250	1994	1995
Phase 7		Double Storey Terrace House	28	28	2,500	89.5	1995	1996
Phase 8		Double Storey Shop Office	28	28	6,900	246.5	1995	1996
Phase 9		Double Storey Terrace House	156	156	12,070	77.4	1995	1996/7
		Double Storey Shop Office	22	22	3,960	180	1998	1999
Manjung Point, Sri Manjung	KSB	Single Storey Terrace House	214	214	11,310	52.9	1994	1996
PT 2842		Single Storey Terrace House	94	94	5,452	58	1997	1999
PT 2807 – 2809 – Phase 1		Single Storey Terrace House	104	104	6,344	61	1997	1999
		Double Storey Terrace House	42	42	3,696	88	1997	1999
PT 2807 – 2809 – Phase 2		Single Storey Terrace House	96	96	5,856	61	1997	1999
		Single Storey Terrace House	52	52	2,980	57.5	1997	1999
		Double Storey Terrace House	66	66	5,808	88	1997	1999
Taman Desa Aman, Sitiawan	KSB	Single Storey Terrace House	39	39	2,184	56	1994	1996
Lot 1780 – 1782, - Phase 1		Double Storey Terrace House	17	17	1,445	85	1994	1996
Lot 1780 – 1782, - Phase 2		Single Storey Terrace House	66	66	3,696	56	1994	1996/7
		Double Storey Terrace House	20	20	1,820	91		
Taman Bintang, Sitiawan	KSB	Single Storey Terrace House	121	121	6,776	56	1995	1997
Lot 13724		Double Storey Terrace House	5	5	440	88	1995	1997

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP (CONT'D)

## 9.1 COMPLETED PROJECTS (CONT'D)

Completed Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value (RM'000)	Average sales price per unit (RM'000)	Month/Year Commence	Month/Year Completed
Taman Kenari, Ayer Tawar, Lot 13955	KSB	Single Storey Terrace House	89	89	4,884	54.876	1996	1997/8
		Double Storey Terrace House	16	16	1,384	86.5	1996	1997/8
		Single Storey Semi-Detached House	2	2	162	81	1996	1997/8
		Single Storey Shop Office	19	19	1,412	74.316	1996	1997/8
Taman Makmur, Ayer Tawar, Lot 11360 Lot 11356	KSB	Single Storey Semi-Detached House	28	28	2,512	89.714	1997	1998
		Single Storey Semi-Detached House	15	15	1,392	92.800	1997	1998
		Single Storey Terrace House	10	10	650	65	1997	1998
		Single Storey Bungalow	1	1	135	135	1997	1998
Lumut Waterfront Villa, Lumut Lot 5	KSB	Condominium	116	107	23,000	198.276	1997	1998
Taman Sejati I, II & III, Sitiawan Lot 16056 & 16057	KSB	Double Storey Shop Office	25	25	5,100	204	1995	1997
		Single Storey Terrace House	106	106	5,280	49.8	1995	1997
		Double Storey Terrace House	56	56	5,488	98	1995	1997
		Single Storey Terrace House	26	26	1,815	69.808	1997	1999
		Double Storey Terrace House	20	20	2,176	108.8	1997	1999
		Single Storey Semi-Detached House	8	8	1,278	159.75	1997	1999
		Double Storey Semi-Detached House	10	10	1,128	112.8	1997	1999
		Double Storey Shop Office	38	38	7,109	187.079	1997	1999
Lot 16059 & 16060		Single Storey Terrace House	80	80	1,344	16.8	1997	1999
		Double Storey Terrace House	60	60	5,752	95.867	1997	1999
		Single Storey Semi-Detached House	14	14	6,636	474	1997	1999
		Double Storey Semi-Detached House	8	8	2,026	253.25	1997	1999
		Double Storey Shop Office	62	62	11,284	182	1997	1999

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP (CONT'D)

### 9.1 COMPLETED PROJECTS (CONT'D)

Completed Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value (RM'000)	Average sales price per unit (RM'000)	Month/Year Commence	Month/Year Completed
Taman Aman Sitiawan Lot 15698 & 15699	KSB	Single Storey Semi-Detached House Single Storey Bungalow	28 1	28 1	2,234 129	79,786 129	1996 1996	1998 1998
Lot 15705		Single Storey Terrace House Double Storey Semi-Detached House	6 18	6 18	419 2,696	69,833 149,778	1996 1996	1998 1998
Lot 15706		Single Storey Bungalow Single Storey Terrace House Double Storey Semi-Detached House	1 10 12	1 10 12	149 698 1,797	149 69.8 149.75	1996 1996 1996	1998 1998 1998
Lot 15707		Single Storey Bungalow	6	6	888	148	1996	1998
Lot 15690		Single Storey Semi-Detached House Single Storey Semi-Detached House Single Storey Bungalow	12 26 3	12 26 3	1,270 2,808 563	105.833 108	1996 1997 1997	1998 1999 1999
Lot 15691		Single Storey Bungalow Single Storey Semi-Detached House Single Storey Bungalow	26 3	26 3	3,049 542	117.269 180.667	1997 1996	1999 1999
Taman Seroja, Kampung Koh, Sitiawan Lot 1107 - 1114 And Lot 1758 - 1771	KSB	Double Storey Shop Office Double Storey Terrace House Single Storey Bungalow	12 6 1	12 6 1	2,200 700 150	183.333 116.667 150	1997 1997 1997	1999 1999 1999
Taman Nuri, Ayer Tawar Lot 2722	KSB	Double Storey Shop Office Tripple Storey Shop Office	10 1	10 1	2,200 580	220 580	1997 1997	1999 1999
Taman Hijau, Sitiawan Lot 12146	KSB	Single Storey Terrace House Double Storey Terrace House Single Storey Semi-Detached House	40 19 4	40 19 4	2,744 1,840 480	68.6 96.842 120	1997 1997 1997	1999 1999 1999
Taman Singa Baru, Sitiawan Lot 10225	KSB	Single Storey Terrace House Double Storey Terrace House	13 23	13 23	1,071 3,065	82.385 133.261	1997 1997	1999 1999
Bandar Baru Sri Manjung, Manjung Fasa 2F	KSB	Single Storey Terrace House Single Storey Terrace House	105 27	105 27	6,900 1,550	65.714 57.407	1997 1997	1999 1999

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP (CONT'D)

## 9.1 COMPLETED PROJECTS (CONT'D)

Completed Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value (RM'000)	Average sales price per unit (RM'000)	Month/Year Commence	Month/Year Completed
Fasa 2H, Bandar Baru Sri Manjung, Manjung	KSB	Single Storey Terrace House - A	56	56	3,237	57.8	1998	2000
		Single Storey Terrace House - B	111	111	6,638	59.8	1998	2000
		Double Storey Terrace House - C	36	36	3,053	84.8	1998	2000
		Double Storey Terrace House - D	54	54	4,849	89.8	1998	2000
		Double Storey Terrace House - F	11	11	1,010	91.8	1998	2000
Single Storey Semi-Detached House - G	2	2	224	112	1998	2000		
Taman Seri Tawar, Ayer Tawar Lot 3501,	KSB	Double Storey Terrace House	6	6	576	96	1998	2000
		Single Storey Terrace House	6	6	444	74	1998	2000
		Single Storey Semi-Detached House	18	18	1,656	92	1998	2000
Taman Damai, Ayer Tawar Lot 11422 & 11423, - Phase 1	KSB	Single Storey Terrace House	44	44	2,697	61.3	1999	2000/2001
		Double Storey Terrace House	31	31	2,824	91.1	1999	2000/2001
		Single Storey Semi-Detached House	6	5	977	162.9	1999	2000/2001
		Single Storey Semi-Detached House	6	6	589	98.1	1999	2000/2001
		Single Storey Terrace House	26	26	1,534	59	1999	2000/2001
Low cost Single Storey Terrace House	133	111	3,325	25	1999	2000/2001		
Manjung Point, Sri Manjung Phase 3 @ PT2786 (1)	KSB	Single Storey Detached House	89	89	11,214	126	1998	2000
		Double Storey Detached House	12	12	1,920	160	1998	2000
Taman Aman Muhibbah III, Sitiawan Lot 15688	KSB	Single Storey Terrace House	11	11	869	79	1998	2000
		Double Storey Terrace House	11	11	1,232	112	1998	2000
Taman Cahaya, Sitiawan (f.k.a. Taman Deirna) Lot 254 Pekan Gurney	KSB	Single Storey Semi-Detached House	28	28	2,520	90	1998	2000
		Single Storey Detached House	2	2	308	154	1998	2000

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHG GROUP (CONT'D)

### 9.1 COMPLETED PROJECTS (CONT'D)

Completed Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value (RM'000)	Average sales price per unit (RM'000)	Month/Year Commence	Month/Year Completed
Taman Muhibbah III, Sitiawan Lot 15689	KSB	Double Storey Semi-Detached House	8	8	1,288	161	1999	2001
		Single Storey Semi-Detached House	8	8	888	111	1999	2001
		Single Storey Detached House	10	10	1,640	164	1999	2001
Taman Singa Baru, Sitiawan Lot 10326	KSB	Double Storey Terrace House	16	16	2,176	136	2000	2002
		Single Storey Terrace House	3	3	231	77	2000	2002
Taman Damai, Ayer Tawar Phase 3 Lot 11422 & 11423	KSB	Single Storey Terrace House	85	85	5,100	60	Dec-99	Mar-01
		Single Storey Terrace House	31	30	1,860	60	Dec-99	2002
		Single Storey Terrace House	40	39	3,480	87	Jan-02	2002
Manjung Point, Sri Manjung Phase 3 @ PT2786 (2)	KSB	Single Storey Bungalow	17	17	2,312	136	Jun-00	2002
		Double Storey Bungalow	1	1	160	160	Jun-00	2002
		Single Storey Bungalow	11	10	1,650	150	Oct-01	2002
Taman Seri Trong, Trong Perak, Taiping	KSB	Single Storey Terrace House	84	84	5,040	60	Jun-99	Apr-01
		Single Storey Shop Office	6	4	510	85	Jun-99	2001
Taman Sejati Phase 1 Lot 16055	KSB	3 Storey Factory	14	14	2,660	190	Dec-99	2002
		Double Storey Shop Office	11	11	2,750	250	2000	2002
		Double Storey Terrace House	54	52	5,940	110	2000	2002
		Single Storey Semi-Detached House	12	11	1,500	125	2000	2002
Fasa 2J of Bandar Baru Seri Manjung	KSB	Double Storey Bungalow	5	5	1,060	212	Jul-00	2002
		Single Storey Bungalow	19	19	3,097	163	Jul-00	2002
		Single Storey Terrace House	166	166	14,110	85	Jul-00	2002
		Single Storey Bungalow	2	2	332	166	Jan-02	2002
		Single Storey Semi Detached House	44	43	6,075	138	Jan-02	2002
Double Storey Terrace House	33	33	4,240	128	Jan-02, Jan-02	2002		
Single Storey Terrace House	107	107	9,543	89		2002		

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP (CONT'D)

## 9.1 COMPLETED PROJECTS (CONT'D)

Completed Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value (RM'000)	Average sales price per unit (RM'000)	Month/Year Commence	Month/Year Completed
Fasa 2I of Bandar Baru Seri Manjung	KSB	Single Storey Semi-Detached House Single Storey Terrace House	60 207	60 207	6,600 14,076	110 68	Jun-00 Dec-00	2002 2002
Fasa 2E of Bandar Baru Seri Manjung	KSB	Double Storey Terrace House Single Storey Terrace House Double Storey Terrace House Single Storey Terrace House	24 24 38 160	24 24 38 160	2,880 1,968 4,560 13,120	120 82 120 82	Jun-00 Jun-00 Jun-01 Jun-01	2002 2002 2002 2002
Fasa 3B of Bandar Baru Seri Manjung - Phase 1	KSB	Single Storey Terrace House	82	82	5,084	62	Jun-00	2002
Fasa 3C of Bandar Baru Seri Manjung - Phase 1 - Phase 2 (Comm. 2001)	KSB	Single Storey Terrace House Single Storey Terrace House Single Storey Terrace House Single Storey Shop Office	204 217 7	204 217 7	12,954 14,865 724	64 68 103	Jun-00 Jun-01 2002	2002 2002 2002
Taman Makmur, Ayer Tawar Lot 11357	KSB	Single Storey Bungalow Single Storey Semi-Detached House	2 25	2 25	260 2,375	130 95	Jun-00 Jun-00	2002 2002
Fasa 1D2 & 1D3 of Bandar Baru Seri Manjung	KSB	Single Storey Semi-Detached House Double Storey Semi-Detached House 1½ Storey Semi-Detached House 1½ Storey Bungalow Single Storey Bungalow Double Storey Bungalow	22 17 34 24 6 1	21 16 26 18 5 1	2,849 2,467 4,481 4,349 1,287 159	130 145 132 182 215 159	Jan-2002 Jan-2002 Jan-2002 Jan-2002 Jan-2002 Jan-2002	2002 2002 2002 2002 2002 2002
Taman Samudera, Sri Manjung, Manjung Phase 9 (balance)	KSB	Double Storey Shop House	21	21	5,880	280	2001	2002
Taman Kenari, Ayer Tawar Lot 13955	KSB	Single Storey Semi Detached House	10	10	957	96	2002	2002
<b>Total :</b>			<b>7,635</b>	<b>7,576</b>	<b>580,719</b>			

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHG GROUP (CONT'D)

## 9.2 ON-GOING PROJECTS

On-Going Projects – as at 30 September 2003

Project Name / Location	Developer	Type of Development	Total Units For Sale	No. of Units Sold	Estimated Net Sales Value (RM'000)	Month/Year Commence	Expected Completion Month/Year	Completed (%)
Taman Seri Trong, Trong Perak, Taiping	KSB	Single Storey Shop Office	15	-	1,275	planning stage	planning stage	-
Commercial Land, Jalan Lumut, Sri Manjung	KSB	Double Storey Shop Office Commercial Complex Hawker Centre	110 2 1	107 2 -	26,400 7,215 166	Dec-99 Dec-99 Dec-99	2002 2005 2008	100 20 Not started
Taman Damai Jaya, Ayer Tawar Lot 11426	KSB	Double Storey Shop House Double Storey Terrace House Single Storey Terrace House	4 16 16	4 16 6	1,120 2,016 1,329	2002 2002 2002	2004 2004 2004	85 65 65
Taman Setia Jaya, Sitiawan Lot 22003	KSB	Single Storey Terrace House Double Storey Terrace House Double Storey Terrace House	9 11 9	9 10 8	759 1,460 1,181	2002 2002 2002	2004 2004 2004	65 45 55
Taman Harmoni, Sitiawan Lot 14583 - 14585	KSB	Double Storey Shop House Double Storey Terrace House Single Storey Terrace House	9 8 25	2 0 0	1,495 761 1,673	2003 2003 2003	2005 2005 2005	20 20 20
Taman Megah III, Sitiawan Lot 15673	KSB	Single Storey Bungalow Single Storey Terrace House	2 27	2 16	376 2,344	2003 2003	2005 2005	45 45
Taman Megah III, Sitiawan Lot 15675	KSB	Single Storey Semi Detached House Single Storey Terrace House	16 7	11 7	2,160 608	2003 2003	2005 2005	35 35
Taman Aman Munibbah III, Sitiawan Lot 15680	KSB	Single Storey Bungalow Double Storey Semi Detached House	2 20	0 0	376 3,100	2003 2003	2005 2005	20 20



## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP (CONT'D)

## 9.2 ON-GOING PROJECTS (CONT'D)

On-Going Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Development	Total Units For Sale	No. of Units Sold	Estimated Net Sales Value (RM'000)	Month/Year Commence	Expected Completion Month/Year	Completed (%)
Taman Emas 2, Sitiawan Lot 8456,1238-1241	KSB	Single Storey Terrace House	164	0	14,235	2003	2005	45
Bandar Baru Sri Manjung, Manjung Fasa 2C	KSB	Double Storey Terrace House Single Storey Terrace House	68 135	56 135	8,554 11,718	2003 2003	2005 2005	65 65
Bandar Baru Sri Manjung, Manjung Fasa 3B (Balance)	KSB	Double Storey Terrace House Single Storey Terrace House	22 42	0 20	2,768 3,646	2003 2003	2005 2005	20 20
Taman Jasmin Lot 3514	KSB	Single Storey Semi Detached House Single Storey Bungalow Single Storey Terrace House	10 8 12	2 3 7	1,350 1,504 1,042	2003 2003 2003	2005 2005 2005	35 45 45
			<b>Total :</b>	<b>770</b>	<b>100,631</b>			

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNH GROUP (CONT'D)

## 9.3 FUTURE PROJECTS

*Future Projects – as at 30 September 2003*

Project Name / Location	Developer	Type of Proposed Development	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence (Year)	Expected to Complete (Year)
<b>Project</b>							
Taman Damai, Ayer Tawar Phase 3 (balance)	KSB	Single Storey Semi Detached House Single Storey Terrace House	1 42	135 3,654	135 87	Dec 2003 Dec 2003	2005 2005
Taman Sejati, Sitiawan (Lot 16055) – balance	KSB	Three Storey Shop House	15	4,200	280	2008	2009
Taman Desa Manjung Point, Sri Manjung PT 2786	KSB	Single Storey Bungalow	6	1,200	200	2008	2009
Taman Samudera, Sri Manjung Phase 9 – Balance	KSB	Double Storey Shop House	10	2,800	280	Dec 2003	2005
Taman Samudera, Sri Manjung Phase 9 – Addition	KSB	Double Storey Shop House Double Storey Terrace House	58 22	16,240 2,768	280 126	Dec 2003 Dec 2003	2005 2005
Taman Sejati IV, Sitiawan Lot 16047	KSB	Double Storey Shop House Double Storey Terrace House Single Storey Terrace House	32 32 47	8,960 4,026 4,080	280 126 87	Dec 2003 Dec 2003 Dec 2003	2005 2005 2005
Taman Sejati IV, Sitiawan Lot 16048	KSB	Double Storey Terrace House Single Storey Terrace House	32 111	4,026 9,635	126 87	Dec 2003 Dec 2003	2005 2005
Taman Desa Manjung Point II, Lumut (Lot Arena) - Phase 1	KSB	Single Storey Semi Detached House Single Storey Terrace House Single Storey Terrace House Double Storey Bungalow	22 77 104 2	2,970 6,684 9,027 500	135 87 87 250	Nov 2003 Nov 2003 Nov 2003 Nov 2003	2005 2005 2005 2005
- Phase 2		Single Storey Bungalow Double Storey Semi Detached House Single Storey Semi Detached House Double Storey Terrace House Single Storey Terrace House	5 8 24 64 130	940 1,240 3,240 8,051 11,284	188 155 135 126 87	Nov 2003 Nov 2003 Nov 2003 Nov 2003 Nov 2003	2005 2005 2005 2005 2005

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHB GROUP (CONT'D)

## 9.3 FUTURE PROJECTS (CONT'D)

Future Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence (Year)	Expected to Complete (Year)
<b>Project</b>						
Taman Samudera, Sri Manjung - Phase 10 - Phase 11	KSB	64 61	8,051 17,080	126 280	2004 2004	2006 2006
Taman Sejahtera III, Sitiawan Lot 16050	KSB	10 67	1,880 9,045	188 135	2004 2004	2006 2006
Taman Embun, Pantai Remis Lot 600	KSB	7 23	1,960 2,893	280 126	2004 2004	2006 2006
Taman Biru, Ayer Tawar Lot 2722	KSB	12 11	1,620 1,384	135 126	2004 2004	2006 2006
Taman Desa Bintang II, Sitiawan Lot 10465	KSB	94	26,320	280	2005	2007
Taman Desa Bintang II, Sitiawan Lot 10466	KSB	43	12,040	280	2005	2007
Lapangan Manjung Point PT2773 - 2780	KSB	36 142 160 647	9,000 26,696 20,128 56,159	250 190 125 87	2006 2006 2006 2006	2008 2008 2008 2008
Pinggiran Manjung Point PT2810 - 2811 PT2824 - 2831	KSB	130 262 90 177	16,354 22,741 11,322 15,363	126 87 126 87	2007 2007 2007 2007	2009 2009 2009 2009

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNHIB GROUP (CONT'D)

## 9.3 FUTURE PROJECTS (CONT'D)

Future Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence (Year)	Expected to Complete (Year)
<b>Project</b> Medan Ipoh Lot 224018	KSB	144	50,400	350	2005	2007
Lot 224019 Phase 1		50	25,000	500	Dec 2003	2005
Phase 2		108	37,800	350	Dec 2003	2005
		65	32,500	500	2008	2010
Taman Desa Binti I, Sitiawan Lot 10475	KSB	20	2,700	135	2005	2007
Taman Sejahti II, Sitiawan Lot 17015	KSB	19	2,390	126	2005	2007
Taman Hijauan, Sitiawan Lot 986	KSB	26	4,888	188	2005	2007
		4	540	135	2005	2007
		3	564	188	2005	2007
		17	1,476	87	2005	2007
Taman Merah, Sitiawan Lot 985	KSB	2	270	135	2005	2007
Taman Sejahti II, Sitiawan Lot 15608	KSB	16	1,389	87	2005	2007
Lurnut Ria Condominium, Lurnut Lot 379	KSB	22	1,910	87	2005	2007
Taman Pelabuhan, Kg. Acheh, Sitiawan Lot 14838	KSB	243	52,315	215	2005	2007
		54	4,687	87	2005	2007

## 9. PROPERTY DEVELOPMENT PROJECTS OF YNH GROUP (CONT'D)

## 9.3 FUTURE PROJECTS (CONT'D)

Future Projects – as at 30 September 2003 (Cont'd)

Project Name / Location	Developer	Type of Proposed Development	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence (Year)	Expected to Complete (Year)
<b>Project</b>							
Taman Biru, Ayer Tawar Lot 2672	KSB	Single Storey Semi Detached House Single Storey Terrace House	12 48	1,620 4,166	135 87	2005 2005	2007 2007
Taman Limbungan, Kg. Acheh, Sitiawan Lot 14851-14854	KSB	Double Storey Shop House Double Storey Terrace House Single Storey Terrace House	25 46 120	7,000 5,787 10,416	280 126 87	2006 2006 2006	2008 2008 2008
Taman Limbungan, Kg. Acheh, Sitiawan Lot 14855	KSB	Double Storey Shop House	20	5,600	280	2005	2007
Taman Limbungan, Kg. Acheh, Sitiawan Lot 14857	KSB	Double Storey Terrace House	69	8,680	126	2006	2008
Taman Pelabuhan, Kg. Acheh, Sitiawan Lot 14836-7	KSB	Double Storey Shop House Double Storey Terrace House	32 19	8,960 2,390	280 126	2006 2006	2008 2008
Taman Layar, Kg. Acheh, Sitiawan Lot 5493	KSB	Double Storey Shop House Double Storey Terrace House Single Storey Terrace House	18 17 65	5,040 2,139 5,642	280 126 87	2006 2006 2006	2008 2008 2008
Taman Suria, Pantai Remis Lot 2741	KSB	Single Storey Terrace House	57	4,948	87	2006	2008
Taman Delima, Ayer Tawar Lot 246	KSB	Double Storey Bungalow	4	1,000	250	2007	2009
Taman Suria, Pantai Remis Lot 2740	KSB	Double Storey Shop House Double Storey Terrace House	10 37	2,800 4,655	280 126	2007 2007	2009 2009
Taman Binti, Pantai Remis Lot 3335	KSB	Double Storey Bungalow Double Storey Semi Detached House Double Storey Terrace House Single Storey Terrace House	11 16 43 100	2,750 2,480 5,409 8,680	250 155 126 87	2007 2007 2007 2007	2009 2009 2009 2009
<b>Total :</b>			<b>4,442</b>	<b>684,687</b>			





## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	Geran 36493, Lot 495 & Geran 36944, Lot 496, Town of Lumut, Daerah Manjung	Vacant Land and approved for development.	1.6145	Proposed mixed development – commercial and residential.	Freehold	1.6145	530,000	1,485,000	1,207,000	677,000
KSB	CT 17320 Lot 117 Town of Lumut (Note 3)	Vacant Land and approved for development.	0.8343	Proposed mixed development – commercial and residential.	Freehold	0.8343	417,000	545,000	545,000	128,000
KSB	EMR 379 Lot 380 Mukim Pengkalan Bharu HS (M) 24/75 Lot 3813 Mukim Pengkalan Bharu	Vacant Land and approved for development.	1.3713	Proposed mixed development – commercial and residential.	Freehold	1.3713	83,000	300,000	300,000	156,000
KSB	HS (M) 58/75 Lot 17015 Mukim Sitiawan	Planted with palm oil and approved for development.	7.0525	Taman Sejati II, Sitiawan – commercial and residential.	Freehold	7.0525	1,081,000	2,300,400	1,570,000	489,000
KSB	CT 21241 Lot 10466 Mukim Sitiawan (Note 4)	Vacant Land and approved for development.	4.1150	Taman Desa II Sitiawan – commercial.	Freehold	4.8313	2,098,000	2,420,000	2,420,000	322,000
KSB	CT 21240 Lot 10465 Mukim Sitiawan	Vacant Land and approved for development.	10.1125	Taman Desa II Sitiawan – commercial.	Freehold	10.1125	5,600,000	- @	- @	- @
KSB	CT 21250 Lot 10475 Mukim Sitiawan	Vacant Land and approved for development.	4.1375	Taman Desa II Sitiawan – residential.	Freehold	4.1375	1,200,000	- @	- @	- @



## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC/Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	HS (D) Dgs 1042/78 Lot 5493 Mukim Lumut (Note 4)	Planted with palm oil and approved for development.	8.6551	Taman Layar, Kg. Acheh, Sitiawan – commercial and residential	Freehold	8.6551	1,198,000	2,874,000	2,280,000	1,082,000
KSB	CT 21662 Lot 11430 Mukim Sitiawan	Planted with palm oil and approved for development (Portion valued = 400/703).	2.5000	Proposed mixed development – commercial and residential	Freehold	2.5000	596,000	544,800	544,800	(51,200)
KSB	EMR 9714 Lot 10054 Mukim Sitiawan	Planted with palm oil and approved for development.	3.0813	Proposed mixed development – commercial and residential	Freehold	3.0813	288,000	335,500	335,500	47,500
KSB	Geran 7372 Lot 15608 Mukim Sitiawan (Title surrendered to PTG for sub-division)	Planted with palm oil and approved for development.	3.1956	Taman Sejati II, Sitiawan – commercial and residential	Freehold	3.1956	494,000	1,114,000	710,000	216,000
KSB	EMR 5198 Lot 4622 Mukim Sitiawan	Planted with palm oil and approved for development.	5.0375	Proposed mixed development – commercial and residential	Freehold	5.0375	512,000	878,000	878,000	366,000
KSB	Lot 26805 part of Geran 7255 Lot 14836 Mukim Sitiawan [agreement specifically exclude Lot 26821 being the balance of Lot 14836] Geran 7256 Lot 14837 Mukim Sitiawan	Planted with palm oil and approved for development.	3.7369	Taman Pelabuhan, Kg. Acheh, Sitiawan – commercial and residential	Freehold	3.7369	406,000			
			4.9424		Freehold	4.9424	1,788,000 2,194,000	1,985,000	1,600,000	(594,000)

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	Lot PT 4345 & 4346, HS(D) Dgs 14362 & 14363, Mukim Lumut	Vacant Land and approved for development.	2.5400	Proposed development residential	Freehold	2.5400	433,000	774,000	774,000	341,000
KSB	EMR 4128 Lot 253 Village Pekan Gurney	Planted with palm oil and approved for development.	3.0125	Proposed development residential	Freehold	3.0125	378,000	394,000	394,000	16,000
KSB	Geran 34783 Lot 41284 Mukim Hulu Kinta	Vacant Land and approved for development.	7.4303	Proposed mixed development – commercial and residential	Freehold	7.4303	1,104,000	1,700,000	1,300,000	196,000
KSB	Geran Mukim 665 Lot 3500 Mukim Sungai Tinggi (1 acre used by school-price adjusted)	Planted with palm oil and approved for development.	4.7640	Proposed mixed development – commercial and residential	Freehold	4.764	216,000	415,000	415,000	199,000
KSB	Geran 7585 Lot 16050 Mukim Sitiawan	Planted with palm oil and approved for development.	9.4932	Taman Sejati III, Sitiawan commercial and residential	Freehold	9.4932	1,598,000	3,308,000	1,920,000	322,000
KSB	Geran 7419 Lot 15655 Mukim Sitiawan	Planted with palm oil and approved for development.	3.0378	Proposed development residential	Freehold	3.0378	612,000	926,000	926,000	314,000
KSB	EMR 523 Lot 600 Mukim Pengkalan Bharu	Vacant land and approved for development.	2.1875	Taman Embun – commercial and residential	Freehold	2.1875	191,000	190,400	190,400	(600)

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	GFL 18237, 18458, 18183, 18284, for Lot 239-242	Vacant Land and approved for development.	0.0711	Proposed development commercial	Freehold	0.1629	662,000	- @	- @	- @
KSB	Lot 21761 PT 20343 Mukim Siliawan (Old Lot No 5712)	Shophouse	)	Sold	99 years (10.3.2081)	)	71,000	)	)	)
KSB	Lot 21762 PT 20344 Mukim Siliawan (Old Lot No 5713)	Shophouse	)	Sold	99 years (10.3.2081)	0.1824	55,000	)	)	)
KSB	Lot 21763 PT 20345 Mukim Siliawan (Old Lot No 5714)	Shophouse	)	Sold	99 years (10.3.2081)	)	55,000	)	)	)
KSB	Lot 17883 PT 30711 Mukim Siliawan (Old PT No 1341)	Vacant Land	)	Sold	99 years (23.3.2077)	)	11,000	)	)	)
KSB	Lot 17869 PT 30697 Mukim Siliawan (Old PT No 1326)	Vacant Land	)	Sold	99 years (23.3.2077)	0.1212	11,000	)	)	)
KSB	Lot 17868 PT 30696 Mukim Siliawan (Old PT No 1327)	Vacant Land	)	Sold	99 years (23.3.2077)	)	11,000	)	)	)
KSB	HS(D)Dgs:1673/83 PT 10382 & (Lot No. 25893 25900) HS(D)Dgs 1680/83 PT 10389 Mukim Siliawan	Vacant Land	0.0851	Proposed mixed development residential and commercial	99 years (23.9.2082)	0.0851	50,000	90,000	90,000	40,000
							181,000	590,000	590,000	409,000
							33,000	255,000	255,000	222,000

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	HS(D)Dgs 830/89 PT 625 Bandar Lumut	Vacant Land	0.7500	Proposed development residential	60 years (7.6.2049)	0.7500	164,000	360,000	293,000	129,000
KSB	Lumut Port Industrial Land – Lot A3 & A4	Vacant Land and approved for development	5.1100	Proposed development industry	99 years from the date of issuance of title.	5.1100	1,465,000	1,780,000	1,780,000	315,000
<b>Land Held for Future Developments</b>										
KSB	GM 2017 Lot 263 Town of Sitiawan	Vacant Land and approved for development.	1.0000	Proposed development commercial	Freehold	1.0000	275,000	1,850,000	900,000	625,000
KSB	Lot 31776-31780 PT 47587-47591 Mukim Sitiawan (Old Lot No. 15173-15177)	Vacant Land and approved for development.	0.1977	Proposed mixed development commercial and residential	99 years (5.5.2088)	0.1977	51,000	160,000	160,000	109,000
KSB	Balance Lot 4818 Mukim Lumut (PT 6677, 6678, 4118-4133, 4510-4592, 4673-4778, 4840-4853, PN84692, PN84694) (Note 5) <sup>iii</sup>	Vacant Land and approved for development.	14.8427	Taman Samudera, Phase 10 & 11 – commercial and residential	99 years (27.3.2093 [PT 6677 & 6678] and 19.5.2091 [the rest])	14.8427	1,200,000	11,219,000	11,219,000	10,019,000



## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHG GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	PT 22973-22975 Bandar Baru Sri Manjung -Commercial Complex	Vacant Land and approved for development.	2.3179	Commercial Land, Jalan Lumut, Sri Manjung	99 years (25.2.2101)	2.3179	2,966,000	4,492,000	4,492,000	1,526,000
	-Shops unit		0.2044	- commercial	99 years (25.2.2101)	2.0527	1,451,000	**	**	**
KSB	Lot 246 Village of Pekan Gurney	Vacant Land and approved for development.	2.900	Taman Delima, Ayer Tawar - residential	Freehold	2.900	433,000	379,000	379,000	(54,000)
KSB	Lot 1465-1487 Pekan Air Tawar (Master Title EMR 2534 Lot 2722 Mukim Sitiawan)	Vacant Land and approved for development.	2.5471	Taman Biru, Ayer Tawar - commercial and residential	Freehold	2.5471	940,000	940,000	940,000	-
KSB	Lot 4818 Mukim Lumut HS (D) Dgs 3618-3663**	Vacant Land and approved for development.	2.2692	Taman Samudera, Sri Manjung - commercial and residential	99 years (29.9.2094)	2.2692	532,000	3,514,000	3,514,000	2,982,000
KSB	Geran 7582 Lot 16047 Mukim Sitiawan	Vacant Land and approved for development.	9.2660	Taman Sejai IV, Sitiawan - commercial and residential	Freehold	9.2660	1,439,000			
	Geran 7583 Lot 16048 Mukim Sitiawan		9.1031		Freehold	9.1031	1,427,000	5,050,000	3,700,000	834,000
							<u>2,856,000</u>			
KSB	Grant 18770 Lot 3335 Mukim Pengkalian Bharu	Vacant Land and approved for development.	18.2060	Taman Bintang, Pantai Remis - commercial and residential	Freehold	18.2060	826,000	2,550,000	2,550,000	1,724,000

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed use/Proposed Use	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	Geran 9851 Lot 379 Town of Lumut (Note 7)	Vacant Land and approved for development.	1.7468	Lumut Ria Condominium, Lumut residential	Freehold	1.7468	3,668,000	4,000,000	3,400,000	(269,000)
KSB	Geran 7593 Lot 16058 Mukim Siliawan	Vacant Land and approved for development.	8.5744	Proposed mixed development – commercial and residential	Freehold	8.837	837,000	- @	- @	- @
KSB	Geran 28007, Lot 163 Section 57, Kuala Lumpur, Wilayah Persekutuan (Note 8)	Vacant Land and approved for development.	1.04	Proposed mixed development – commercial and residential	Freehold	- ^	- ^	- ^ (purchased on 12-4-2002)	- ^	- ^
KSB	Geran Mukim 1129, Lot No. 1889 Mukim Batu, Sungai Teba, Daerah Kuala Lumpur, Wilayah Persekutuan (Note 9)	Vacant Land and approved for development.	3.0616	Proposed mixed development – commercial and residential	Freehold	- ^	- ^	- ^ (purchased on 6-5-2002)	- ^	- ^
KSB	Geran 7590 Lot 16055 Mukim Siliawan Vacant shop lot land Units under construction	Vacant Land and approved for development.	0.5264	Taman Sejati, Siliawan commercial	Freehold	0.5264	371,000 8,783,000	1,030,000	1,030,000	(8,124,000)
KSB	Fasa 3B & 3C Bandar Baru Sri Manjung	Vacant Land and approved for development.	-	Fasa 3B & 3C, Bandar Baru Sri Manjung – commercial and residential	99 years (1.12.2096)	32.2980	2,799,000	- @	- @	- @

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	Lot 6555 - PT 2786 Mukim of Lumut	Vacant Land and approved development for	0.9233	Taman Desa, Manjung Point -- residential	Freehold	0.9233	942,000	- @	- @	- @
KSB	CT 22031 Lot 11357 Mukim Sitiawan	Vacant Land and approved development for	-	Proposed development residential	Freehold	2.2424	306,000	- @	- @	- @
KSB	Geran 5167 Lot 13955 Mukim Sitiawan	Vacant Land and approved development for	-	Proposed development residential	Freehold	0.8466	315,000	- @	- @	- @
KSB	Lot 5,6,182,524,1145-1147 (Trong)	Vacant Land and approved development for	0.4421	Taman Seri Trong Perak, Taiping -- commercial	Freehold	0.4421	332,000	- @	- @	- @
KSB	Lot 8456,1238-41	Vacant Land and approved development for	7.2264	Taman Emas 2, Sitiawan residential	Freehold	7.2264	663,000	- @	- @	- @
KSB	Lot 4818- Balance of Phase 9 (Shop unit) Mukim Lumut** Vacant shop lot land (L6412-6421)	Vacant Land and approved development for	0.6065	Proposed development commercial	99 years (19.5.2091)	0.6065	218,000	457,000	457,000	239,000
	<u>DEVELOPMENT PROPERTIES</u>				99 years (19.5.2091)	1.2323	472,000	- @	- @	- @
KSB	Lot 11422-11423 Mukim Sitiawan	Vacant Land and approved development for	1.7074	Taman Damai, Ayer Tawar -- commercial and residential	99 years (29.7.2081)	13.0191	2,703,000	1,790,000	1,790,000	(913,000)



## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
KSB	Lot 11426 Mukim Sitiawan	Vacant Land and approved for development.	2.950	Taman Damai Jaya, Ayer Tawar commercial and residential	Freehold	2.950	1,266,000	642,500	642,500	(623,500)
KSB	Geran 7444 Lot 15680 Mukim Sitiawan	Vacant land and approved for development.	2.4166	Taman Aman Muhibbah Sitiawan residential	Freehold	2.4166	495,000	737,000	737,000	242,000
KSB	Fasa (2E) Bandar Baru Sri Manjung	Vacant land and approved for development.	-	Fasa (2E), Bandar Baru Sri Manjung residential	99 years (29.9.2081)	9.5995	3,237,000	- @	- @	- @
KSB	Lot 15673 Mukim Lumut	Vacant Land and approved for development.	2.7090	Taman Megah II, Sitiawan residential	Freehold	2.7090	415,000	826,000	826,000	411,000
KSB	Lot 15675 Mukim Sitiawan	Vacant Land and approved for development.	2.2295	Taman Megah III, Sitiawan residential	Freehold	2.2295	359,000	680,000	680,000	321,000
KSB	HS(D)Dgs Lot 22003 Mukim Sitiawan	Vacant Land and approved for development.	2.0852	Taman Setia Jaya, Sitiawan residential	Freehold	- *	- *	- * (purchased from JV partner on 3-1-02)	- *	- *
KSB	Lot 2J, Bandar Baru Seri Manjung	Vacant Land and approved for development	-	Fasa 2J, Bandar Baru Seri Manjung residential	99 years (17.4.2101)	30.9537	9,737,000	16,689,230	16,689,230	6,952,230

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Land Bank – as at 30 September 2003 (Cont'd)

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
MUSB	Lot 1776B, PT 4860 and Lot 17769, PT 4861, Mukim Lumut (6.1 acres land) (Note 3)	Vacant Land and approved for development	5.0234	Proposed mixed development – commercial and residential	99 years (29.4.2101)	5.0234	2,951,000	5,230,000	5,230,000	2,279,000
HSB	Fasa 2C Bandar Baru Sri Manjung	Vacant Land and approved for development.	14.7000	Fasa 2C Bandar Baru Sri Manjung residential	99 years (2.12.2085)	14.7000	2,948,000	- @	- @	- @
YSSB	Geran 21668 Lot 6274 Mukim Beruas	Planted with palm oil and not approved for development.	75.0000	Proposed mixed development – commercial and residential	Freehold	75.0000	464,000	- @	- @	- @
YSSB	Fasa 3B, Bandar Baru Sri Manjung (Balance) (Note 10)	Vacant Land and approved for development.	4.9500	Fasa 3B, Bandar Baru Sri Manjung residential	99 years (22.05.2085)	4.9500	607,000	- @	- @	- @
	<b>GRAND TOTAL</b>		1,092.2000			1,177.2726	102,482,000	282,719,830	228,603,430	148,956,430

Note:-

- @ No valuation was done as the properties were acquired within 2 years from 30.7.2001 (date of valuation).  
\* No valuation was done as the property was acquired after 30.7.2001 but before the submission to the SC on 29 March 2002.  
^ No valuation was done as the property was acquired after the submission to the SC on 29 March 2002.  
# These lands comprise development land earmarked for a comprehensive mixed development to be known as Manjung Point. SC's approved valuation is at RM130.0 million while the combined open market value as at 30 July 2001 was RM175.00 million as valued by Messrs. Colliers.  
^^ The total OMV for these landbanks can be agreed to item 12, page 4 and item 1, page 11 of the Messrs. Colliers's Valuation Certificate as attached in Section 13 of this Prospectus.  
\*\* No valuation was done for the shop units as they are kept as stocks to be sold to buyers.  
1. Charged to Public Bank Berhad for overdraft facility of RM32.0 million.  
2. Charged to Public Bank Berhad for overdraft facility of RM32.0 million and PT2870 has been charged to Maybank Berhad for overdraft facility of RM3.0 million and short term revolving credit of RM2.0 million.  
3. Charged to Alliance Bank Berhad for term loan of RM3.0 million.  
4. Charged to Hong Leong Bank Berhad for overdraft facility of RM5.0 million.  
5. PNB4692 and PNB4694 were charged to Public Bank Berhad for overdraft facility of RM4.5 million.  
6. Charged to Public Bank Berhad for overdraft facility of RM32.0 million and PT2838-2841 were charged to Public Bank Berhad for overdraft facility of RM4.5 million.  
7. Charged to Public Bank Berhad for term loan of RM2.0 million.  
8. Charged to Public Bank Berhad for overdraft facility of RM10.0 million.  
9. Charged to Hong Leong Bank Berhad for term loan of RM4.0 million.  
10. Converted from development rights of YSSB to landbank of YSSB on 22 May 2002.

**10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)**

**10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)**

*Investment Properties – as at 30 September 2003 (Cont'd)*

Registered /Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use	Tenure (years)/ Expiry Date	Land Area @ 30.07.2001 (acres)	Audited Net Book Value/Cost @ 30.07.2001 RM	Open Market Value as Valued by DMC / Colliers RM	Value as approved by SC RM	Approved Surplus/ (Deficit) RM
LVSB	Lot P.T. 6676, 9445 and Lot 9240 to 9248, Mukim of Lumut (Note 1)	2 adjoining parcel of commercial land <sup>^^</sup>	1.4394	Hotel Commercial	99 years (29.4.2101)	1.4394	10,651,000	30,000,000	30,000,000	19,349,000
			1.4394				10,651,000	30,000,000	30,000,000	19,349,000

Note:-

<sup>^^</sup> The land is being held for investment purposes.

1. PT6676 was charged to Public Bank Bernad for overdraft facility of RM10.0 million and Lot 9240-9248 were charged to Public Bank Bernad for overdraft facility of RM5.0 million.

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Development Properties (Joint Venture) – as at 30 September 2003

Registered/ Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Cost @ 30.07.2001 RM'000	Land Area @ 30.7.2001 (acres)	Open Market Value @ 30.7.2001 RM'000	
	<b>DEVELOPMENT PROPERTIES (JOINT VENTURE)</b>								
Loi Chong @ Loi Kew Chuan	Lot 3514 Mukim Sitiawan	Vacant Land and approved for development.	3.6625	Taman Jasmin residential	Freehold	102*	3.6625	4*	
Arena Inovasi Sdn Bhd ##	Lot Arena (Mukim Lumut)	Vacant Land and approved for development.	48.3581	Taman Desa Manjung Point II – commercial and residential	99 years	11,576*	48.3581	9,245*	
Perumahan Manjung Sdn Bhd ##	Lot 14838 Mukim Sitiawan	Vacant Land and approved for development.	3.8439	Taman Pelabuhan, Kg. Acheh, Sitiawan residential	Freehold	97*	3.8439	97*	
Perumahan Manjung Sdn Bhd ##	Lot 16061 Mukim Sitiawan	Vacant Land and approved for development.	0.2788	Proposed development commercial and residential	Freehold	13*	0.2788	13*	

## 10. OTHER INFORMATION CONCERNING THE CORPORATION/GROUP (CONT'D)

## 10.1 LANDED PROPERTIES OF THE YNHB GROUP (CONT'D)

Development Properties (Joint Venture) – as at 30 September 2003 (Cont'd)

Registered/ Beneficial Owner	Location	Description Property	Remaining Land Area @ 30.09.2003 (acres)	Existing use/Proposed Usage	Tenure (years)/ Expiry Date	Cost @ 30.7.2001 RM'000	Land Area @ 30.7.2001 (acres)	Open Market Value @ 30.7.2001 RM'000	
	<b>DEVELOPMENT PROPERTIES (JOINT VENTURE)</b>								
Perumahan Manjung Sdn Bhd ##	Lot 2672 Mukim Sitiawan	Vacant Land and approved for development.	5.8954	Taman Biru, Ayer Tawar –residential	Freehold	102*	5.8954	102*	
Thomas Laang, Molly Laang @ Molly Jesudason & Lily Laang	PN 140976-140989, Pn 132190-132224 and HS(D) Dgs 9241-9262 all in Mukim of Sitiawan (Master Title Lot No 14583-14585 Mukim Sitiawan)	Vacant Land and approved for development.	2.6722	Taman Harmoni – commercial residential	99 years	513	2.6722	513	
Fresh Melod Sdn Bhd	PN 112093, Lot 224018, Mukim Hulu Kinta, Daerah Kinta	Vacant Land and approved for development.	10.8233	Proposed development – commercial	99 years	**	10.8233	**	
Fresh Melod Sdn Bhd	PN 112094, Lot 224019, Mukim Hulu Kinta, Daerah Kinta	Vacant Land and approved for development.	20.0182	Proposed development – commercial	99 years	**	20.0182	**	

Notes:-

\* 30 July 2001 represents the cut-off date in relation to land bank for submission of the Proposals to the SC. As the properties are not registered under KSB and YSSB, the cost recognised are the Development Cost.

## Companies related to certain directors and/or substantial shareholders of YNHB.  
\*\* Development cost not yet incurred.

Note : The valuation was done pursuant to the Proposals. The open market value are as appraised by independent firm of professional valuers, namely, Messrs Colliers and Messrs DMC taken as at valuation date 31 July 2001 are based on residual and comparison methods. Please refer Section 13 of this Prospectus for the Valuers' letters.

**10. OTHER INFORMATION CONCERNING THE CORPORATION / GROUP (Cont'd)****10.2 ACQUISITIONS OF PROPERTIES DURING TWO (2) YEARS PRECEDING THE VALUATION**

Save as disclosed below, there is no other properties (as set out in the table of Section 10.1), acquired during the two (2) years preceding the valuation.

Listed below are the list of properties acquired during the last two (2) years preceding the valuation: -

No	Registered Owner/ Location	Date of Transaction	Prices Paid (RM'000)
<b>KSB</b>			
1.	Lot 10465 A piece of land under Mukim of Sitiawan, CT 21240	5.5.1999	5,600,000
2.	Lot 10475 Land located at Mukim Sitiawan, under Lot 10475, CT 21250	21.12.1999	1,200,000
3.	Fasa 2E HS(D) Dgs 3033/82 to HS(D) 3278/82 Bandar Sri Manjung, Mukim Sitiawan, District of Manjung	23.10.1999	2,460,000
4.	Lot 16058 An undivided land in Mukim of Sitiawan, measuring 2.95 acres	20.10.1999	950,000
5.	Lot 14789-14790 Geran 7208 Lot 14789 and Geran 7209 Lot 14790	16.10.1998	1,410,000
6.	Lot 16050 Mukim Sitiawan, measuring approx 9.4932 acres with oil palm planted thereon	5.1.2000	1,550,000
7.	Lot 15655 Land located at Mukim of Sitiawan, measuring around 3.0378 acres	2.6.1999	595,000 #
8.	Lot 15680 Portion of undivided land in Lot 15680, Mukim Sitiawan measuring 2.4166 acres	27.9.1999	483,320
9.	Lot 239-242, 273 & 274, Lumut Few pieces of land held under GFL 18184 Lot 273 to GFL 18285 Lot 274 in the town of Lumut &GFL 18237 Lot 239 to GFL 18284 Lot 242 town of Lumut.	18.1.2001	650,000 @
10.	1238-41 A piece of land known as GM 210 Lot 1238, Mukim of Sitiawan	23.7.2001	587,500

**10. OTHER INFORMATION CONCERNING THE CORPORATION / GROUP (CONT'D)**

No	Registered Owner/ Location	Date of Transaction	Prices Paid (RM'000)
11.	Lot 1239,1240,1241 and 8456 4 pieces of land known as GM 211 Lot 1240,GM 260 Lot 1239, EMR 7316 Lot 1241 and EMR 7319 Lot 8456,all located at Mukim of Sitiawan	15.8.2001	2,427,500

Notes:-

@ Lot 273 and Lot 274 have been sold out to third party on 1.7.2002

# Subsequently sold in 2.11.1999

Listed below are the list of properties acquired after the date of the valuation but before the date of this Prospectus: -

No	Registered Owner/ Location	Date of Transaction	Prices Paid (RM'000)
	<b>KSB</b>		
1.	Geran Mukim 1129, Lot No 1889, Mukim Batu, Sungai Teba, Daerah Kuala Lumpur, Wilayah Persekutuan measuring 1.239 hectares	4 April 2002	8,800
2.	Geran 28007, Lot 163, Section 57, Kuala Lumpur, Wilayah Persekutuan measuring 1.04 acres	6 May 2002	20,100