

11. VALUATION CERTIFICATE*(Prepared for the inclusion in this Prospectus)***COLLIERS**
JORDAN LEE & JAAFAR

20 December 2001

The Board of Directors
KSL Holdings Berhad
10th Floor-Tower Block
Kompleks Antarabangsa
Jalan Sultan Ismail
50250 Kuala Lumpur**COLLIERS JORDAN LEE
& JAAFAR (JH) SDN. BHD.**
(136779-K)Suite 326, 3rd Floor,
PanGlobal Plaza,
Jalan Wong Ah Fook,
80000 Johor Bahru,
Johor Darul Takzim,
MALAYSIA.
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Dear Sirs,

RE : VALUATION OF PROPERTIES BELONGING TO MESSRS KSL HOLDINGS BERHAD, ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM, NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSANThis letter has been prepared for inclusion in the Prospectus of KSL Holdings Berhad to be dated **28 December 2001** in relation to the public issue of 27,150,000 new ordinary shares of 50 sen each at an issue price of RM1.20 per ordinary share and offer for sale of 18,100,000 ordinary shares of 50 sen each at an offer price of RM1.20 per ordinary share payable in full on application in conjunction with the listing and quotation of the entire issued and paid-up share capital of KSL Holdings Berhad on the Main Board of the Kuala Lumpur Stock Exchange.The above-captioned Properties (hereinafter referred to as the 'Property') and its neighbourhood were inspected on **31 March 2000**.The material date of Valuation is taken as at the date of inspection, that is, **31 March 2000**.

In accordance with your instructions to determine the Market Value of the various Property interest (both term in perpetuity and leasehold), we are pleased to provide hereunder our opinion of value of the interest held therein.

Valuation Report

The Valuation, as contained in the Valuation Report bearing Reference Nos V99/JH/WP/SC/A66C1321886 (KL 000028), V99/JH/NS/SC/M144C1331888 (JLJSV831/99), V99/JH/SC/G19001889/MFA, V99/JH/SC/G22001892/NZL, V99/JH/SC/G24001894/NZL, V99/JH/SC/G25001895/MFA, V99/JH/SC/G26001896/NZL, V99/JH/SC/G27001897/MFA, V99/JH/SC/G28001898/NZL, V99/JH/SC/G29001899/MFA, V99/JH/SC/B176001901/MFA, V99/JH/SC/B177001902/DMJ, V99/JH/SC/B178001903/NZL, V99/JH/SC/B179001904/MFA, V99/JH/SC/B180001905/MFA, V99/JH/SC/B182001907/MFA, V99/JH/SC/B183001908/MFA, V99/JH/SC/B184001909/ARN, V99/JH/SC/B185001910/NZL, V99/JH/SC/B186001911/MFA, V99/JH/SC/B187001912/NZL, V99/JH/SC/B188001913/MS, V99/JH/SC/B189001914/ARN, V99/JH/SC/B190001915/ARN, V99/JH/SC/B191001916/DMJ, V99/JH/SC/B192001917/ARN, V00/JH/SC/K01001002/MKK, V00/JH/SC/K02001003/MKK, V00/JH/SC/K03001004/MFA, V00/JH/SC/K05001006/NZL, V00/JH/SC/K06001007/NZL, V00/JH/SC/K07001008/MS, V00/JH/SC/K10001011/NZL, V00/JH/SC/K12001013/MKK, V00/JH/SC/K13001014/MFA, V00/JH/SC/K15001016/NZL, V00/JH/SC/K16001017/MKK, V00/JH/SC/K17001018/MFA,

International Property Consultants • Chartered Valuation Surveyors • Registered Valuers & Real Estate Agents •
Project & Property Managers • Plant & Machinery Valuers • Auctioneers

Managing Director JORDAN LEE, MAM, Fism, Frics, Aapps, Inv, Msiiv, Scv Chairman JAAFAR ISMAIL, Fism, Frics Directors CHIN KIM CHOY, Mism, Dip. Est. Mgmt (U.K.)

THOH SING CHOON, Fsva, Inv, Acl Arb, Fpcc, Area: P. TANGGA PERAGASAM, Msm, Frics. CHIN LAI SITT, Fcs (M), Frics, Inv, LLB (Hons), THYNG KIM KOK, Mism, Frics.

Headquarters : Kuala Lumpur : Level 6, Block G North, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur. Tel : 03-2555811 (12 lines) Fax No : 03-2555843

Other Offices : Selangor : 31, Jalan Kapar, 41400 Klang, Selangor Darul Ehsan. Tel : 03-33420860 (3 lines) Fax : 03-33417888
N. Sembilan : 9A, Kompleks Negeri, Jalan Dr. Krishnan, 70000 Seremban, Negeri Sembilan Darul Khusus, Malaysia. Tel : 06-7638890 & 7638990 Fax : 06-7637936
Perak : Room 3, 2nd Floor, Labroy House, Jalan Dato Sagor, 30000 Ipoh, Perak Darul Ridzuan. Tel : 05-2414826 (3 lines) Fax No : 05-2556363
Pahang : 17, Jalan Gambut 2, 25000 Kuantan, Pahang Darul Makmur. Tel : 09-5555588 Fax No : 09-5142146
Melaka : 669 & 669A, Taman Melaka Raya, 75000 Melaka. Tel : 06-2835522 (3 lines) Fax No : 06-2837635
Penang : Lot 2.01, 2nd Floor, Southern Bank Building, Lebuhr Perak, 10300 Pulau Pinang. Tel : 04-2637749 & 2637750 Fax No : 04-2637644
Kuching : Lot 216 (2/F), Jalan Haji Taha, 93400 Kuching, Sarawak. Tel : 082-419200 & 419222 Fax No : 082-429315李
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Other Colliers Offices : Australia, China, Hong Kong, India, Indonesia, Japan, New Zealand, Philippines, Singapore, Taiwan, Thailand, Vietnam, Austria, Belgium, Czech Republic, France, Germany, Greece, Hungary, Italy, Netherlands, Poland, Portugal, Republic of Ireland, Russia, Scotland, Slovenia, South Africa, Spain, Turkey, United Kingdom, The Americas Argentina, Canada, Mexico, Venezuela and United States Of America.

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

COLLIERS
JORDAN LEE * JAAFAR

V00/JH/SC/K18001019/MFA, V00/JH/SC/K19001020/MFA, V00/JH/SC/K20001021/MKK, V00/JH/SC/K21001022/NZL, V00/JH/SC/K22001023/DMJ, V00/JH/SC/K23001024/NZL, V00/JH/SC/K24001025/MKK, V00/JH/SC/K25001026/NZL, V00/JH/SC/K26001027/MS, V00/JH/SC/K27001028/MFA, V00/JH/SC/K29001030/ARN, V00/JH/SC/K30001031/MKK, V00/JH/SC/K31001032/DMJ, V00/JH/SC/H02001035/NZL, V00/JH/SC/H03001036/MS, V00/JH/SC/H06001039/MKK, V00/JH/SC/H07001040/MKK, V00/JH/SC/H08001041/MKK, V00/JH/SC/E01001042/MKK, V00/JH/SC/E02001043/MKK, V00/JH/SC/T01001044/MKK, V00/JH/SC/T02001045/MKK, V00/JH/SC/T03001046/MKK, V00/JH/SC/T04001047/MKK, V00/JH/SC/B01001048/MKK, V00/JH/SC/B02001049/MKK, V00/JH/SC/B03001050/MFA, V00/JH/SC/B04001051/MS, V00/JH/SC/B05001052/MS, V00/JH/SC/B06001053/MKK, V00/JH/SC/E03001054/NZL, V00/JH/SC/H09001055/KAH, V00/JH/SC/P02001057/MKK, V00/JH/SC/K35001062/MS, V00/JH/SC/K39001066/MS, V00/JH/SC/K45001072/KAH, V00/JH/SC/K55001157/KAH, V00/JH/SC/K61001262/ARN, V00/JH/SC/K62001274/ARN, V00/JH/SC/K64001280/MS, V00/JH/SC/L65001284/KAH, V00/JH/SC/K66001285/KAH, dated 31 March, 2000 has been prepared in accordance with the valuation standards contained in the manual issued by the Board of Valuers, Appraisers and Estate Agents, Malaysia and also in accordance with the Securities Commission's Guidelines on Assets Valuation and other applicable valuation standards issued by recognised professional bodies.

The basis of Valuation is the **Market Value**. 'Market Value' is the estimated amount for which an asset should exchange on the date of Valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The Property are valued individually and no allowances have been made for taxation and for expenses which may arise on acquisition or realisation.

We have applied several methods of Valuation to determine the Market Value of the Property. The methods of valuation are as follows :-

a) Comparison Method

Under the Comparative Approach, an estimate of value of the property is derived from comparing the values of other similar properties that were sold recently and those that are currently offered for sale in the vicinity.

A study of the respective characteristics, merits and demerits of each comparable property is made. This entails analysing the available sales data and diligent adjustments thereof are then made to reflect the differences to arrive at an acceptable degree of comparability and the value of the Property.

b) Residual Method

This Valuation Approach is employed in assessing the value of the land in its existing state but reflecting potentials for a higher and more profitable land use particularly to sites having been granted planning approvals basing on certain intensity and density of development.

The 'Residual Method' entails assessing the total realisable capital value or the gross development value of the completed development deducting there from infrastructure and building construction costs, professional fees, interest on finance, developer's profits, contingencies and management cost to arrived at the gross land value. This figure after adjusting for the holding cost of the property for the period of development and other incidental cost, is the residual land value.

c) Cost Method

In this Method, the value of land is added to the replacement cost of the building and other site improvements.

The depreciated replacement cost of the building is derived from estimation of reproduction cost of the building of same kind and design as when new based on current market prices for materials, labour and present construction techniques and deducting therefrom the accrued depreciation due to use and disrepair, age and obsolescence through technology and market changes.

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
 MESSRS KSL HOLDINGS BERHAD,
 ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
 NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

COLLIERS
 JORDAN LEE & JAAFAR

Summary of the Property's Market Value based on property classification :-

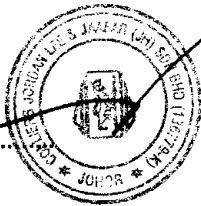
| NO | PROPERTY'S CLASSIFICATION | MARKET VALUE (RM) |
|--------------|--|--------------------------|
| 1 | Property Held For Owner Occupation | 2,500,000.00 |
| 2 | Properties Which Are Surplus To Operational Requirements | 125,239,000.00 |
| 3 | Property Held As Investment | 5,000,000.00 |
| 4 | Properties Being Developed | 203,510,000.00 |
| TOTAL | | 336,249,000.00 |

A summary of the Property under valuation as per our Report and Valuation is attached herewith as **Schedule I**.

Yours faithfully,
COLLIERS,
JORDAN LEE & JAAFAR (JH) SDN BHD (Company No 136779-K)



CHIN KIM CHOY
 Registered Valuer (V-288)
 Dip. in Est. Mgmt.
 University of Central England, UK
 Executive Director



11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**A) PROPERTY HELD FOR OWNER OCCUPATION**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|--|--|--|----------------------|
| V00/JH/SC/K03001028/ MFA MLO 1861 Mukim of Sg. Segamat District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located in the locality of Batu 1½ Jalan Buloh Kasap, Segamat, Johor Darul Ta'zim, approximately 3.0 kilometres north- west of Segamat Town. | A parcel of Commercial Land with title land area of 1 ac 3 rood 28 poles (approx. 1.93 ac) <i>For the purposed of this valuation, we have taken the undivided share owned by Merss Khoo Soon Lee Realty Sdn Bhd as being represented by 43,560.00 sf or 1.00 ac.</i> The remaining land is erected with residential properties. Erected on the land is the following buildings :- a) Three-storey Office Building incorporating a Basement (Gross floor area : 22,965.00 sf) b) Single-Storey Residential Building (Gross floor area : 1,443.00 sf) c) Open Shed Workshop (Gross floor area : 16,470.00 sf) Generally irregular in shape, flat in terrain and gently slopes to the eastern boundary. The Site lies slightly lower than the frontage service road and at the same level with the neighbouring lots. (Freehold) | I) Comparison Method II) Cost Method | 2,500,000.00 |

B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|---|---|---|----------------------|
| V99/JH/SC/B176001901/ MFA • PTD 2824 - PTD 2834 (inc.) • PTD 2835 - PTD 2843 (inc.) & PTD 2845 - PTD 2884 (inc.) • PTD 2889 -PTD 2994 (inc.) Mukim of Chaah District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located along the Yong Peng to Labis main road, within the locality of Pekan Chaah, Segamat, Johor Darul Ta'zim | One hundred and sixteen (116) units of vacant subdivided plots with individual title issued forming the proposed of Taman Sri Setia with total approx. land area of 4.06 ha (10.03 ac). The site consists of the following types : a) Single Storey Shophouse (143.07 sm / 1,540.00 sf) - 11 units b) Single Storey Terrace House (143.07 sm / 1,540.00 sf) - 49 units c) Single Storey Low Cost House (102.20 sm / 1,100.00 sf) - 56 units At the time of inspection, there is no progress development. The site is vacant from any cultivation. It is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated by any form of fencing works. (Freehold) | I) Comparison Method II) Residual Method | 3,200,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|--|---|---|----------------------|
| V99/JH/SC/B177001902/ DMJ Lot Nos 5309,5310,5311 & 5312 Mukim of Tg Sembrong District of Batu Pahat For Lot Nos 5309, 5310 & 5311: BINTANG-BINTANG DEVELOPMENT SDN. BHD. For Lot No 5312: • ENG AH JAM @ NG KIM PIAU • CHANG SAY KIONG @ KON SAI KIM • KOH LAI ANN • TAN HUAT | Located along the southern flank of the 110.1 kilometrepost (88.4 milepost), Johor Bahru - Yong Peng main road, within the locality of Pekan Yong Peng, Batu Pahat, Johor Darul Ta'zim | Four (4) contiguous parcels of Residential Development Land with total title land area of 16.19 ha (approx. 40.01 ac). The site has been granted approved for the development of mixed commercial and residential properties vide the Jabatan Perancang Bandar dan Desa, Johor approval Site Layout Plan with Ref No : J4/14/PT/07/11/98 dated 15 December 1998. The approval consists of the followings : a) Detached House – 2 units b) Semi Detached House – 32 units c) Terrace House – 220 units d) Low Medium Cost House – 99 units e) Low Cost House – 106 units f) Shophouse – 50 units g) Low Medium Cost Shophouse – 24 units An Agreement dated 25 September 1996 made between Developer, Messrs Bintang-Bintang Development Sdn Bhd and the land Owners of Lot No 5312. Details as agreed by both parties as noted in the said agreement are as follows :- 1. Lot No 5312 shall be transferred to the Developer for the sole purpose of facilitating the due performance of the Developer's obligations and undertakings. 2. The Developer shall prepare the layout plan for development of the said Lot (together with the adjoining Lot Nos 5309, 5310 and 5311) into a housing estate. All the necessary payments, legal costs, fees and expenses related to the said development and re-transfer of the said land shall be borne by the Developer. 3. It is agreed and declared that out of all approved sub-divided buildings lot in Lot No 5312 and the adjoining Lot, the owner shall be entitled to 4.25% of Low Cost Houses, 5.5% of all other kind of houses other than Low Cost Houses. The site is generally flat in terrain and lies about the same level with the frontage service road and the neighbouring lots. The site is overgrown with shrub and thick bushes. The boundaries of the site are currently not demarcated with any forms of fencing works. (Freehold) | I) Comparison Method II) Residual Method | 9,200,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|---|--|---|----------------------|
| V99/JH/SC/B178001903/ NZZ PTB 254 & PTB 255 Township of Jementah District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located off Jalan Welch, in the locality of Jementah Town, Segamat, Johor Darul Ta'zim | Two (2) parcels of vacant Residential Land (Bungalow Plot) with a total provisional land area of 1,147.82 sm (12,363.00 sf) The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works. Both lots are generally rectangular in shape. (Freehold) | Comparison Method | 190,000.00 |
| V99/JH/SC/B179001904/ MFA Lot Nos 131 & 155 Mukim of Chaah District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN. BHD) | Located in the locality of Pekan Chaah, Segamat, Johor Darul Ta'zim | Two (2) contiguous parcels of Development Land approved for Light Industrial Development with title land area of 4.42 ha (approx. 10.92 ac). The approval letter from the Pejabat Pengarah Tanah dan Galian Johor with Ref No (28) dlm.PTG.9/95-370 dated 24 February 2000 revealed that the site is approved for the type of development as follows :- a) Light Industrial (100' x 80') - 1 unit b) Light Industrial Terrace (30' x 85') - 68 units The proposed developments as stated above has been approved by Jabatan Perancang Bandar dan Desa, Johor vide Registered Plan No J2/03/S2/052/03/99, Fail No. JPBD.J 2/15653(12), dated 20 March 1999 as well as Majlis Daerah Segamat Selatan vide Ref No MDSS/PPB/425 (36) dated 1 July 1999. At the time of inspection, there is no progress development. The site is generally irregular in shape. The site is generally flat and undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. It is overgrown with bushes and wild vegetation. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | I) Comparison Method II) Residual Method | 3,500,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|--|---|---|----------------------|
| V99/JH/SC/B180001905/ MFA Lot No 2382 Mukim of Buloh Kasap District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located along the Buloh Kasap to Batu Anam main road, in the locality of Batu Anam, Segamat, Johor Darul Ta'zim. | A parcel of Development Land approved for mixed housing development with title land area of 3.00 ha (approx. 7.42 ac) The approval letter from Pejabat Pengarah Tanah dan Galian Johor with Ref No (54) dlm. PTG.9/84-335 dated 11 June 1999 revealed that the site is approved for the type of development as follows :- a) Terrace House - 46 units b) Low Cost House - 46 units c) Semi Detached House - 8 units The proposed layout plan has been approved by Jabatan Perancang Bandar dan Desa, Johor vide Registered Plan No J2/42/PT/03/07/P1-96, Fail No JPBD.J2/12520(17) dated 11 January 1997. At the time of inspection, there is no progress development. The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works. Both lots are generally rectangular in shape. (Freehold) | I) Comparison Method II) Residual Method | 2,000,000.00 |
| V99/JH/SC/B182001907/ MFA • PTD 9562 - PTD 9579 (inc.) & PTD 9606 - PTD 9660 (inc.) • PTD 9581 - PTD 9604 (inc.) Mukim of Labis District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located in the locality of Labis, Segamat, Johor Darul Ta'zim. | Ninety seven (97) units of vacant subdivided residential plots with individual title issued forming the proposed Taman Damai with total approx. land area of 2.26 ha (5.59 ac). The Layout Plan of this proposed housing scheme has been approved by Jabatan Perancang Bandar dan Desa, Johor vide File Ref No JPBD.J2/13232F/PT dated 20 November 1988 as well as Majlis Daerah Segamat Selatan with Ref No MDSS/PPB/175 dated 28 February 1989. The proposed development of Taman Damai comprises the following units :- a) Single Storey Low Cost House - 73 units b) Single Storey Terrace House (Low Medium Cost) - 24 units At the time of inspection, there is no progress development. The site is planted with rubber trees estimated approximately 7-8 years. The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated by any form of fencing works. (Freehold) | I) Comparison Method II) Residual Method | 1,100,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

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NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|--|---|---|----------------------|
| V99/JH/SC/B183001908/ MFA Lot Nos 1722 - 1725 (inc.) Mukim of Pogoh District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located within the locality of Bukit Siput, Segamat, Johor Darul Ta'zim. | Four (4) contiguous parcels of Development Land approved for mixed housing development with total title land area of 8.10 ha (approx. 20.00 ac). The approval letter from Pejabat Pengarah Tanah dan Galian Johor with Ref No (20) dlm.PTG 9/97-75 dated 27 May 1998 revealed that the site is <u>approved in principal</u> for the type of development as follows :- a) Shophouse - 26 units b) Low Cost Shophouse - 18 units c) Terrace House - 157 units d) Low Cost Terrace House - 64 units e) Low Medium Cost Terrace House - 44 units However, the type of the proposed developments as stated above has been amended and approved by Majlis Daerah Segamat Utara vide Ref No (29) dlm. MDSUB:SBKS.01/04/99 dated 20 July 1999. At the time of inspection, there is no progress development. The site is generally flat and undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. At the time of inspection we noted that part of the land is planted with oil palm. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | I) Comparison Method II) Residual Method | 5,500,000.00 |
| V99/JH/SC/B184001909/ ARN Lot No 190 Mukim of Pulai District of Johor Bahru (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located off the Johor Bahru - Gelang Patah main road (close to Taman Universiti and Lima Kedai, Johor Darul Ta'zim | A parcel of Agricultural Land (zoned for Residential Land Use) with title land area of 3.72 ha (9.18 ac). The site is currently planted with old rubber trees (estimated 30 years of age). It is basically of dry laterite and loamy sand in texture. It is generally rectangular in shape and undulating in terrain. (Freehold) | Comparison Method | 3,300,000.00 |
| V99/JH/SC/B185001910/ NZL Lot No1532 Mukim of Sg Segamat District of Segamat TEE CHYE KOK - ¼ Share TEE KONG HOOI - ¼ Share TEE MIN HOCK TEE EE KONG (all equal share) | Located off the Segamat to Tungku Tiga main road, in the locality of Kg. Baru and Kg Tengah, Segamat, Johor Darul Ta'zim | A parcel of Agricultural Land (zoned for Residential Land Use) with a title land area of approx. 2.85 ha (7.04 ac). We noted that the site has been purchased by <i>Bintang-Bintang Enterprise Sdn. Bhd.</i> vide a Sale & Purchase Agreement, File Ref. No. <u>KSL/313/96/NY</u> dated 12 February 1998. The site is generally rectangular in shape. It is undulating and hilly in terrain. (Freehold) | Comparison Method | 2,000,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I

B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|---|---|---|----------------------|
| V99/JH/SC/B186001911/ MFA Lot No 225 Mukim of Pogoh District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located in the locality of Kg Paya Pulai, Pogoh, Segamat, Johor Darul Ta'zim. | A parcel of Agricultural Land, generally trapezoidal in shape with a title land area of 0.71 ha (approx. 1.76 ac). The site is generally flat in terrain and lies at the same level with the frontage service road at the neighbouring lots. Presently, the site is overgrown with light vegetation. Field condition is in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 350,000.00 |
| V99/JH/SC/B188001913/ MS Lot Nos 151 & 234 Mukim of Labis District of Segamat (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located in Labis Town, Segamat, Johor Darul Ta'zim | Two (2) contiguous parcels of vacant Commercial Land with a total title land area of 5,888.14 sm (63,379.95 sf) Generally both lots are almost rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of site are not demarcated with any form of fencing. The site is currently vacant of any permanent building structure, except two (2) units of temporary stall erected at the front portion of Lot No 234. (Freehold) | Comparison Method | 1,850,000.00 |
| V99/JH/SC/B189001914/ ARN Lot No 181 Mukim of Pulai District of Johor Bahru (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located off the Johor Bahru - Gelang Patah main road (close to Taman Universiti and Lima Kedai, Johor Darul Ta'zim. | A parcel of Agricultural Land (zoned for Residential Land Use) with title land area of 3.41 ha (8.44 ac). The site is currently planted with old rubber trees (estimated 30 years of age). It is basically of dry laterite and loamy sand in texture. It is generally rectangular in shape and undulating in terrain. (Freehold) | Comparison Method | 3,000,000.00 |
| V99/JH/SC/B19001915/ ARN Lot No PTD 1121 Mukim of Plentong District of Johor Bahru (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located at Jalan Plentong Baru 1, Kg Plentong Baru, Plentong, Johor Darul Ta'zim. | A parcel of vacant Development Land with a final surveyed land area of approx. 2.85 ac. The site has been approved for housing development vide an approval letter from the Majlis Bandaraya Johor Bahru with Ref No MBJB/JPB/KM/12/98(38) dated 20 July 1999 and the approved development layout plan with Ref No MBJB/JPB/KM/12/98 Bil 34A dated 20 July 1999. The development components are :- a) Double Storey Terrace House (20' x 65') - 12 units b) Double Storey Terrace House (20' x 70') - 21 units At the time of inspection, there is no progress development and overgrown with shrubs and bushes. The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | I) Comparison Method II) Residual Method | 3,500,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|--|---|---|----------------------|
| V99/JH/SC/B191001916/ DMJ • PTD 8723 – PTD 8728 (Inc.) & PTD 8801 – PTD 8802 (Inc.) • PTD 8729 – PTD 8760 (Inc.) • PTD 8761 – PTD 8768 (Inc.) • PTD 8769 – PTD 8800 (Inc.) Mukim of Jeram Batu, District of Pontian (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located along the eastern flank of Jalan Kg. Sawah, Pekan Nanas, Pontian, Johor Darul Ta'zim. | Eighty (80) vacant subdivided plots with individual title issued forming the proposed Taman Damai with total land area of 2.65 ha (6.54 ac). The Layout Plan of this proposed housing scheme has been approved by Majlis Daerah Pontian with the Department's file Ref No MDP/16/9182/P dated 23 October 1998. The proposed development comprises the following units :- a) Double Storey Detached House – 8 units b) Double Storey Terrace House – 32 units c) Double Storey Shophouse – 8 units d) Double Storey Low Cost House – 32 units At the time of inspection, there is no progress development. (Freehold) | I) Comparison Method II) Residual Method | 2,000,000.00 |
| V99/JH/SC/B192001917/ ARN Lot No 4058 Mukim of Senai – Kulai District of Johor Bahru (BINTANG-BINTANG DEVELOPMENT SDN BHD) | Located at Jalan Hinam Kang, Senai New Village, Senai, Johor Darul Ta'zim. | A parcel of vacant Development Land approved for mixed development with title land area of 4.05 ha (approx. 10.00 ac). The site has been approved for mixed development vide an approval letter from the Pejabat Pengarah Tanah dan Galian Johor with Ref No (21) dlm.PTG9/97-371 dated 17 February 2000 and the approved layout plan by Jabatan Perancang Bandar dan Desa with Ref No J7/05/S2/073/12/98 dated 19 December 1998. The development components are as follows :- a) Double Storey Terrace House (18' x 65' & 18' x 70') – 75 units b) Low Medium Cost Flat – 34 units c) Low Cost Flat – 34 units d) Shopoffice (22' x 70') – 23 units At the time of inspection, there is no progress development and the land is overgrown with shrubs and bushes. The site is generally undulating in terrain and lies at an elevated level from the main road. The boundaries of the site are not demarcated with any form of fencing. (Freehold) | I) Comparison Method II) Residual Method | 5,000,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|--|---|---|------------------------|----------------------|
| V00/JH/SC/K01001002/ MKK Lot Nos 1175, 1176 & 1177 Mukim of Gemas District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located close to Taman Bintang, in the locality of Sungai Gemas, Gemas, Johor Darul Ta'zim. | Three (3) contiguous parcels of Agricultural Land zoned for Industrial Land Use with total net title land area of approx. 10.12 ha (21.65 ac), generally irregular in shape and undulating in terrain. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. Lot Nos 1175 & 1176 is currently planted with old rubber trees in a poor state of upkeep and maintenance. Lot No 1177 is currently planted with oil palm 10 to 12 years of age in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 4,200,000.00 |
| V00/JH/SC/K02001003/ MKK PTB 248 - PTB 253 (inc.) Mukim of Jementah District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located off Jalan Welch, in the locality of Jementah Town, Segamat, Johor Darul Ta'zim. | Six (6) contiguous parcels of vacant Residential Land for low-cost house plot with total provisional land area of 901.16 sm (9,700.00 sf) which can be describe as follows: - a. PTB 248 - Pentagon in shape b. PTB 249-PTB 252 - rectangular shape c. PTB 253 - Almost rectangular shape The site is flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | Comparison Method | 54,000.00 |
| V00/JH/SC/K03001004/ MFA Lot 1169 Mukim of Pogoh District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located approximately 2.0 kilometres south west of Segamat town, in the locality of Kampung Cabong, Pogoh, Segamat, Johor Darul Ta'zim. | A parcel of Agricultural Land (zoned for Residential Land use) with title land area of 2.72 ha (approx. 6.73 ac), generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The site is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. The site is planted with rubber trees estimated 12-15 years of age. Field condition is in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 870,000.00 |
| V00/JH/SC/K06001007/ NZL Lots 1230, 1231 & 1233 Mukim of Sg. Segamat, District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located along the Segamat - Tungku Tiga main road, in the locality of Kg Tengah, Segamat, Johor Darul Ta'zim. | Three (3) contiguous parcels of Development Land (zoned for Residential Land use) with nett total land area of approx. 8.77 ha (21.66 ac). The site is generally flat in terrain and lies slightly lower than the frontage service road and about level with the neighbouring lots. The site is overgrown with shrubs and bushes and the boundaries of the site are not demarcated with any form of fencing work. The field condition is generally in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 5,000,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|---|---|------------------------|----------------------|
| V00/JH/SC/K07001008/ MS Lot 1050 Mukim of Jabi District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located off the Segamat -Tungku Tiga main road, in the locality of Kampung Tengah, Segamat, Johor Darul Ta'zim. | A parcel of Agricultural Land with a title land area of approx. 4.10 ha (10.14 ac), generally trapezoidal in shape, undulating in terrain and lies at the same level with the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. Part of the site is planted with old rubber trees whilst another part is overgrown with bushes. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 500,000.00 |
| V00/JH/SC/K10001011/ NZL Lot 2399 Mukim of Sg. Segamat District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located off the Segamat - Tungku Tiga main road, close to Taman Kekwa, in the locality of Kampung Tengah, Segamat, Johor Darul Ta'zim | A parcel of Agricultural Land with title land area of approx. 4.93 ha (12.20 ac), almost rectangular in shape and generally hilly in terrain. The site lies at the same level with the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. The site is overgrown with shrub and bushes. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a poor state of upkeep and maintenance. (Freehold) | Comparison Method | 800,000.00 |
| V00/JH/SC/K12001013/ MKK Lot 1759 Mukim of Jementah District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located within the locality of Kg. Baru Jementah, Segamat, Johor Darul Ta'zim | The site comprises a parcel of Development Land with principal approval for housing development (proposed Taman Sri Makmur) with a net title land area of approx. 20.99 ha (51.86 ac), generally rectangular in shape. It is generally hilly in terrain. The site is vacant and cleared from any type of building or cultivation. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | Comparison Method | 10,000,000.00 |
| V00/JH/SC/K13001014/ MFA Lot 3317 Mukim of Buloh Kasap District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located off Jalan Buloh Kasap, in the locality of Kampung Tangkung, Buloh Kasap, Segamat, Johor Darul Ta'zim. It is approximately 13.0 kilometres north-west of Segamat Town | A parcel of Agricultural Land zoned for Residential Land Use with title land area of 4.83 ha (approx. 11.93 ac), generally rectangular in shape. The site is generally flat in terrain and lies at the same level with the frontage service road at the neighbouring lots. The site is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. The land is planted with oil palm estimated 7-8 years of age. Field condition is in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 1,300,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|--|--|---|----------------------|
| V00/JH/SC/K15001016/ NZL Lot 551 Mukim of Sg. Segamat District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located close to Taman Permai and Taman Indah Jaya, in the locality of Kampung Tengah, Segamat, Johor Darul Ta'zim | A parcel of development land approved for housing development with title land area of approx. 3.37 ha (8.34 ac), generally irregular in shape. The approval letter from the Pejabat Pengarah Tanah dan Galian Johor with Ref No (20) dlm.PTG9/95 -201 dated 24 June 1999 revealed that the site is approved for housing development. This approved housing development has been amended and approved by Jabatan Perancang Bandar dan Desa vide Ref Layout Plan No J2/11/52/90/12/99 and the proposed development are as follows :- a) Semi Detached House - 2 units b) Terrace House Type A (22' x 70') - 14 units c) Terrace House Type B (22' x 65') - 54 units d) Low Medium Cost House - 28 units e) Low Cost House - 24 units At the time of inspection, there is no progress development. The site is generally undulating in terrain and lies at the same level with the neighbouring lots. The site is vacant and cleared from any type of building. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | I) Comparison Method II) Residual Method | 2,300,000.00 |
| V00/JH/SC/K16001017/ MKK Lot 3038 Mukim of Jementah District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located in the locality of Jementah, Segamat, Johor Darul Ta'zim Geographically, it is located approximately 5.0 kilometres north of Pekan Jementah and approximately 24.0 kilometres south-west of Segamat town. | A parcel of Agricultural Land with title land area of 2.62 ha (approx. 6.47 ac), generally rectangular in shape. The site is generally hilly and undulating in terrain. The soil is basically of alluvial clay in texture. Drainage is mainly by natural seepage. The site is currently overgrown with shrubs and bushes. It is generally in poor state of upkeep and maintenance. (Freehold) | Comparison Method | 350,000.00 |
| V00/JH/SC/K17001018/ MFA Lot 1838 Mukim of Sungai Segamat District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located within the locality of Sungai Segamat area, Segamat, Johor Darul Ta'zim. Geographically, the site is situated approximately 3.0 kilometres north- east of Segamat Town and approximately 8.0 kilometres via Kampung Tengah New Village | A parcel of Agricultural Land with title land area of 3.19 ha (approx. 7.88 ac), generally irregular in shape. The site and is generally flat in terrain and lies and the same level with the frontage service road at the neighbouring lots. The site is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. Presently, the land is planted with cocoa and rubber trees. Field condition is in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 700,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|--|---|------------------------|----------------------|
| V00/JH/SC/K18001019/ MFA Lot 179 In the Township and District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located off Jalan Hassan, in the locality of Segamat town, Johor Darul Ta'zim | A parcel of Development Land approved for hotel/restaurant development, generally rectangular in shape. Part of the site measuring approx. 3,692.7 sm (about 39,748.5 sf) have been acquired by the government for river reserve. After considered the said acquisition, the net title land area of the site is approx. 3,237.49 sm (approx. 34,848.00 sf). The site is generally flat to undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. The site is overgrown with bushes and no fencing work demarcate the boundaries of the site. (Freehold) | Comparison Method | 3,500,000.00 |
| V00/JH/SC/K19001020/ MFA Lot 1235 Mukim of Sungai Segamat District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located along the Segamat-Tungku Tiga main road, in the locality of Kampung Tengah, Segamat, Johor Darul Ta'zim | A parcel of Agricultural Land (zoned for Residential Land use) with a net title land area of 0.29 na (approx. 0.71 ac), generally triangle in shape. The site is generally flat in terrain and lies slightly lower than the frontage main road and at the same level with the neighbouring lots. The site is situated in a flood prone area. The site is overgrown with scrub and bushes and the boundaries of the site are not demarcated with any form of fencing work. (Freehold) | Comparison Method | 60,000.00 |
| V00/JH/SC/K20001021/ MKK Lot 3024 Mukim of Jementah District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located in the locality of Jementah, Segamat, Johor Darul Ta'zim. Geographically, it is located approximately 5.0 kilometres north of Pekan Jementah and approximately 24.0 kilometres south-west of Segamat town | A parcel of Agricultural Land with title land area of approx. 4.08 ha (10.07 ac), generally rectangular in shape. The site is generally hilly and undulating in terrain. The soil is basically of alluvial clay in texture. Drainage is mainly by natural seepage. The site is currently planted with rubber trees estimated to be 10 - 15 years of age. It is generally in fair state of upkeep and maintenance. (Freehold) | Comparison Method | 550,000.00 |
| V00/JH/SC/K21001022/ NZL Lot 3381 Mukim of Labis District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located along the Labis - Segamat main road, in the locality of Labis, Segamat, Johor Darul Ta'zim, approximately 3.0 kilometres to the south of the Labis town. | A parcel of Agricultural Land with a title land area of approx. 1.92 ha (4.74 ac), generally longish rectangular in shape, flat in terrain and lies at the same level with the frontage service road. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. Currently, the land is planted with rubber trees estimated approximately 12 to 15 years old. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a fair state of upkeep and maintenance. (Freehold) | Comparison Method | 400,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|--|--|---|------------------------|----------------------|
| V00/JH/SC/K22001023/ DMJ Lot Nos 5068, 5069 & 5109 Mukim of Plentong District of Johor Bahru (KHOO SOON LEE REALTY SDN BHD) | Located along Jalan Kari, in Pandan, Johor Bahru, Johor Darul Ta'zim, situated approximately 8.5 kilometres (5.3 Miles) north-east of Johor Bahru City Centre. | Three (3) parcels of Agricultural Land (zoned for Residential Land Use) with total net land area of 3.41 ac (approx. 148,509.11 sf). Generally irregular in shape, undulating in terrain and at the same level with the private road and the neighbouring lots. Presently, the site is overgrown with shrubs and wild vegetation (Freehold) | Comparison Method | 4,800,000.00 |
| V00/JH/SC/K23001024/ NZL Lot 3056 Mukim of Labis District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located close to Taman Bandar Jaya, in the locality of Labis Town, Segamat, Johor Darul Ta'zim, approximately 1.0 kilometre north- west of the Labis town. | A parcel of Development Land approved in principal for mixed housing development with title land area of approx. 2.53 ha (6.26 ac). Generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The site is overgrown with scrub and bushes. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | Comparison Method | 1,600,000.00 |
| V00/JH/SC/K24001025/ MKK Lot 158 Mukim of Gemas District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located next to Taman Bintang, in the locality of Sungai Gemas, Gemas, Johor Darul Ta'zim, approximately 5.0 kilometres from Gemas Town and approximately 30.0 kilometres north- west of Segamat Town. | A parcel of Agricultural Land zoned for Residential Land Use with a title land area of 1.92 ha (approx. 4.74 ac). Generally rectangular in shape and flat in terrain. Currently overgrown with shrubs and bushes. (Freehold) | Comparison Method | 800,000.00 |
| V00/JH/SC/K25001026/ NZL Lot Nos 206-209 (Inc.) Mukim of Labis District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located close to Taman Bandar Jaya, in the locality of Labis Town, Segamat, Johor Darul Ta'zim, approximately 1.5 kilometres north- west of the Segamat town centre. | Four (4) contiguous parcels of Development Land approved in principal for mixed housing development with total title land area of approx. 4.69 ha (11.59 ac). Generally longish rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. Part of the site is planted with vegetables whilst other part is vacant. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | Comparison Method | 3,200,000.00 |

11. VALUATION CERTIFICATE (Cont'd)

VALUATION OF PROPERTIES BELONGING TO
MESSRS KSL HOLDINGS BERHAD,
ALL LOCATED WITHIN THE STATE OF JOHOR DARUL TA'ZIM,
NEGERI SEMBILAN DARUL KHUSUS AND SELANGOR DARUL EHSAN.

SCHEDULE I**B) PROPERTIES WHICH ARE SURPLUS TO OPERATIONAL REQUIREMENTS (Cont'd)**

| REF. NO, LOT NO, MUKIM, DISTRICT | LOCALITY / ADDRESS | DESCRIPTION (TENURE) | METHOD OF VALUATION | MARKET VALUE (RM) |
|---|---|---|---|----------------------|
| V00/JH/SC/K26001027/ MS Lot 3312 Mukim of Jementah District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located at the outskirt of development boundary of Jementah Town, approximately 1.5 kilometres to the east of Jementah Town, in the locality of Jementah, Segamat, Johor Darul Ta'zim. | A parcel of Agricultural Land with a title land area of 2.03 ha (approx. 5.01 ac). The site is generally undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. The site is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. Presently, the site is planted with rubber tree estimated about 5-6 years of age. Field condition is in a fair to good state of upkeep and maintenance. (Freehold) | Comparison Method | 350,000.00 |
| V00/JH/SC/K29001030/ ARN Lot 316 Mukim of Pulau District of Johor Bahru (KHOO SOON LEE REALTY SDN BHD) | The site is located behind Taman Melawati, Skudai, Johor Darul Ta'zim, approximately 17.0 kilometres northwest of Johor Bahru City Centre and about 5.0 kilometres south- west of Skudai Town. | A parcel of vacant Development Land (zoned for Residential Land Use) with title land area of 4.43 ha (10.94 ac). The site is rectangular in shape, flat in terrain and lies at the same level with the neighbouring lots. The site has been cleared and overgrown with light overgrowth and bushes. No building erected on the site. (Freehold) | Comparison Method | 4,000,000.00 |
| V00/JH/SC/K30001031/ MKK Lot 550 Mukim of Sg Segamat District of Segamat (KHOO SOON LEE REALTY SDN BHD) | Located adjacent to the on-going development of Taman Sutera, in the locality of Kg. Jenalin, Segamat, Johor Darul Ta'zim, approximately 3.0 kilometres to the east of Segamat Town Centre. | A parcel of Development Land approved for housing development with title land area of approx. 2.20 ha (5.44 ac). Proposed developments on the site as per approved layout plan with Jabatan Perancangan Bandar dan Desa, Johor File Ref No JPBD.J2/20911 as follows :- a) Detached House – 2 units b) Semi Detached House – 2 units c) Terrace House (22' x 70') – 16 units d) Terrace House (22' x 65') – 13 units e) Medium Cost House – 16 units f) Low Cost House – 8 units At the time of inspection, there is no progress development. Generally rectangular in shape, gently undulating in terrain and lies at the same level with the neighbouring lots. Cultivated with rubber trees. Generally in a fair upkeep and maintenance. The boundaries of the site are not demarcated with any form of fencing works. (Freehold) | i) Comparison Method ii) Residual Method | 1,400,000.00 |