

## 7. APPROVALS, MORATORIUM AND CONDITIONS

### 7.1 Approvals

The MITI and the SC approved the Public Issue on 30 July 2003 and 29 December 2003 respectively. The conditions imposed by all the authorities and the status of compliance are set out as follows:-  
**SC vide its letter dated 29 December 2003**

Details of Conditions Imposed	Status of Compliance
(i) Aseambankers/PKHB to ensure that the number of ordinary shares of PKHB allotted to the retail public investors via the balloting process is not less than 3,000,000 ordinary shares of par value of RM1.00 each;	Complied.
(ii) In relation to the trade debtors of PKHB Group:	
(a) PKHB to fully disclose in the Prospectus the amount and ageing of the trade debts. In addition, the Directors of PKHB are required to provide a statement/opinion in relation to the recoverability of the trade debts which exceeded the credit periods;	Complied. Please refer Section 4.1(y) of this Prospectus.
(b) Full provision has to be made on trade debts: <ul style="list-style-type: none"> <li>• the amounts of which have been disputed;</li> <li>• for which legal proceeding have been initiated/taken; or</li> <li>• which have been outstanding for more than six (6) months.</li> </ul> The Directors of PKHB are required to provide written declaration to the SC that the conditions above have been satisfied prior to the issuance of the Prospectus; and	Complied. Please refer Section 4.1(y) of this Prospectus.  The written declaration was provided to the SC on 21 January 2004.
(c) The Directors of PKHB are required to provide written declaration to the SC that the trade debts which have exceeded the credit periods are recoverable prior to issuance of the Prospectus;	Complied. Please refer Section 4.1(y) of this Prospectus. The written declaration was provided to the SC on 21 January 2004.
(iii) PKHB to ensure that, prior to the completion of the proposed acquisition as mentioned in paragraph 2 (iii) of the SC's approval letter dated 29 December 2003, the NTA of Jungmax and Lian Sin Tang Sdn Bhd are not less than their respective NTA as at 28 February 2002 and 31 December 2001 respectively, whereas the NTA for the proposed subsidiary companies of PKHB, with the exception of PKJ (Franchise), GB (Klang) and PKJ (T1, Seremban), are not less than their NTA as at 31 July 2002;	Complied. Please refer Section 5.5.7 of this Prospectus for further details. The confirmation letter was provided to the SC on 21 January 2004 .
(iv) PKHB to ensure that the dividend paid under the proposed dividend, as mentioned in paragraph 2(i) of the SC's approval letter, is not more than the PAT for the financial year ended 31 July 2003 for the companies involved;	Complied. The confirmation letter was provided to the SC on 21 January 2004.

## 7. APPROVALS, MORATORIUM AND CONDITIONS (Cont'd)

	Details of Conditions Imposed	Status of Compliance
(v)	PKHB to provide written undertaking to the SC prior to the issuance of the Prospectus that it will use its best endeavours to obtain a certificate of fitness for Lot PT 16, 18 and 10, Section 25, Petaling Jaya, Selangor when the extension/modification of property has been completed;	Complied. The written undertaking was provided to the SC on 21 January 2004
(vi)	The vendors of the companies which are to be subsidiary companies of PKHB are to pay cash compensation to PKHB for any additional tax liabilities that might be assessed by Inland Revenue Board ("IRB") on those companies up to financial year ended 31 July 2002, within one (1) month from the date of assessment from IRB. The Directors of PKHB are to declare in writing to the SC that this condition will be fulfilled prior to the issuance of the Prospectus;	Complied. The written declaration was provided to the SC on 21 January 2004
(vii)	All future dealings between PKHB Group and the parties or companies connected with the promoters, Directors and substantial shareholders of PKHB have to be made on equitable terms and not on terms detrimental to the PKHB Group. The Audit Committee of PKHB has to monitor the terms on the said dealings and the Directors of PKHB must report all such dealings in PKHB's Annual Report;	Noted and will be complied.
(viii)	The Directors of PKHB who are involved full time in the day to day operations of PKHB are not allowed to be involved full time in their other private businesses;	Complied. The confirmation letter was provided to the SC on 21 January 2004
(ix)	The promoters, Directors and substantial shareholders of PKHB are not allowed to carry out any businesses which will compete either directly or indirectly and create conflict of interest with the PKHB Group;	Complied. Please refer Section 8.1.3 of this Prospectus. The confirmation letter was provided to the SC on 21 January 2004
(x)	Aseambankers and PKHB are required to obtain the approval of SC for any modifications to the terms and conditions of the issuance of the ICULS;	Complied.
(xi)	Prior to the issuance of the ICULS, Aseambankers is required to furnish the SC with the following documents:-	
(a)	The date of issuance, tenure and size of the ICULS to be issued;	Complied.
(b)	A certified true copy of the Trust Deed duly executed;	Complied.
(c)	Extract of resolution by the new Board of Directors of PKHB, after it is formed, to prove the ratification by the Board towards PKHB's declaration letter which was submitted to the SC on 17 December 2003; and	Complied.

## 7. APPROVALS, MORATORIUM AND CONDITIONS (Cont'd)

Details of Conditions Imposed	Status of Compliance
(d) A copy of the complete Principal Terms and Conditions of the PKHB ICULS in hard copy and diskette;	Complied.
(xii) Aseambankers to inform fully to the prospective investors and relevant parties the potential conflict of interests which may arise from the relationship between Malayan Banking Berhad (as Aseambankers' parent company) and PKHB Group and other potential conflict of interests which may arise as well as the preventive steps to avoid such situations;	Complied. Please refer Section 8.2 of this Prospectus.
(xiii) PKHB is required to fully disclose in the Prospectus regarding the following matters:-	
(a) Prospects, future plans and risk management plans and practice to mitigate the main business risks of PKHB Group including security risks, fire, energy crisis and other risks which could affect the operational and financial performance of PKHB Group;	Complied. Please refer Section 4 of this Prospectus.
(b) Transactions between the related parties and steps taken to ensure that the transactions will not be detrimental to PKHB Group; and	Complied. Please refer Section 8.1.2 of this Prospectus.
(c) The importance and involvement of Directors and substantial shareholders of PKHB Group in other lines of businesses which will result in a conflict of interest with the business of PKHB Group and steps taken to overcome the conflict of interests;	Complied. Please refer Section 8.1.3 of this Prospectus.
(xiv) Companies soon to be subsidiary companies of PKHB, where PKHB holds less than 100% equity interest, has to increase their Bumiputera equity interest to at least 30% in one (1) year from SC's approval letter dated 29 December 2003; and	Noted and to be complied by 28 December 2004.
(xv) PKHB is required to fully comply with the other relevant requirements in relation to the aforementioned proposed flotation, as stipulated in the SC's Policies and Guidelines on Issue/Offer of Securities.	Complied.

## 7.2 Licenses and Permits

As at the date of this Prospectus, there are no other approvals, major licenses and permits obtained by the Group except for the details of such approvals, licences and permits, the conditions imposed and the status of compliance as disclosed below:-

Company	Authorities	License No./ Date Issued	Conditions Imposed	Status of Compliance
PKJM	MITI	A012736 (23 May 2001)	None	Not applicable

## 8. RELATED-PARTY TRANSACTIONS/CONFLICT OF INTEREST

### 8.1 Related-party Transactions

#### 8.1.1 Promotion of assets

Save as disclosed below, none of the Directors, substantial shareholders and/or key management of the Company has an interest, directly or indirectly, in the promotion of or in any assets which have, within the two (2) years preceding the date of this Prospectus, been acquired or proposed to be acquired or disposed off or proposed to be disposed off by or leased or proposed to be leased to the Company and its subsidiary companies.

#### (i) Promotion of Assets pursuant to the Acquisitions

Datin Hon Wee Fong	She is a substantial shareholder and key management of PKHB by virtue of the shareholding of her spouse, sibling and her substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Dato' Choon Yee Seiong	He is a Director and substantial shareholder of PKHB by virtue of the shareholding of his spouse, siblings and his substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Cheong Teck Chong	He is a Director and shareholder of PKHB deemed interested by virtue of his substantial shareholding in PKSB pursuant to Section 6A of the Act
Choon Yee Fook	He is a substantial shareholder of PKHB by virtue of the shareholding of his siblings and his substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Choon Wan Joo	She is a substantial shareholder of PKHB by virtue of the shareholding of her spouse, siblings and her substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Choon Nee Siew	She is a Director and substantial shareholder of PKHB by virtue of the shareholding of her siblings and her substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Choon Yee Bin	He is a substantial shareholder of PKHB by virtue of the shareholding of his siblings and his substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Mohd Annuar Choon bin Abdullah	He is a Director and substantial shareholder of PKHB by virtue of the shareholding of his siblings and her substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act

**8. RELATED-PARTY TRANSACTIONS/CONFLICT OF INTEREST (Cont'd)**

Choon Ching Yih	She is a substantial shareholder of PKHB by virtue of the shareholding of her siblings and her substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Choon Yoke Ying	She is a substantial shareholder of PKHB by virtue of the shareholding of her spouse, siblings and her substantial shareholding in PKSB pursuant to Sections 6A and 122A of the Act
Chang Kwong Him	He is a Director and shareholder of PKHB
Siow Der Ming	He is a Director and shareholder of PKHB
Fazrin Azwar Bin Md Nor	He is a Director and shareholder of PKHB
Saw Eng Hooi	He is a key management and shareholder of PKHB
Hon Wei Sun	She is a key management and shareholder of PKHB
Ong Han Woon	He is a key management and shareholder of PKHB
Ng Moey Choo	She is a key management and shareholder of PKHB
Lee Lay Bee	She is a key management and shareholder of PKHB
Tham Wen Li	She is a key management and shareholder of PKHB

- (ii) Sale and Purchase Agreement dated 30 July 2002 between Choon Yee Fook and PKJ (O. Klang) whereby PKJ (O. Klang) has agreed to purchase a piece of leasehold land held under HS(D) 38993, PT. No 71, Seksyen 9, Bandar Shah Alam, District of Petaling and State of Selangor together with the double storey bungalow erected thereon for a sale consideration of RM1,900,000. The purchase herein is pending completion and PKJ (O. Klang) has obtained a loan from Standard Chartered Bank Malaysia Berhad to part finance the said purchase and is pending the state authority to grant the consent of charge.
- (iii) Sale and Purchase Agreement dated 30 July 2002 between Choon Yee Fook and PKJ (O. Klang) whereby PKJ (O. Klang) has agreed to purchase a piece of leasehold land held under HS(D) 57880, PT. No 5999, Mukim Kapar, District of Klang, State of Selangor together with a single storey terrace erected thereon for a sale consideration of RM200,000. The purchase herein is pending completion and PKJ (O. Klang) has obtained a loan from Standard Chartered Bank Malaysia Berhad to part finance the said purchase and is pending release of redemption sum

**8.1.2 Transactions between PKHB Group and the Promoters, Directors of PKHB Group and/or its Related Parties**

Save as disclosed below, none of the Directors, substantial shareholders and/or persons connected to them (as defined under Section 122A of the Act) are engaged in any existing and potential related-party transactions and conflict of interest in relation to the corporation and its related-parties. Related party transactions, which may or may not result in conflicts of interest, are transactions entered into by PKHB and its subsidiary companies which involve the interest, direct or indirect, of a related party.

**8. RELATED-PARTY TRANSACTIONS/CONFLICT OF INTEREST (Cont'd)**

- (i) The following Directors and/or substantial shareholders of PKHB who are renting properties to the PKHB Group as hostels for employees are as follows:-

Name of Company	Location of Premise	Name of Related Party	Designation	Annual Rental
PKJ	No. 3, Jalan 9/3, 46000 Petaling Jaya, Selangor Darul Ehsan	(i) Dato' Choon Yee Seiong; and	Executive Chairman/ Group Managing Director	RM36,000
		(ii) Datin Hon Wee Fong	Substantial shareholders	
PKJ (SS2)	No 57, Jalan SS2/55, 47300 Petaling Jaya, Selangor Darul Ehsan	Cheong Teck Chong	Executive Director	RM24,000
PKJM	No 1, Jalan 6/16, 46000, Petaling Jaya, Selangor Darul Ehsan	(i) Siow Der Ming; and	Executive Director	RM33,600
		(ii) Choon Wan Joo	Substantial shareholder	
PKJM	No 31, USJ 6/3D, UEP Subang Jaya, 47630 Subang Jaya, Selangor Darul Ehsan	Ong Han Woon	Technical Director – PKJM	RM10,200

- (ii) Purchases and trade in gold by PKJ (SS2) and PKJ with Lian Sin Tang Sdn Bhd, an investment company of PKJ (SS2) and of which Cheong Teck Chong is a Director. The value of transactions for the FY ended 2003 and financial period from 1 August 2003 up to 19 January 2004 is RM973,583 and RM1,338,755 respectively.

The Directors of PKHB are of the view that the above transactions have been established at arms length under mutually agreed terms, which are not favourable to the related parties other than those generally available to the public.

## 8. RELATED-PARTY TRANSACTIONS/CONFLICT OF INTEREST (Cont'd)

### 8.1.3 Interest in Similar Business

Save as disclosed below, none of the Directors or substantial shareholders and/or key management are interested, directly or indirectly, in any business carrying on a similar trade as the Company and its subsidiary companies.

Name of Company	Nature of Business	Name of Directors / Substantial Shareholders of PKHB	Nature of Interest
Lian Sin Tang Sdn Bhd	Pawn brokerage company	Cheong Teck Chong	Director and substantial shareholder of Lian Sin Tang Sdn Bhd
Pajak Gadai Rakyat Sdn Bhd	Pawn brokerage company	Cheong Teck Chong	Director of Pajak Gadai Rakyat Sdn Bhd
Heng Seng Sdn Bhd	Pawn brokerage company	Cheong Teck Chong	Director of Heng Seng Sdn Bhd

The Directors of PKHB is of the opinion that the pawn brokerage business has no direct conflict of interest with the business of PKHB Group.

### 8.1.4 Loan (including guaranteed of any kind) made by PKHB Group to the Related Parties

As at the 19 January 2004 (being the latest practicable date prior to printing of this Prospectus), there is no outstanding loan (including guarantees of any kind) made by PKHB Group to its related parties.

## 8.2 Declaration by the Advisers

Save as disclosed below, Ascambankers acting in the capacity of Adviser to PKHB is of the opinion that it will not give rise to any circumstances which would constitute a material conflict of interest for the Public Issue and Offer for Sale:-

Type of Facilities	Principal Amount Approved RM	Amount Outstanding as at 19 January 2004 RM
<b>Malayan Banking Berhad</b>		
Term loan	5,474,680	3,538,444
Overdraft	12,850,000	8,057,124
Bank Acceptance	9,300,000	7,269,000
<b>Total</b>	<b>27,624,680</b>	<b>18,864,568</b>
<b>Mayban Finance Berhad</b>		
Hire Purchase	733,800	269,698

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8. **RELATED-PARTY TRANSACTIONS/CONFLICT OF INTEREST (Cont'd)**

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The abovementioned banking facilities to PKHB Group is in the ordinary course of business as financial institutions. The proceeds from the Public Issue will not be utilised for the purpose of these banking facilities. As such, there is no conflict of interest for Aseambankers to act as the Adviser for PKHB for the Public Issue and Offer for Sale.

Messrs Soo Thien Ming & Nashrah has given its confirmation that there is no conflict of interest in its capacity as the Solicitors for the Public Issue and Offer for Sale.

Messrs. GEP Associates, have given their confirmation that there is no conflict of interest in their capacity as Auditors and Reporting Accountants in relation to the Public Issue and Offer for Sale.

Vital Factor Consulting Sdn Bhd has given its confirmation that is no conflict of interest in its capacity as the Independent Market Research Consultant in relation to the Public Issue and Offer for Sale.

Colliers Jordan Lee & Jaafar (JH) Sdn Bhd has given its confirmation that there is no conflict of interest in its capacity as the Professional and Independent Valuers in relation to the Public Issue and Offer for Sale.

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## 9. LANDED PROPERTIES

### 9.1 Land and Building

The following set out details of the land and building belonging to the PKHB Group.

#### (a) Landed and Strata Properties

No.	Registered Proprietor	Lot No./ Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use	Land Area/Built-up Area	Certificate of Fitness	Tenure (years) And Restriction of Interest (if any)	Encumbrances	Net Book Value as at 31 July 2002 (RM)	Market Value (RM) And Date on Valuation	Market Value approved by SC (RM)	Revaluation Surplus/ (Deficit) (RM) #
1	PKJ	Lot 10, PN3792, Section 9, Township of Petaling Jaya, District of Kuala Lumpur, Selangor Darul Ehsan Address No.7, Jalan Timur, 46000 Petaling Jaya, Selangor	Single-storey detached house incorporating attic floor Approximately 25 to 30 years	Building (Residential)	1,024.6 square metres	CF is not available as the property was purchased on the secondary market	99 years expiring on 3 July 2053	Charged to Bumiputera-Commerce Bank Berhad	1,000,000 1 April 2003	1,000,000 1 April 2003	5,100,000	446,048
		Lot 10, PN7185, Section 25, Township of Petaling Jaya, District of Petaling, Selangor Darul Ehsan Address No.20, Jalan 52/4, 46200 Petaling Jaya, Selangor	3-storey shopoffice (under renovation to 4-storey shop office. Approval has been obtained) Approximately 30 years	Building (Shophouse)	174.1875 square metres	CF is not available as the property was purchased on the secondary market	99 years expiring on 22 March 2058	Charged to Asian International Merchant Bankers Berhad (now known as Public Merchant Bankers Berhad)	2,500,000 1 April 2003	2,500,000 1 April 2003		
		Pending issuance of strata title Address G-23 & G-25, Ground Floor, Amcorp Mall, 46050 Petaling Jaya, Selangor	Commercial shop lot 3 years	Commercial	G-23 (47.19 square metres) G-25 (47.19 square metres)	Yes	99 years	Assigned to Bumiputera-Commerce Bank Berhad	1,600,000 1 April 2003	1,600,000 1 April 2003		
		Pending issuance of strata title Address G27 and G53, Star Parade, Alor Setar	Commercial shoplot	Commercial	G27 (463 sq ft) G28 (452 sq ft)	Yes	99 years	To be assigned to Overseas Union Bank (Malaysia) Berhad	Nil	Not applicable ^	Not applicable ^	Nil

## 9. LANDED PROPERTIES (Cont'd)

No.	Registered Proprietor	Lot No. Title No./ and Address	Type of Property And Approximate Age of Building	Category of Land Use	Land Area/Built-up Area	Certificate of Fitness	Tenure (years) And Restriction of Interest (if any)	Encumbrances	Net Book Value as at 31 July 2002 (RM)	Market Value (RM) And Date on Valuation	Market Value approved by SC (RM)	Revaluation Surplus/ (Deficit) (RM) #
2	PKJ (Jaya)	Lot 11, HS(D) 164904, Township of Petaling Jaya, District of Petaling, Selangor Darul Ehsan Address No.11, Jalan 14/15, (In Dato Jamil Rais) Seksyen 14, 46100 Petaling Jaya, Selangor	An intermediate unit of single-storey terrace house  Approximately 30 years	Building (Residential)	153.285 square metres	CF is not available as the property was purchased on the secondary market	99 years expiring on 11 September 2068	Charged to Development & Commercial Bank Berhad (now known as RHB Bank Berhad)  Fully redeemed for discharged of charge	65,881	160,000 1 April 2003	160,000	94,119
3	PKJ (SS2)	Lot 25674, HS(D) 87319, Bandar Petaling Jaya, District of Petaling, Selangor Darul Ehsan Address No.21, Jalan SS 2/55, SS2, 47300 Petaling Jaya, Selangor	An intermediate unit of 3-storey shophouse  Approximately 20 to 25 years	Building (Shophouse)	156.07 square metres	CF is not available as the property was purchased on the secondary market	Freehold	Charged to Oriental Bank Berhad (now known as EON Bank Berhad)	1,354,756	1,600,000 1 April 2003	1,600,000	245,244
4	PKJ (S. Parade)	PT 16955, HS(M) 9168, Mukim of Damansara, District of Petaling, Selangor Darul Ehsan Address No. 36, Jalan PJS 9/26, Bandar Sunway, 46150 Petaling Jaya, Selangor	An intermediate unit of double-storey terrace house  Approximately 7 years	Building (Residential)	160.0 square metres	CF is not available as the property was purchased on the secondary market	99 years expiring on 11 March 2095 The land cannot be sold, transferred or charged without prior approval from relevant authorities	Charged to Public Bank Berhad.	2,137,338	340,000 1 April 2003	2,260,000	122,662
		PT 1113 (Lot 7027), HS(D) 6774, Mukim of Damansara, District of Petaling, Selangor Darul Ehsan Address No.87, Jalan SS 17/2, 47500 Subang Jaya, Selangor	An intermediate unit of double-storey terrace house  Approximately 17 years	Building (Residential)	163.5 square metres	CF is not available as the property was purchased on the secondary market	Freehold	Charged to Bumiputra-Commerce Bank Berhad		320,000 1 April 2003		

## 9. LANDED PROPERTIES (Cont'd)

No.	Registered Proprietor	Lot No., Title No., and Address	Type of Property and Approximate Age of Building	Category of Land Use	Land Area/Built-up Area	Certificate of Fitness	Tenure (years) and Restriction of Interest (if any)	Encumbrances	Net Book Value as at 31 July 2002 (RM)	Market Value (RM) And Date on Valuation	Market Value approved by SC (RM)	Revaluation Surplus/ (Deficit) (RM) #
		Pending issuance of strata title Address Lot G-19, Ground Floor, Subang Parade, 47500 Subang Jaya, Selangor	Commercial shop lot  18 years	Commercial	139.3 square metres	Yes	Freehold	Assigned to Malayan Banking Berhad		1,600,000 1 April 2003		
5	PKJ (Ampang)	Lot 26451, PN807/M7/4/241, Mukim of Ampang, District of Hulu Langat, Selangor Darul Ehsan Address No.33, 3rd Floor, Block Melor, Apartment Desa 288, Persiaran Mermanda 1, Taman Dato' Ahmad Razali, 68000 Ampang, Selangor	Apartment  10 years	Building (Residential)	95.0 square metres	Yes	99 years expiring on 28 February 2088	Charged to Public Bank Berhad	172,000	140,000 1 April 2003	140,000	(32,000)
6	PKJM	PT 17654, HS(D) 142709, Mukim of Damansara, District of Petaling, Selangor Darul Ehsan Address Lot 1, Jalan Astaka U8/81, Seksyen U8, 40150 Shah Alam, Selangor	Double-storey detached factory with basement  1.5 years	Industrial	7,570.31 square metres	Yes	Freehold	Assigned to Affin Bank Berhad (pending perfection of charge)		12,600,000 1 April 2003		
		PT 3867, HS(M) 10549, Mukim of Sungai Buluh, District of Petaling, Selangor Darul Ehsan Address No.276, Jalan 4D, Kampung Baru Subang, Section U6, 40000 Subang Alam, Selangor	Agricultural land with a detached building	A parcel of agricultural land zoned for industrial land use	0.6146 hectare	Not applicable	99 years expiring on 20 October 2070	Charged to Bank of Commerce (M) Berhad	13,739,442	900,000 1 April 2003	13,500,000	(239,442)

## 9. LANDED PROPERTIES (Cont'd)

No.	Registered Proprietor	Lot No. Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use	Land Area/Built-up Area	Certificate of Fitness	Tenure (years) And Restriction of Interest (if any)	Encumbrances	Net Book Value as at 31 July 2002 (RM)	Market Value (RM) And Date on Valuation	Market Value approved by SC (RM)	Revaluation Surplus/ (Deficit) (RM) #
7	PKJ (T. Mines)	Pending issuance of strata title Address Unit No. 8-10, 8 <sup>th</sup> Floor, Pangsapuri Seri Indah, Jalan Sungai Besi Indah 3, Taman Kembarangan, Selangor	Condominium 2 years	Building (Residential)	108.41 square metres	Yes	99 years	Assigned to Malayan Banking Berhad	145,702	140,000 1 April 2003	140,000	(5,702)
8	PKJ (T. Mall)	Pending issuance of strata title Address No.33-A-8-7, 8 <sup>th</sup> Floor, Villa Putra Condominium, Jalan Tun Ismail, 50480 Kuala Lumpur	Condominium 4 years	Building (Residential)	107.13 square metres	Yes	Freehold	Assigned to RHB Bank Berhad	413,720	250,000 1 April 2003	520,000	106,280
		Pending issuance of strata title Address No.33-A-17-5, 17 <sup>th</sup> Floor, Villa Putra Condominium, Jalan Tun Ismail, 50480 Kuala Lumpur	Condominium 4 years	Building (Residential)	106.65 square metres	Yes	Freehold	Assigned to RHB Bank Berhad		270,000 1 April 2003		
9	PKJ (O.K. Road)	Pending issuance of strata title Address No.1C-9-20, 9 <sup>th</sup> Floor, Pearl Point Condominium, Jalan Sepadu 3, Block C Batu 5, Jalan Kelang Lama, 58000 Kuala Lumpur	Condominium 5 years	Building (Residential)	100.0 square metres	Yes	Freehold	Assigned to Bumiputera-Commerce Berhad	155,937	170,000 1 April 2003	170,000	14,063

## 9. LANDED PROPERTIES (Cont'd)

No.	Registered Proprietor	Lot No. Title No./ and Address	Type of Property And Approximate Age of Building	Category of Land Use	Land Area/Built-up Area	Certificate of Fitness	Tenure (years) And Restriction of Interest (if any)	Encumbrances	Net Book Value as at 31 July 2002 (RM)	Market Value (RM) And Date on Valuation	Market Value approved by SC (RM)	Revaluation Surplus/ (Deficit) (RM) #
10	PK Properties	Pending issuance of strata title Address LG-48, Lower Ground Floor, The Summit, Subang USJ, 47600 Subang Jaya, Selangor	Commercial shop lot 5 years	Commercial	51.19 square metres	Yes	Freehold	Assigned to AmBank Berhad	3,611,888	520,000 1 April 2003	4,100,000	488,112
		Pending issuance of strata title Address G-13, Ground Floor, Summit Parade, 83000 Batu Pahat, Johor Darul Takzim	Commercial shop lot 9 years	Commercial	100.0 square metres	Yes	Freehold	Assigned to Malayan Banking Berhad		900,000 1 April 2003		
		Pending issuance of strata title Address G-14, Ground Floor, Mahkota Parade, Jalan Meridoka, 75000 Melaka	Commercial shop lot 10 years	Commercial	83.98 square metres	Yes	99 years	Assigned to Malayan Banking Berhad		1,450,000 1 April 2003		
		Pending issuance of strata title Address G-29, Ground Floor, Mahkota Parade, Jalan Taman, 75000 Melaka	Commercial shop lot 10 years	Commercial	103.96 square metres	Yes	99 years	Assigned to Malayan Banking Berhad		1,230,000 1 April 2003		
11	PKJ (Malacca)	6352, PNI 1986, Mukim of Bukit Baru, District of Melaka Tengah, Melaka Address 302-L, Taman Bukit Baru, 75450 Bukit Beruang, Melaka	An intermediate unit of single-storey terrace house Approximately 10 years	Building (Residential)	130.0 square metres	CF is not available as the property was purchased on the secondary market	99 years expiring 20 December 2086 The land cannot be transferred or charged without prior approval from relevant authorities	Charged to Public Bank Berhad	119,347	100,000 1 April 2003	100,000	(19,347)

## 9. LANDED PROPERTIES (Cont'd)

Registered Proprietor No.	Lot No. Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use	Land Area/Built-up Area	Certificate of Fitness	Tenure (years) And Restriction of Interest (if any)	Encumbrances	Net Book Value as at 31 July 2002 (RM)	Market Value (RM) And Date on Valuation	Market Value approved by SC (RM)	Revaluation Surplus/ (Deficit) (RM) #
12	K.E. Likwong PT 16, HS(D) 143184, Township of Petaling Jaya, District of Petaling, Selangor Darul Ehsan Address No.16, Jalan 52/4, 46200 Petaling Jaya, Selangor	3-storey shopoffice (under renovation to 4-storey shop office. Approval has been obtained)  Approximately 30 years	Building (Shophouse)	174.1875 square metres	CF is not available as the property was purchased on the secondary market	99 years expiring on 28 April 2059	Charged to Malayan Banking Berhad	892,314	2,400,000 1 April 2003	2,400,000	1,507,686
13	Precious Lot 18, HS(D) 142695, formerly QT(R)84/60, Section 25 (formerly P) 24/60), Township of Petaling Jaya, District of Petaling, Selangor Darul Ehsan Address No.18, Jalan 52/4, 46200 Petaling Jaya, Selangor	3-storey shopoffice (under renovation to 4-storey. Approval has been obtained)  Approximately 30 years	Building (Shophouse)	174.1875 square metres	CF is not available as the property was purchased on the secondary market	99 years expiring on 4 June 2060	Charged to Malayan Banking Berhad	1,779,322	2,300,000 1 April 2003	2,300,000	520,678
14	Jungmax Lot PT31176, HS(M)23999, Mukim and District of Kelang, Selangor Darul Ehsan	Agricultural land	Agricultural land zoned for residential land use.	2.00 acres	Not applicable	99 years expiring on 10 November 2092 The Land cannot be sold, transferred or charged without prior approval from relevant authorities	Nil	175,137 (as at 28 February 2002)	130,000 1 April 2003	130,000	(45,137)
<b>Total</b>								<b>29,416,736</b>	<b>32,620,000</b>	<b>32,620,000</b>	<b>3,203,264</b>

(1) Notes:-

# The revaluation surplus will be incorporated in the accounts of the respective companies in the FY ending 31 July 2004.  
^ The property was completed in end September 2003 and as such no revaluation has been undertaken on the said property

## 9. LANDED PROPERTIES (Cont'd)

## (b) Landed and Strata Properties (Pending Completion)

No.	Registered Proprietor	Lot No./ Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use	Land Area/Built-up Area	Certificate of Fitness	Tenure (years) And Restriction of Interest (if any)	Encumbrances	Net Book Value as at 31 July 2002 (RM)
1	PKJ (O. Klang)	PT 5999, HS(D) 57880, Mukim Kapar, District of Klang, Selangor Darul Ehsan Address No 30, Jalan Sungai Keramat 7A, Taman Klang Utama, 42100 Klang, Selangor Darul Ehsan	Single storey terrace house	Building (Residential)	0.0121 Hectare	-	Freehold The land cannot be sold, transferred or charged without prior approval from relevant authorities	Charged by current proprietor to OCBC Bank Berhad	Nil
		PT 71, HS(D) 38993, Mukim Kapar, District of Klang, Selangor Darul Ehsan Address No 8, Jalan 9/5E, 40100 Shah Alam, Selangor Darul Ehsan	Double storey bungalow	Building (Residential)	1649.4395 sq ft	-	99 years expiring on 31 May 2088	Charged by current proprietor to EON Bank Berhad	Nil
2	PK Properties	Parcel No GF-40 and GF-41, Ground Floor, Bayan Shopping Mall	Commercial shoplot	Commercial	GF-40: 565 sq ft GF-41: 565 sq ft	Project abandoned	99 years expiring on 6 December 2095	Assigned to Malayan Banking Berhad	1,453,033
		L1-050 and L-051, Plaza Rakyat Shopping Mall, Section 56, Town of Kuala Lumpur	Commercial shoplot	Commercial	L1-050: 510 sq ft L1-051: 348 sq ft	Project abandoned	99 years expiring on 15 April 2092	Assigned to Bank Bumiputera-Commerce Bank Berhad	427,951
	<b>Total</b>								<b>1,880,984</b>

## 9. LANDED PROPERTIES (Cont'd)

### 9.2 Acquisition of Landed Properties During the Past Two (2) Years

Description	Date of Agreement	Purchase Price RM
(i) Sales and Purchase Agreement between Get Teamwork Sdn Bhd and PKJ whereby PKJ has agreed to purchase Lot G-27 of Star Parade, Alor Setar measuring approximately 463 square feet erected on part of the land held under HS(D) 14/95, PT No. 3870, Mukim Derga, Daerah Kota Setar, Negeri Kedah. The purchase herein is completed.	4 February 2003	650,000
(ii) Sales and Purchase Agreement between Get Teamwork Sdn Bhd and PKJ whereby PKJ has agreed to purchase Lot G-53 of Star Parade, Alor Setar measuring approximately 452 square feet erected on part of the land held under HS(D) 14/95, PT No. 3870, Mukim Derga, Daerah Kota Setar, Negeri Kedah. The purchase herein is completed.	4 February 2003	650,000
(iii) Sale and Purchase Agreement between Choon Yee Fook and PKJ (O. Klang) whereby PKJ (O. Klang) has agreed to purchase a piece of leasehold land held under HS(D) 38993, PT. No 71, Seksyen 9, Bandar Shah Alam, District of Petaling and State of Selangor together with the double storey bungalow erected thereon. The purchase herein is pending completion and PKJ (O. Klang) has obtained a loan from Standard Chartered Bank Malaysia Berhad to part finance the said purchase and is pending the state authority to grant the consent of charge.	30 July 2002	1,900,000
(iv) Sale and Purchase Agreement between Choon Yee Fook and PKJ (O. Klang) whereby PKJ (O. Klang) has agreed to purchase a piece of leasehold land held under HS(D) 57880, PT. No 5999, Mukim Kapar, District of Klang, State of Selangor together with a single storey terrace erected thereon. The purchase herein is pending completion and PKJ (O. Klang) has obtained a loan from Standard Chartered Bank Malaysia Berhad to part finance the said purchase and is pending release of redemption sum.	30 July 2002	200,000