

9. LANDED PROPERTIES OF IBRACO GROUP

9.1 INFORMATION ON LANDED PROPERTIES AS AT 31 MARCH 2004

A summary of the landed properties owned by the Group is set out below:-

No.	Lot Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Hectare	Acre	Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
													Date	Purchase Consideration
													RM	
A. Properties Held for Development														
1	1076 Block 12 Muara Tebas LD	Sungai Kuap, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP1 & SP2	13.2180	32.662	-	3,357,036.97	11,235,000	31/05/03	10/10/01	2,612,000.00
2	1080 Block 12 Muara Tebas LD	Sungai Stulong, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP1 & SP2	10.4860	25.911	CTB1	2,663,012.60	8,913,000	31/05/03	5/3/02	2,080,000.00
3	1081 Block 12 Muara Tebas LD	Sungai Tembawang, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP2	0.2393	0.591	-	147,711.81	203,000	31/05/03	4/9/02	132,000.00

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
							Hectare	Acre					RM	RM
4	Block 12 Muara Tebas LD	Sungai Tembawang, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP2	0.2824	0.698	-	71,726.62	240,000	31/05/03	10/10/01	60,000.00
5	Block 12 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP1 & SP2	2.2660	5.599	CTB1	575,463.76	1,926,000	31/05/03	5/3/02	438,000.00
6	Block 12 Muara Tebas LD	Sungai Tembawang, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP1 & SP2	0.1858	0.459	CTB1	47,182.95	157,000	31/05/03	5/3/02	38,000.00
7	Muara Tebas LD	Sungai Kuap, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP2 & SP3	23.8760	58.998	CTB2	6,064,115.22	20,295,000	31/05/03	-	-

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								Hectare	Acre					Date	Purchase Consideration
														RM	
8	4752	Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	CL/SP2 & SP3	20.2350	50.001	CTB3	5,139,195.85	17,199,000	31/05/03	-	-
9	4780	Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP2 & SP3	3.4640	8.560	CTB4	879,665.02	2,944,000	31/05/03	-	-
10	4781	Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP2 & SP3	6.5720	16.239	CTB2	1,669,131.18	5,586,000	31/05/03	-	-
11	4838	Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Agricultural land conditionally approved for mixed development under master development plan.	SL/SP2 & SP3	1.3274	3.280	CTB4	337,125.10	1,128,000	31/05/03	-	-
12	266	Block 11 Muara Tebas LD	Tabuan, Kg	Ibraco	99 years/ 31/12/2045	Vacant/Agricultural land	TL/SP2 / MZL	1.5945	3.940	-	163,855.84	2,232,000	31/05/03	-	-

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							Hectare	Acre					RM	RM
13	292 Block 11 Muara Tebas LD	Sungai Tabuan, Kg	Ibraco	99 years/ 31/12/2040	Vacant/Agricultural land	TL/SP2 / MZL	1.8580	4.591	-	290,795.00	2,601,000	31/05/03	-	-
14	1376 Muara Tebas LD	Tabuan, Kg	Ibraco	60 years/ 31/12/2019	Vacant/Agricultural land	TL/SP2 / MZL	0.4091	1.011	-	42,040.41	572,000	31/05/03	-	-
15	3491 Block 11 Muara Tebas LD	Sungai Tengah, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	SL/SP2/MZL	0.3310	0.818	-	124,313.89	248,000	31/05/03	24/9/01	122,000.00
16	3493 Block 11 Muara Tebas LD	Sungai Tengah, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	SL/SP2/MZL	0.2180	0.539	-	82,594.75	163,000	31/05/03	24/9/01	81,000.00
17	3500 Block 11 Muara Tebas LD	Kampung Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	SL/SP2/MZL	0.0520	0.128	-	19,476.84	44,000	31/05/03	24/9/01	19,000.00
18	3502 Block 11 Muara Tebas LD	Kampung Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	SL/SP2/MZL	0.2710	0.670	-	101,978.53	189,000	31/05/03	24/9/01	100,000.00
19	4193 Muara Tebas LD	Ulu Sungai Pengiran, Tabuan, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	TL/SP2 & SP3/ MZL & LCDA	0.3602	0.890	-	183,032.71	540,000	31/05/03	24/9/01	180,000.00
20	6502 Block 11 Muara Tebas LD	Taman Tabuan Jaya, Kg	Ibraco	60 years/ 08/05/2055	Vacant Detached Housing Lot	TL/SP9, SP10 & SP11/ MZL	0.05839	0.144	-	-	116,000	31/05/03	-	-
21	7208 Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	Freehold/ Perpetuity	Vacant Detached Housing Lot	TL/SP12, SP13, SP14, SP15, SP16 & SP17	0.04418	0.109	-	258.29	66,000	31/05/03	-	-

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							Hectare	Acre					RM	RM
22	8171 Block 11 Muara Tebas LD	Sungai Tabuan, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	TL/SP2 & SP6	0.3241	0.801	-	254,255.54	194,000	31/05/03	12/9/02	250,000.00
23	9936 Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	60 years/ 26/01/2059	Vacant/Agricultural land	TL/SP2	0.02145	0.053	-	528.11	21,000	31/05/03	-	-
24	11442 Block 11 Muara Tebas LD	Tabuan, Kg	Ibraco	Ω	Temporary Worker Quarters On Agricultural Land Reserved For Future Development	Ω	1.6122	3.984	-	392,407.63	7,254,000	31/05/03	-	-
25	2 Block 7 Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 15/03/2036	Vacant/Agricultural land	CL/SP2 & SP6/ 'S47(1)	4.5040	11.129	-	90,000.00	157,000	31/05/03	9/10/02	90,000.00
26	5 Block 7 Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 15/03/2036	Vacant/Agricultural land	CL/SP2 & SP6/ 'S47(1)	5.3820	13.299	-	108,000.00	188,000	31/05/03	9/10/02	108,000.00
27	24 Block 7 Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 30/10/2015	Vacant/Agricultural land	CL/SP2 & SP6/ 'S47(1)	8.5390	21.100	-	173,910.79	298,000	31/05/03	12/9/02	171,000.00
28	25 Block 7 Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 30/10/2015	Vacant/Agricultural land	CL/SP2 & SP6/ 'S47(1)	7.2840	17.999	-	148,485.23	254,000	31/05/03	26/9/02	146,000.00
29	28 Block 7 Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 02/11/2015	Vacant/Agricultural land	CL/SP2 & SP6/ 'S47(1)	6.8270	16.870	-	139,332.03	238,000	31/05/03	26/9/02	137,000.00

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							Hectare	Acre					Date	RM
30	Muara Tebas LD	Sungai Sulong, Kg	Ibraco	60 years/ 31/12/2018	Vacant/Agricultural land	CL/SP2 & SP7/ 'S47(1)	7.0740	17.480	-	143,400.12	247,000	31/05/03	26/9/02	141,000.00
31	Muara Tebas LD	Sungai Sulong, 1st Division, Kg	Ibraco	60 years/ 31/12/2018	Vacant/Agricultural land	CL/SP2 & SP7/ 'S47(1)	7.5110	18.560	-	152,553.32	262,000	31/05/03	15/10/02	150,000.00
32	Muara Tebas LD	Sungai Sulong, Kg	Ibraco	60 years/ 31/12/2018	Vacant/Agricultural land	CL/SP2 & SP7/ 'S47(1)	5.9410	14.680	-	119,000.00	207,000	31/05/03	9/10/02	119,000.00
33	Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 31/12/2024	Vacant/Agricultural land	CL/SP2 & SP8/ 'S47(1)	2.2180	5.481	-	44,748.97	77,000	31/05/03	13/9/02	44,000.00
34	Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 31/12/2024	Vacant/Agricultural land	CL/SP2 & SP7/ 'S47(1)	1.6025	3.960	-	32,544.71	56,000	31/05/03	9/10/02	32,000.00
35	Muara Tebas LD	Seberang Pending, Kg	Ibraco	60 years/ 31/12/2023	Vacant/Agricultural land	CL/SP2 & SP7/ 'S47(1)	11.1700	27.601	-	226,795.94	390,000	31/05/03	13/9/02	223,000.00
36	Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 31/12/2024	Vacant/Agricultural land	CL/SP2, SP7 & SP8/ 'S47(1)	2.3670	5.849	-	47,000.00	82,000	31/05/03	9/10/02	47,000.00
37	Muara Tebas LD	Telok Rantau Seberang Pending, Kg	Ibraco	60 years/ 31/12/2024	Vacant/Agricultural land	CL/SP2, SP7 & SP4/ 'S47(1)	1.8130	4.480	-	36,000.00	63,000	31/05/03	9/10/02	36,000.00
38	Block 11 Muara Tebas LD	Bukit Tebilan, Kg	1/2 share held by Ibraco	99 years/ 31/12/2068	Unimproved agricultural land with squatters	TL/SP2 / MZL	0.7725	1.909	-	485,831.00	251,000	31/05/03	-	-

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								Hectare	Acre					Date	RM
39	4093	Block 11 Muara Tebas LD	Tabuan, Kg	Ibraco	99 years/ 31/12/2024	Vacant/Agricultural land	TL/SP2/ 'S47(2)	0.6850	1.693	-	905,658.22	1,027,000	31/05/03	4/7/02	890,500.00
40	4095	Block 11 Muara Tebas LD	Sungai Tabuan, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	TL/SP1 & SP2/ 'S47(2) & LCDA	0.4830	1.193	-	638,689.91	724,000	31/05/03	13/9/02	628,000.00
41	8610	Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	60 years/ 12/09/2056	Vacant Semi Detached Housing Lot	TL/SP9, SP10 & SP11	0.08127	0.201	-	155,765.10	243,000	31/05/03	-	-
42	8611	Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	60 years/ 12/09/2056	Vacant Semi Detached Housing Lot	TL/SP9, SP10 & SP11	0.07958	0.197	-	152,525.98	238,000	31/05/03	-	-
43	8736	Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	Freehold/ Perpetuity	Vacant Detached Housing Lot	TL/SP9, SP10 & SP25	0.12460	0.308	-	238,812.98	186,000	31/05/03	-	-
44	11056	Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	Ω	Vacant Semi Detached Housing Lot	Ω	0.03381	0.084	-	26,269.93	118,000	31/05/03	-	-
45	11057	Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	Ω	Vacant Semi Detached Housing Lot	Ω	0.06184	0.153	-	48,048.89	154,000	31/05/03	-	-
46	4782	Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2 & SP3	1.2545	3.100	-	318,613.48	1,254,000	31/05/03	-	-

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							Hectare	Acre					Date	RM
47	4793 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2 & SP3	1.1048	2.730	-	280,555.88	1,104,000	31/05/03	-	-
48	4868 Muara Tebas LD	Sungai Tembawang, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2 & SP3	2.6260	6.489	-	666,939.47	2,626,000	31/05/03	-	-
49	4870 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2 & SP3	1.3759	3.400	-	349,446.41	1,375,000	31/05/03	-	-
50	9218 Block 11 Muara Tebas LD	Ulu Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2	0.3797	0.938	-	96,416.30	379,000	31/05/03	7/3/02	75,845.00
51	9221 Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP1 & SP2	0.4746	1.173	-	120,542.12	474,000	31/05/03	10/10/01	98,000.00
52	9223 Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP1 & SP2	1.1189	2.765	-	284,176.13	1,118,000	31/05/03	10/10/01	225,000.00

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														Date	Purchase Consideration
														RM	RM
53	9226	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP1 & SP2	0.6389	1.579	-	162,472.26	638,000	31/05/03	10/10/01	126,400.00
54	9229	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2	0.04479	0.110	-	11,382.90	44,000	31/05/03	10/10/01	12,000.00
55	9236	Block 11 Muara Tebas LD	Sungai Stutong, Kg	ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2	0.8658	2.139	-	219,853.91	865,000	31/05/03	10/10/01	170,000.00
56	9239	Block 11 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP1 & SP2	0.7217	1.783	-	183,285.81	721,000	31/05/03	5/10/01	147,000.00
57	9242	Block 11 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land Approved For Housing Development	SL/SP2	3.6810	9.096	-	934,884.36	3,681,000	31/05/03	5/10/01	730,000.00

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58	3437 Block 11 Muara Tebas LD	Kampung Stutong, Kg	Ibraco	Freehold/ Perpetuity	Unimproved agricultural lands with conditional planning approval for housing scheme	TL/SP2/MZL	0.9340	2.308	-	476,627.25	934,000	31/05/03	24/9/01	467,000.00
59	3439 Block 11 Muara Tebas LD	Kampung Stutong, Kg	Ibraco	Freehold/ Perpetuity	Unimproved agricultural lands with conditional planning approval for housing scheme	TL/SP2/MZL	0.6150	1.520	-	313,365.63	615,000	31/05/03	24/9/01	308,000.00
60	3441 Block 11 Muara Tebas LD	Kampung Stutong, Kg	Ibraco	Freehold/ Perpetuity	Unimproved agricultural lands with conditional planning approval for housing scheme	TL/SP2/MZL	0.7520	1.858	-	382,865.31	752,000	31/05/03	24/9/01	376,000.00
61	3445 Block 11 Muara Tebas LD	Kampung Stutong, Kg	Ibraco	Freehold/ Perpetuity	Unimproved agricultural lands with conditional planning approval for housing scheme	TL/SP2/MZL	0.6470	1.599	-	329,501.69	647,000	31/05/03	24/9/01	324,000.00
62	3447 Block 11 Muara Tebas LD	Kampung Stutong, Kg	6396/996 share held by Ibraco	Freehold/ Perpetuity	Unimproved agricultural lands with conditional planning approval for housing scheme.	TL/SP2/MZL	1.2660	3.128	-	258,317.78	503,000	31/05/03	24/9/01	251,674.68

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63	44 Block 11 Muara Tebas LD	Bukit Susor, Kg	Ibraco	99 years/ 31/12/2068	Vacant/Agricultural land	TL/SP2 / MZL	0.3845	0.950	-	168,060.86	480,000	31/05/03	-	-
64	45 Block 11 Muara Tebas LD	Bukit Susor, Kg	Ibraco	99 years/ 31/12/2068	Vacant/Agricultural land	TL/SP2 & SP3/ MZL	0.3926	0.970	-	184,518.92	490,000	31/05/03	20/9/01	184,300.00
65	48 Block 11 Muara Tebas LD	Munggu Susor, Tabuan, Kg	Ibraco	99 years/ 31/12/2069	Vacant/Agricultural land	TL/SP2 / MZL	0.3076	0.760	-	172,277.08	384,000	31/05/03	20/9/01	144,400.00
66	487 Block 11 Muara Tebas LD	Kampung Tabuan Dayak, Kg	Ibraco	99 years/ 31/12/2071	Vacant/Agricultural land	TL/SP2 / MZL	1.3760	3.400	-	649,774.23	1,720,000	31/05/03	20/9/01	646,000.00
67	3852 Muara Tebas LD	Susor, Tabuan, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	TL/SP2 / MZL	1.4370	3.551	-	623,034.64	1,796,000	31/05/03	-	-
68	3865 Muara Tebas LD	Bukit Batu, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	TL/SP2 / MZL	0.4614	1.140	-	200,142.59	576,000	31/05/03	-	-
69	3935 Muara Tebas LD	Ayer Bukit Batu, Tabuan, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	TL/SP2 / MZL	0.4573	1.130	-	198,314.70	571,000	31/05/03	-	-
70	3936 Muara Tebas LD	Bukit Batu, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	TL/SP2 / MZL	0.4694	1.160	-	203,578.72	586,000	31/05/03	-	-
71	3937 Muara Tebas LD	Bukit Batu, Kg	Ibraco	99 years/ 31/12/2068	Vacant/Agricultural land	TL/SP2 / MZL	0.4330	1.070	-	187,780.36	541,000	31/05/03	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
							Hectare	Acre					Date	Purchase Consideration
													RM	
72	210 Muara Tebas LD	Tabuan, Kg	Ibraco	60 years/ 31/12/2018	Housing/Commercial Construction In Progress	TL/SP2	1.6390	4.050	-	139,528.70	¥-	-	-	-
73	283 Block 11 Muara Tebas LD	Tabuan, Kg	Ibraco	60 years/ 13/09/2013	Housing/Commercial Construction In Progress	TL/SP2	1.0770	2.661	-	91,675.52	¥-	-	-	-
74	373 Muara Tebas LD	Tabuan, Kg	Ibraco	60 years/ 31/12/2019	Housing/Commercial Construction In Progress	TL/SP2	2.0920	5.169	-	178,079.96	¥-	-	-	-
75	586 Muara Tebas LD	Tabuan, Kg	Ibraco	60 years/ 31/12/2023	Housing/Commercial Construction In Progress	TL/SP2	0.7568	1.870	-	64,424.36	¥-	-	-	-
76	636 Muara Tebas LD	Stampin, Kg	Ibraco	60 years/ 31/12/2022	Housing/Commercial Construction In Progress	TL/SP2	2.4120	5.960	-	205,331.12	¥-	-	-	-
77	637 Muara Tebas LD	Stampin, Kg	Ibraco	60 years/ 31/12/2022	Housing/Commercial Construction In Progress	TL/SP2	2.1890	5.409	-	186,348.32	¥-	-	-	-
78	3840 Muara Tebas LD	Stutong, Kg	Ibraco	Freehold/ Perpetuity	Housing/Commercial Construction In Progress	TL/SP2 & SP3	2.9300	7.240	-	249,429.07	¥-	-	-	-
79	3847 Muara Tebas LD	Susor, Tabuan, Kg	Ibraco	Freehold/ Perpetuity	Housing/Commercial Construction In Progress	TL/SP2	1.1210	2.770	-	95,430.74	¥-	-	-	-
80	3859 Muara Tebas LD	Kampung Tabuan Dayak, Kg	Ibraco	Freehold/ Perpetuity	Housing/Commercial Construction In Progress	TL/SP2, SP3 & SP18	1.0200	2.520	-	86,817.85	¥-	-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
							Hectare	Acre					RM	RM
81	9935 Block 11 Muara Tebas LD	Tabuan Heights, Kg	Ibraco	Freehold/Perpetuity	Housing/Commercial Construction In Progress	TL/SP2	3,2090	7.929	-	273,166.18	¥-	-	-	-
82	10159 Block 11 Muara Tebas LD	Jln Song, Kg	Ibraco	60 years/31/12/2018	Housing/Commercial Construction In Progress	TL/SP2	0.7014	1.733	-	59,704.50	¥-	-	-	-
83	201 Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/Perpetuity	Housing Construction In Progress	SL/SP2 & SP3	0.3035	0.750	CTB5	3181,979.26	¥-	-	-	-
84	202 Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/Perpetuity	Housing Construction In Progress.	SL/SP2 & SP3	0.2792	0.690	CTB5	3167,408.93	¥-	-	-	-
85	4590 Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/Perpetuity	Housing Construction In Progress.	SL/SP2 & SP3	0.8741	2.160	CTB5	3524,112.29	¥-	-	-	-
86	4591 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/Perpetuity	Housing Construction In Progress.	SL/SP2	0.7284	1.800	CTB5	3436,750.25	¥-	-	-	-
87	4639 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/Perpetuity	Housing Construction In Progress.	SL/SP2	4.2490	10.499	CTB5	32,790,548.69	¥-	-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
								Hectare	Acre					RM	RM
88	9219	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP1 & SP2	2.2250	5.498	CTB5	Δ1,334,114.92	¥-	-	-	-
89	9224	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP1 & SP2	0.1167	0.288	CTB5	Δ69,973.58	¥-	-	-	-
90	9227	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP2	0.2100	0.519	CTB5	Δ125,916.46	¥-	-	-	-
91	9230	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP2	0.5542	1.369	CTB5	Δ332,299.54	¥-	-	-	-
92	9232	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP1 & SP2	0.5228	1.292	CTB5	Δ313,472.04	¥-	-	-	-
93	9234	Block 11 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP2	0.2877	0.711	CTB5	Δ172,505.56	¥-	-	-	-
94	9237	Block 11 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP1 & SP2	0.0974	0.241	CTB5	Δ58,461.22	¥-	-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Hectare	Acre	Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
														Date	Purchase Consideration
													RM	RM	
95	9240	Block 11 Muara Tebas LD	Sungai Stutong, Kg	Ibraco	Freehold/ Perpetuity	Housing Construction In Progress	SL/SP2	1.3644	3.371	CTB5	Δ818,097.26	¥-	-	-	-
96	4	Block 12 Muara Tebas LD	Ulu Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	1.2060	2.980	CTB6	1,237,603.45	φ-	φ-	-	-
97	5	Block 12 Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	2.7190	6.719	-	2,790,251.88	φ-	φ-	-	-
98	6	Block 12 Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	2.9780	7.359	-	3,056,039.03	φ-	φ-	-	-
99	95	Block 12 Muara Tebas LD	Kampung Stutong, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	1.1010	2.721	-	1,129,851.90	φ-	φ-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Hectare	Acre	Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
														Date	Purchase Consideration
													RM	RM	
100	96	Block 12 Muara Tebas LD	Sungai Neahada, Stutong, Kg	Ibraco	99 years/ 04/08/2028	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	1.2343	3.050	CTB6	1,266,345.05	φ	φ	-	-
101	102	Block 12 Muara Tebas LD	Kampung Sungai Ni-Ada, Kg	Ibraco	99 years/ 31/12/2072	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	2.6590	6.570	-	2,728,679.57	φ	φ	-	-
102	184	Block 12 Muara Tebas LD	Sungai Laru, Kg	Ibraco ***	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	1.1440	2.827	-	1,173,976.73	φ	φ	-	-
103	185	Block 12 Muara Tebas LD	Sungai Laru, Kg	Ibraco ****	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	0.4205	1.039	-	431,019.28	φ	φ	-	-
104	454	Muara Tebas LD	Sungai Stutong, Kuap, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP19/ MZL	1.0560	2.609	-	1,083,672.67	φ	φ	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
								Hectare	Acre					Date	Purchase Consideration
													RM	RM	
105	1441	Block 12 Muara Tebas LD	Sungai Laru, Kg	Ibraco ***	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP1 & SP2	0.1893	0.468	-	193,960.64	0-	0-	-	-
106	3523	Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	1.9020	4.700	CTB6	1,951,842.25	0-	0-	-	-
107	3524	Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	0.5301	1.310	-	543,891.37	0-	0-	-	-
108	3525	Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	0.6313	1.560	CTB7	647,543.33	0-	0-	-	-
109	3526	Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	0.8215	2.030	-	842,527.56	0-	0-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
								Hectare	Acre					Date	Purchase Consideration
													RM		
110	3527	Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	4.1240	10.190	CTB7	4,232,070.16	φ-	φ-	-	-
111	4269	Muara Tebas LD	Ulu Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	TL/SP2 & SP3/ MZL	3.0230	7.470	CTB6	3,102,218.26	φ-	φ-	-	-
112	4270	Muara Tebas LD	Ulu Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	TL/SP2 & SP3/ MZL	2.0437	5.050	CTB6	2,096,555.53	φ-	φ-	-	-
113	4271	Muara Tebas LD	Ulu Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	TL/SP2 & SP3/ MZL	5.8400	14.431	CTB6	5,993,038.25	φ-	φ-	-	-
114	4309	Muara Tebas LD	Ulu Sungai Dani, Tabuan, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	TL/SP2 & SP3/ MZL	2.3510	5.809	-	2,412,608.38	φ-	φ-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
							Hectare	Acre					Date	RM
115	4554 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	1.8860	4.660	-	1,935,422.97	φ-	φ-	-	-
116	4555 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	0.9025	2.230	-	925,650.17	φ-	φ-	-	-
117	4565 Muara Tebas LD	Sungai Laru, Kg	Ibraco	99 years/ 31/12/2069	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	1.6230	4.010	-	1,665,531.01	φ-	φ-	-	-
118	4581 Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	2.2220	5.491	CTB6	2,280,227.91	φ-	φ-	-	-
119	4587 Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	5.4190	13.390	-	5,561,005.87	φ-	φ-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
								Hectare	Acre					Date	Purchase Consideration
													RM		
120	4768	Muara Tebas LD	Ulu Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 / MZL	0.9273	1.550	CTB6	643,438.51	φ-	φ-	-	-
121	4769	Muara Tebas LD	Sungai Laru, Kg	Ibraco ***	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	1.2320	3.044	-	1,264,284.78	φ-	φ-	-	-
122	4770	Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco ***	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	1.2258	3.029	-	1,257,122.31	φ-	φ-	-	-
123	4771	Muara Tebas LD	Sungai Ni-Ada, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2 & SP3/ MZL	1.4285	3.530	CTB7	1,465,434.10	φ-	φ-	-	-
124	9204	Block 11 Muara Tebas LD	Sungai Laru, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2	0.04697	0.116	-	48,230.86	φ-	φ-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Hectare	Acre	Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
													Date	Purchase Consideration
													RM	RM
125	9282 Block 11 Muara Tebas LD	Sungai Lanu, Kg	Ibraco	Freehold/ Perpetuity	Vacant Agricultural Land With Conditional Approval For Mixed Development	SL/SP2	1.2713	3.141	-	1,304,314.64	φ	φ	-	-
Total development land held by Ibraco							272.8969	674.328		98,916,943.27	114,400,000			
126	290 Block 12 Muara Tebas LD	Tabuan, Kuching	ILCDA	60 years/ 02/01/2016	Vacant Land	TL/SP2/ 2S48(1)	1.0930	2.701	-	-	Λ	Λ	-	-
127	291 Block 12 Muara Tebas LD	Tabuan, Kuching	ILCDA	60 years/ 02/01/2016	Agricultural Land earmarked for a Road	TL/SP2/ 2S48(2)	0.2520	0.623	-	76,596.66	Λ	Λ	-	-
128	300 Block 12 Muara Tebas LD	Tabuan, Kuching	ILCDA	60 years/ 02/01/2016	Agricultural Land earmarked for a Road	TL/SP2/ 2S48(2)	0.1710	0.423	-	-	Λ	Λ	-	-
129	303 Block 12 Muara Tebas LD	Tabuan, Kuching	ILCDA	60 years/ 05/12/2015	Agricultural Land earmarked for a Road	TL/SP2/ 2S48(2)	0.1510	0.373	-	-	Λ	Λ	-	-
130	306 Block 12 Muara Tebas LD	Ulu Sg Midin, Tabuan, Kg	ILCDA	Freehold/ Perpetuity	Agricultural Land earmarked for a Road	TL/SP2/ 2S48(2)	0.2460	0.608	-	-	Λ	Λ	-	-
131	825 Block 12 Muara Tebas LD	Muara Tabuan, Kuching	ILCDA	Freehold/ Perpetuity	Vacant Land	TL/SP1 & SP2	0.1946	0.481	-	181,047.08	Λ	Λ	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)		
							Hectare	Acre					Date	Purchase Consideration	
											RM		RM		
132	826 Block 12 Muara Tebas LD	Muara Tabuan, Kuching	ILCDA	60 years/ 02/01/2016	Vacant Land	TL/SP2	0.0865	0.214	-	80,512.92	^	^	-	-	
133	1183 Block 12 Muara Tebas LD	Jin Setia Raja, Muara Tabuan, Kg	ILCDA	Freehold/ Perpetuity	Vacant Land	TL/SP1 & SP2	4.1380	10.225	-	932,631.63	^	^	-	-	
134	1185 Block 12 Muara Tebas LD	Jin Setia Raja, Muara Tabuan, Kg	ILCDA	Freehold/ Perpetuity	Construction in Progress for A Light Industrial Park	TL/SP1 & SP2	3.6550	9.032	-	805,763.04	^	^	-	-	
135	1269 Block 12 Muara Tebas LD	Muara Tabuan, Kuching	ILCDA	60 years/ 31/10/2060	Construction in Progress for A Light Industrial Park	TL/SP14, SP20 & SP23/ S47(2)	1.9750	4.880	-	872,609.63	^	^	29/11/02	* 1	
136	4102 Block 11 Muara Tebas LD	Sg Pengiran, Tabuan, Kg	ILCDA	Freehold/ Perpetuity	Agricultural Land earmarked for a Road	TL/SP1 & SP2/ S48(2)	0.3170	0.783	-	92,977.97	^	^	-	-	
Total development land held by ILCDA							12.2791	30.342		3,042,138.93	-				
137	1617 Block 11 Muara Tebas LD	Ulu Sg Tabuan, Kg	SIPSB	87 years/ 31/12/2069	Vacant Land	TL/SP9, SP10 & SP21	0.0879	0.217	-	38,179.22	^	^	-	-	
Total development land held by SIPSB							0.0879	0.217		38,179.22	-				
Total Land Held by Ibraco Group for Development							285.2639	704.887		101,997,261.42	114,400,000				

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area	Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)			
													Date	Purchase Consideration		
													RM			
													Hectare	Acre	RM	RM
B. Properties Held for Investment																
1	50	Block 4 Salak LD	Loba Rambungan, Trombol, Kg	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CU/SP2/'S47(3)	31.6000	-	2,620,866.07	1,896,000	31/05/03	10/05/02	2,577,000.00		
2	58	Matang LD	Matang Road, Kg	Ibraco	60 years/ 31/12/2019	Vacant/Agricultural land	SU/SP2	1.5054	-	137,297.99	82,000	31/05/03	24/07/02	135,000.00		
3	800	Block 4 Matang LD	10th Mile, Matang Road, Kg	Ibraco	60 years/ 13/07/2012	Vacant/Agricultural land	SU/SP2	1.1940	-	206,455.50	202,000	31/05/03	24/07/02	203,000.00		
4	925	Block 5 Gading Lundu LD	Telok Blungi, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CU/SP2	1.6205	-	813,617.72	486,000	31/05/03	09/10/02	800,000.00		
5	2191	Lundu Occupation Ticket	Telok Blungei	3/4 share held by Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CU/SP2	1.6190	-	610,213.29	364,000	31/05/03	05/08/02	600,000.00		
6	373	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CU/SP2 & SP5	1.1180	-	φ122,178.90	-	-	-	-		
7	374	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CU/SP2 & SP5	0.6700	-	φ73,799.50	-	-	-	-		
8	375	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CU/SP2 & SP5	0.4430	-	φ48,752.40	-	-	-	-		
9	376	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CU/SP2 & SP5	1.0080	-	φ110,265.40	-	-	-	-		

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
								Hectare	Acre					Date	RM
10	377	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.3070	0.759	-	φ34,263.45	-	-	-	-
11	378	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.7300	1.804	-	φ79,925.75	-	-	-	-
12	379	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.5640	1.394	-	φ61,924.05	-	-	-	-
13	380	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.4810	3.660	-	φ161,892.95	-	-	-	-
14	381	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.6070	3.971	-	φ175,570.75	-	-	-	-
15	385	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.6090	1.505	-	φ66,754.05	-	-	-	-
16	387	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.2090	2.987	-	φ132,326.90	-	-	-	-
17	389	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.5240	1.295	-	φ57,534.70	-	-	-	-
18	390	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.8210	2.029	-	φ90,026.30	-	-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
								Hectare	Acre					RM	RM
19	393	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	2.5600	6.326	-	φ279,688.05	-	-	-	-
20	394	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.0530	2.602	-	φ115,120.50	-	-	-	-
21	395	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.8360	2.066	-	φ91,782.20	-	-	-	-
22	396	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.9270	2.291	-	φ101,445.20	-	-	-	-
23	397	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.9980	2.466	-	φ109,384.25	-	-	-	-
24	398	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.6080	1.505	-	φ66,759.30	-	-	-	-
25	400	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.6830	4.159	-	φ183,953.40	-	-	-	-
26	402	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	2.4690	6.101	-	φ269,536.00	-	-	-	-
27	405	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.3910	3.437	-	φ152,187.00	-	-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area		Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)	
								Hectare	Acre					Date	RM
28	406	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.1080	2.738	-	φ121,296.90	-	-	-	-
29	407	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.5020	3.711	-	φ164,098.35	-	-	-	-
30	408	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.3100	3.237	-	φ143,359.15	-	-	-	-
31	409	Block 5 Gading Lundu LD	Kampung Pandan, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	0.8360	2.066	-	φ91,344.05	-	-	-	-
32	825	Block 5 Gading Lundu LD	Kampung Belungi, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	2.9540	7.299	-	φ484,576.22	-	-	-	-
33	826	Block 5 Gading Lundu LD	Kampung Belungi, Lundu	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	2.4010	5.933	-	φ393,686.24	-	-	-	-
34	104	Block 2 Undup Land District	Sungai Bruan, Engkala Kiri, Simanggang	Ibraco	Freehold/ Perpetuity	Vacant/Agricultural land	CL/SP2 & SP5	1.1938	2.950	-	φ48,000.00	-	-	-	-
35	17	Block 22 Sarikei Land District	Sungai Sawang, Sarikei	Ibraco	99 years/ 31/12/2035	Vacant/Agricultural land	CL/Nil	0.3925	0.970	-	φ9,800.00	-	-	-	-
36	18	Block 22 Sarikei Land District	Sungai Sawang, Sarikei	Ibraco	99 years/ 31/12/2035	Vacant/Agricultural land	CL/Nil	0.4006	0.990	-	φ10,000.00	-	-	-	-

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

No.	Lot	Description	Location	Owner	Term of Lease/ Date of Expiry of Lease	Description & Existing Land Use	Category of Land/ Special Conditions/ Restrictions	Land Area	Encumbrances	NBV @ 31/12/03	Market Value	Date of Valuation	Properties Acquired 2 years preceding Date of Valuation (31/05/03)		
													Hectare	Acre	RM
37	62	Block 22 Sarikei Land District	Sungai Sawang, Sarikei	Ibraco	99 years/ 31/12/2037	Vacant/Agricultural land	CL/SP22	1.2707	-	φ32,000.00	-	-	-	-	
38	21	Block 35 Sarikei Land District	Between Parit Ulu Bugis Colony and Sungai Sawang, Sarikei	Ibraco	99 years/ 31/12/2037	Vacant/Agricultural land	CL/SP22	0.6273	-	φ16,000.00	-	-	-	-	
Total investment land held by Ibraco Group								75.1518	185.701	8,487,682.48	3,030,000				
TOTAL LANDED PROPERTIES OF IBRACO GROUP								360.4157	890.588	110,484,943.90	117,430,000				

Notes:-

LD Land District

Kg Kuching

SL Suburban Land

TL Town Land

CL Country Land

LCDA Land declared to be a Development Area vide Gazette Notification No.Swk L.N.33 of 21-4-1983 in accordance with section 11(1) of the Land Custody and Development Authority Ordinance, 1981.

*** On 30/06/2003, Ibraco entered into a sale and purchase agreement with Wan Aziz Ibrahim, Wan Kamal Ibrahim bin Wan Alwi Ibrahim and Dr. Sharifah Deborah Sophia Ibrahim for the purchase of these lands. A Declaration of Trust dated the same day was effected by the vendors that they hold these lands in trust for Ibraco. Irrevocable Power of Attorney was granted by the vendors to Ibraco.

**** On 30/06/2003, Ibraco entered into a sale and purchase agreement with Dr. Sharifah Deborah Sophia Ibrahim for the purchase of these lands. A Declaration of Trust dated the same day was effected by the vendor that she holds these lands in trust for Ibraco. Irrevocable Power of Attorney was granted by the vendor to Ibraco.

φ These land were recently acquired on 3 March 2003 based on current market value. As such, no revaluation was done on these land.

φ These land were acquired at current market value after the date of valuation on 31 May 2003.

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

Ω	The land title for this land is pending issuance.
Λ	There was no revaluation done on lands held by SIPSB and ILCDA.
α	An irrevocable power of attorney dated 16 October 1998 was granted in favour of SIPSB.
Δ	An irrevocable power of attorney dated 31 December 1999 was granted in favour of SIPSB.
≡	These land are currently under construction. As such no valuation was done on these land.
MZL	Land re-classified as Mixed Zone Land w.e.f. 09-11-2002 vide Part II Gazette Notification No. Swk.L.N.15 dated 23-01-2003.
CTB1	Charged to AmMerchant Bank for RM8,000,000.00 vide Charge No. L.7606/90 of 28.06.1990 (includes caveat).
CTB2	Charged to Bank Utama (Malaysia) Berhad for RM13,000,000.00 vide Charge No.L.27256/2002 of 20.11.2002 (includes caveat).
CTB3	(i) Charged to WahTat Bank Berhad for RM10,000,000.00 vide Charge No. L.9407/1999 of 14.06.1999 (includes caveat). Chargee's rights transferred to and vested in Hong Leong Bank Berhad vide No. L.22710/2002 of 09.10.2002. (ii) Charged to Hong Leong Bank Berhad for RM3,000,000.00 vide Charge No. L.22711/2002 of 09.10.2002 (includes caveat).
CTB4	Charged to Hong Leong Bank Berhad for RM1,500,000.00 vide Charge No. L.28893/2000 of 18.12.2000 (includes caveat).
CTB5	Charged to HSBC Bank Malaysia Berhad for RM8,000,000.00 vide Charge No. L.9778/2003 of 05.05.2003 (includes caveat).
CTB6	Charged to AmMerchant Bank for RM10,000,000.00 vide Charge No. L.15363/2003 of 11.07.2003.
CTB7	Charged to AmMerchant Bank for RM8,000,000.00 vide Charge No. L.15362/2003 of 11.07.2003 (includes caveat).
1	s47 land refers to land placed under s.47 of the Sarawak Land Code as lands likely to be acquired by the Sarawak Government for public purposes.
2	s48 land refers to land placed under s.48 of the Sarawak Land Code as lands needed by the Sarawak Government for public purposes.
¹ s47(1)	Land subject to Section 47 of the Sarawak Land Code (Cap.81) vide GN No 93 dated 12.01.1995 for public purposes.
¹ s47(2)	Land subject to Section 47 of the Sarawak Land Code (Cap.81) vide GN No 3851 dated 29.11.1984 for purpose of road construction.
¹ s47(3)	Land subject to Section 47 of the Sarawak Land Code (Cap.81) vide GN No 3096 dated 30.10.1997 for the purpose of airport and other public development.
² s48(1)	Land subject to Section 48 of the Sarawak Land Code (Cap.81) vide GN No 710 dated 27.02.2003 for purpose of Samejaya Free Industrial Zone (Extension).
² s48(2)	Land subject to Section 48 of the Sarawak Land Code (Cap.81) vide GN No 709 dated 27.02.2003 for purpose of construction of Jalan Muara Tabuan/Jalan Setia Raja.
SP1	This land is subject to Section 18 of the Land Code.
SP2	This land is to be used only for agricultural purposes.
SP3	This lease is issued pursuant to Section 18 of the Land Code.
SP4	No dealing affecting this land may be effected without the consent in writing of the Director of Agriculture during the initial period of five (5) years from the date of registration of title.
SP5	This grant is issued pursuant to Section 18 of the Land Code.
SP6	No dealing affecting this land may be effected without the consent in writing of the Director of Lands and Surveys.

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

SP7 No disposition of this land is to be made without the approval in writing of the Director of Lands and Surveys.

SP8 This land may not be transferred, subleased, charged or otherwise disposed of without the approval in writing of the Director of Agriculture during the initial period of five (5) years from the date of registration of title.

SP9 This land is to be used only for the purpose of a dwelling house and necessary appurtenances thereto.

SP10 The development or re-development of this land shall be in accordance with plans sections and elevations approved by the Superintendent of Lands and Surveys, Kuching Division.

SP11 The erection of a building shall be in accordance with detailed drawings and specifications approved by The Council of the City of Kuching South and shall be completed within eighteen (18) months from the date of registration of this lease.

SP12 This land is to be used only for residential purposes or for such other purposes as may be approved by the Director of Lands and Surveys in conformity with the plan of development approved under condition (SP13) hereof.

SP13 The development and use of this land shall be in accordance with a plan of development approved by the Director of Lands and Surveys and shall be completed within a period of five (5) years from the date of registration of this grant.

SP14 No subdivision of this land may be effected except in accordance with the plan of development approved under condition (SP13) hereof and upon subdivision, the Director of Lands and Surveys shall impose appropriate conditions on the subdivisional lease in accordance with the said plan of development.

SP15 No transfer affecting this land may be effected without the consent in writing of the Director of Lands and Surveys.

SP16 No sublease affecting this land may be effected without the consent in writing of the Director of Lands and Surveys during the initial period of five (5) years from the date of registration of this grant

SP17 Upon subdivision of this land, there shall be imposed on every subdivisional lease, inter-alia, the following special conditions to the effect that:- "No transfer affecting this land may be effected without the consent in writing of the Director of Lands and Surveys"; and "No sublease affecting this land may be effected without the consent in writing of the Director of Lands and Surveys during the initial period of five (5) years from the date of registration of this grant".

SP18 This land is re-classified as Mixed Zone Land vide Gaz. Notif. Swk.L.N.52 of 21.7.1983.

SP19 This land is subject to Section 41 of the Land Code.

SP20 The development or re-development and used of this land shall be in accordance with a plan of development approved by the Director of Lands and Surveys and shall be completed within a period of five (5) years from the date of registration of this lease.

SP21 The erection of a building shall be in accordance with detailed drawings and specifications approved by the Kuching Rural District Council and shall be completed within eighteen (18) months from the date of registration of this grant.

SP22 This land to be used exclusively for padi cultivation.

SP23 This land is to be used only for industrial and residential purposes as may be approved by the Director of Lands and Surveys in conformity with the plan of development approved under condition (SP20) hereof.

SP24 No subdivision of this land may be effected except in accordance with the plan of development approved under condition (SP20) hereof and upon subdivision, the Director of Lands and Surveys shall impose appropriate conditions on the subdivisional lease in accordance with the said plan of development.

SP25 The erection of a building shall be in accordance with detailed drawings and specifications approved by The Council of the City of Kuching South and shall be completed within eighteen (18) months from the date of registration of this grant.

*₁ This land was transferred from Lembaga Pembangunan dan Lindungan Tanah to ILCDA vide Kuching Instrument No. L. 28342/2002 of 29.11.2002 pursuant to and under and virtue of a Trust Deed dated 1.11.2000.

9. LANDED PROPERTIES OF IBRACO GROUP (cont'd)

Nil

No special conditions imposed.

⊕ The following are further details of the properties held in part by Ibraco:-

No.	Title description	Location	Owner	Shareholding	Relationship to Ibraco	Issues/ Remedial Action
1.	Lot 550 Block 11 Muara Tebas LD	Bukit Tebilian, Kg	Ibraco IPSB	1/2 1/2	N/A Promoter and Substantial Shareholder of Ibraco	The Board has given an undertaking to the SC that they will endeavour to acquire the balance from IPSB within one (1) year from the date of the Prospectus. However, in the event that the acquisition is not successful, Ibraco will dispose its share to a 3 rd party within one (1) year from the date of the Prospectus.
2.	Lot 3447 Block 11 Muara Tebas LD	Kampung Stufong, Kg	Ibraco IPSB	396/996 600/996	N/A Promoter and Substantial Shareholder of Ibraco	The Board has given an undertaking to the SC that they will endeavour to acquire the balance from IPSB within one (1) year from the date of the Prospectus. However, in the event that the acquisition is not successful, Ibraco will dispose its share to a 3 rd party within one (1) year from the date of the Prospectus.
3.	2191 Lundu Occupation Ticket	Telok Blungei	Ibraco Ong Kim Khung Bong Lan Jin Yeo Ee Siang Yeo Tia Siang	3/4 1/16 1/16 1/16 1/16	N/A None None None None	It is envisaged that there may be some difficulties in acquiring the balance shares. However, the Board has given an undertaking to the SC that they will endeavour to acquire the remaining balance and in the event that the acquisition is not successful, to dispose its share to a 3 rd party within one (1) year from the date of the Prospectus.

Consistent with the present accounting policies of the Group, the revaluation surplus of the Group's properties was not booked into the accounts of the Ibraco Group. The revaluation of the above-mentioned properties, which has been carried out by CH Williams, Talhar, Wong & Yeo Sdn Bhd, an independent registered valuer, is included in this Prospectus for disclosure purposes only.

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP

10.1 COMPLETED PROJECTS – AS AT 31 MARCH 2004

Project Name /Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value RM'000	Unit Price Range RM'000	Commencement (Between)	Completion (Between)
Tabuan Dusun Proper Jalan Kedandi, Kuching*	Ibraco	Mixed Residential & Commercial	130	130	13,722	88-150	1983 & 1985	1985 & 1986
Tabuan Dusun I & II Jalan Kedandi, Kuching*	Ibraco	Mixed Residential & Commercial	226	226	19,959	88-150	1984 & 1986	1986
Tabuan Dusun III Jalan Kedandi, Kuching*	Ibraco	Mixed Residential	129	129	11,664	78-165	1987 & 1989	1989 & 1990
Tabuan Laru, Kuching*	Ibraco	Mixed Residential	100	100	9,839	80-135	1987	1989
Tabuan Heights, Phase I Jalan Song, Kuching*	Ibraco	Mixed Residential & Commercial	379	379	38,652	83-190	1990	1992
Tabuan Heights, Phase II Jalan Song, Kuching*	Ibraco	Mixed Residential	181	181	21,032	93-160	1994	1995
Tabuan Heights Phase III Jalan Song, Kuching*	Ibraco	Mixed Residential & Commercial	219	216	34,292	22-296	1995	1997
Tabuan Heights Phase IV Jalan Song, Kuching	Ibraco	Mixed Residential	239	239	50,195	89-372	1996	1998
Tabuan Heights Phase V Jalan Song, Kuching	Ibraco	Mixed Residential & Commercial	243	243	50,141	124-300	1998	1999 & 2000
Tabuan Heights Phase VI Jalan Song, Kuching	Ibraco	Mixed Residential	94	94	23,783	145-380	2000	2002

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

Project Name /Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value RM'000	Unit Price Range RM'000	Commencement (Between)	Completion (Between)
Tabuan Heights Extension Jalan Song, Kuching	Ibraco	Mixed Residential	61	61	16,797	72-429	2000	2001
Tabuan Heights Junction Jalan Song, Kuching	Ibraco	Mixed Residential	60	60	18,685	160-430	2001	2002
Tabuan Heights Phase 8 Jalan Urat Mata	Ibraco	Mixed Residential	136	135	40,250	171-473	2002	2003
Tabuan Court Jalan Song, Kuching	Ibraco	Mixed Residential	15	15	12,050	566-1,515	1997	1998
Tabuan Jaya, Phase 4 Stage 1A Jalan Song, Kuching	Ibraco	Mixed Residential	2	1	85	85	2000	2001
Tabuan Jaya Phase 1 Jalan Wan Alwi 93350 Kuching*	SIPSB	Mixed Residential & Commercial	627	627	28,742	24-200	1975 & 1978	1977 & 1980
Tabuan Jaya Phase 2*	SIPSB	Mixed Residential & Commercial	327	327	43,904	69.5-1,485	1981	1983
Tabuan Jaya Phase 3*	SIPSB	Mixed Residential	313	313	36,411	75-145	1982 & 1984	1984 & 1986
Tabuan Jaya Phase 4 Stage 1*	SIPSB	Mixed Residential & Commercial	272	272	25,761	76.5-272	1989 & 1998	1991 & 1999
Tabuan Jaya Phase 4 Stage 2*	SIPSB	Mixed Residential	157	157	17,634	55.3-155	1992	1993
Tabuan Jaya Phase 4 Stage 3*	SIPSB	Mixed Residential & Commercial	92	92	11,320	99.5-271	1993	1994

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

Project Name /Location	Developer	Type of Development	Total Units Launched	Total Units Sold	Sales Value RM'000	Unit Price Range RM'000	Commencement (Between)	Completion (Between)
Tabuan Jaya Phase 4 Stage 4 & 5*	SIPSB	Mixed Residential	186	186	28,196	128.5-280	1995	1996
Tabuan Jaya Phase 4 Stage 6	SIPSB	Mixed Residential	119	119	26,481	152-295	1996	1998
Muara Tabuan Phase 1 Jalan Muara Tabuan 93350 KUCHING	ILCDA	Mixed Residential	292	292	20,608	55-124	1988 & 1990	1990 & 1991
Muara Tabuan Phase 2*	ILCDA	Mixed Residential & Commercial	200	200	21,318	83-228	1995 & 1999	1996 & 2000
Muara Tabuan Phase V Stage 1*	ILCDA	Light Industrial	47	47	14,882	144-770	1995	1996
Muara Tabuan Phase V Stage 2	ILCDA	Light Industrial & Commercial	39	39	21,362	259-2,329	1997	1997
Muara Tabuan Phase V Stage 3	ILCDA	Light Industrial	19	19	11,141	460-738	2002	2004
TOTAL FOR COMPLETED PROJECTS			4,904	4,899	668,906			

Notes:-

* These figures and information are computed by the management of Ibraco based on records which are reconstructed based on old files, brochures and available information found on the project.

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10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

10.2 ON-GOING PROJECTS – AS AT 31 MARCH 2004

Project Name /Location/ Landowner	Developer	Type of Development/	Total Units For Sale	Total Units Sold	Estimated Net Sales Value (RM'000)	Month/ Year Commence	Expected Completion Date
Project Name: Tabuan Heights Phase 7	ibraco	Commercial (Shophouses) Lock-up shops (Not launched)	47	47	40,034	Q4 2002	Q4 2004
Location: Lots 210, 373, 636, 637 & 3840 MTLD and Lots 283, 11063 & 10159 Block 11 MTLD			20	-	4,000		
Landowner: Ibraco							
Project Name: Tabuan Jaya Baru Phase 1	SIPSB	Residential	244	232	69,366	Q3 2002	Q3 2004
Location: Lots 4590, 4591 & 4839 MTLD and Lots 201, 202, 9219, 9224, 9227, 9230, 9232, 9234, 9237 & 9240 Block 11 MTLD							
Landowner: Ibraco							
Project Name: Stutong Low-cost Housing (Phase 1 & 2)	ibraco	Low-cost housing Commercial (3- storey shophouses) (Not launched)	469 8	- -	19,614 3,600	Q4 2002 Q4 2002	Q3 2006 Q3 2006
Location: Lots 4933 – 4944 Block 11 MTLD							
Landowner: Wan Aziz Ibrahim, Wan Kamal Ibrahim bin Wan Alwi Ibrahim and Dr Sharifah Deborah Sophia Ibrahim*							

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

Project Name /Location/ Landowner	Developer	Type of Development/	Total Units For Sale	Total Units Sold	Estimated Net Sales Value (RM'000)	Month/ Year Commence	Expected Completion Date
Project Name: Location: Landowner:	Tabuan Jaya Baru Phase 2 Ibraco	Residential (Not launched)	302	117	90,665	Q1 2004	Q1 2006
	Lots 4782, 4793, 4868 & 4870 MTLD and 9218, 9221, 9223, 9226, 9229, 9236, 9239 & 9242 Block 11 MTLD Ibraco						
Project Name Location Landowner:	Tabuan Heights Boulevard Ibraco	Residential (Not launched)	113	-	34,690	Q1 2004	Q1 2006
	Lots 12, 376, 3437, 3439, 3441, 3445 & 3447, Block 11 MTLD Ibraco/ IPSB						
Project Name Location Landowner:	Heights Drive (Off Sama Jaya North) Ibraco	Residential Commercial (Not Launched)	194 36	- 1	57,130 33,100	Q3 2004 Q3 2004	Q3 2006 Q3 2006
	Lots 14, 23, 402, 9246, 9249, 9253, 9256, 9259, 9262 Block 11 MTLD and Lots 4416, 4417 & 4871 MTLD IPSB						
Project Name Location Landowner:	Heights Estate (Off Sama Jaya South) Ibraco	Residential (Not Launched)	148	-	45,915	Q4 2004	Q4 2006
	Lots 29, 297, 298, 9252, 9255, 9258 & 9261 Block 11 MTLD and Lot 4426 MTLD IPSB						
TOTAL FOR ON-GOING PROJECTS					398,114		
			1,581	397			

MTLD – Muara Tebas Land District, Kuching
* Irrevocable Power of Attorney granted by the landowners to Ibraco

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

10.3 FUTURE PROPERTY DEVELOPMENT PROJECTS - AS AT 31 MARCH 2004

Project Name /Location/ Landowner	Developer	Type of Development/ (Phase #)	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence	Expected to Complete
Project Name: Tabuan Jaya Baru Scheme/ Sama Jaya	Ibraco						
Location: Lots 4751, 4752, 4780, 4781 & 4838 MTLTD and Lots 1076, 1081, 1088, 1092 & 1097 & 1080 Block 12 MTLTD		Residential (Phase 3) Stage 1 Stage 2 Stage 3	184 178 163	148,840	270 - 370	Q3 2005	Q3 2007
		Residential (Phase 4) - Strata Properties	663	171,520	268	Q4 2007	Q4 2009
		Mixed - residential and recreational facilities (Phase 5) - Strata Properties	192	44,160	230	Q4 2007	Q4 2009
		Strata Properties (Phase 6)	112	30,016	268	Q3 2008	Q2 2010
		Commercial (PFS)	1	850	850		
		Residential (Phase 7)	271	97,200	305 - 500	Q1 2007	Q1 2009
Landowner: Ibraco/ IPSB			<u>1,764</u>	<u>492,586</u>			
Project Name: Tabuan Heights Meadows							
Location: Lots 44,45,48,487 Block 11 and Lots 3852, 3865, 3935, 3936 & 3937 MTLTD	Ibraco	Residential	107	35,984	320 - 440	Q1 2005	Q1 2007
Landowner: Ibraco							

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

Project Name /Location/ Landowner	Developer	Type of Development/ (Phase #)	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence	Expected to Complete
Project Name: Jaya Estates & Stakan Low- Cost Housing	Ibraco						
Location: Lots 172, 175 – 178, 266 – 270 & 2465 Block 24 Muara Tuang LD and Lots 30 – 33, 35 – 38, 58 – 60, 62 – 64, 67, 69 – 72 Block 25 Muara Tuang LD		Conventional residential & strata properties	529	128,450	250 - 350	Q1 2007	Q1 2009
		Commercial (Shophouses) Commercial (Lock-up shops) PFS and others	26 32 4	24,882 1,920 650	1,005 60 650	Q4 2007	Q4 2009
Landowner: IPSB		Low cost housing	431	21,119	49	Q3 2006	Q3 2009
			<u>1,022</u>	<u>177,021</u>			
Project Name: Tabuan Heights North	Ibraco	Residential	78	23,330	270 - 400	Q3 2005	Q3 2007
Location: Lots 266 & 292, 11056 & 11057 Block 11 and Lot 1376 MTLD							
Landowner: Ibraco							
Project Name: Tabuan Heights Phase IX	Ibraco	Commercial (Shophouses)	17	17,000	1,000	Q1 2007	Q1 2009
Location: Lot 11442 Block 11 MTLD							
Landowner: Ibraco							

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

Project Name /Location/ Landowner	Developer	Type of Development/ (Phase #)	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence	Expected to Complete
Project Name: Masjid Wan Alwi Location: Lots 3, 4, 6630, 8184 & 8185 Block 11 MTLTD Landowner: Wan Aziz Ibrahim, Wan Kamal Ibrahim bin Wan Alwi Ibrahim and Dr Sharifah Deborah Sophia Ibrahim & State land	Ibraco	Special Projects – religious establishment (900 person capacity)	1	N/A	N/A	N/A	N/A
Project Name: Muara Tabuan Phase 5 Stage 4 Location: Lot 1183 Block 12 MTLTD Landowner: ILCDA	ILCDA	Light Industrial Park – semi- detached buildings and detached lots	23	15,950	650 - 700	Q3 2005	Q3 2007
Project Name: Next to Pusat Pembangunan Kemahiran Sarawak Location: Lots 8773 & 8777 Block 11 MTLTD Landowner: IPSB	Ibraco	Residential	39	12,130	250 - 420	Q2 2005	Q2 2007
Project Name: Stutong Low-cost Extension Location: Lots 4068, 4069, 4071, 4078, 4604 & 4605 MTLTD and Lot 4963 Block 11 MTLTD Landowner: IPSB	Ibraco	Low-Cost Housing Commercial (lock-up shops)	648 20 <u>668</u>	31,752 1,600 <u>33,352</u>	49 80	Q3 2006	Q2 2010

10. PROPERTY DEVELOPMENT PROJECTS OF IBRACO GROUP (cont'd)

Project Name /Location/ Landowner	Developer	Type of Development/ (Phase #)	Total Units	Estimated Net Sales Value (RM'000)	Unit Price Range (RM'000)	Expected to Commence	Expected to Complete
Project Name: Stutong Low-cost Plus	Ibraco	Low-Cost Plus Housing	80	6,400	80	Q1 2006	Q1 2008
Location: Lots 4065 & 4066 MTLD							
Landowner: IPSB							
TOTAL FOR FUTURE PROJECTS			3,799	813,753			

Notes:-

MTLD – Muara Tebas Land District, Kuching

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