

9. LANDED PROPERTIES

9.1 Land and Building

Details of the Group's land and buildings are set out below:

No.	Registered Proprietor	Lot No., Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use And Description/ Existing Use	Land Area/Built-up Area	Tenure (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (if any)
1 [#]	EFB	PTD 10321 HS(D) 26363 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 3, Located along Jalan Padi Kedah, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	Single-storey warehouse, a guard house and a concrete treatment pond (6 months - for single-storey warehouse and about 8 years for the guard house)	Industrial / single-storey warehouse being used as warehouse / storage area while the guard house is being used as a site office and rest room by the tenant, MISC Haulage Services Sdn Bhd ("MISC"). Concrete treatment pond is currently not being used and no value is accorded to this structure	1.0060 hectares (2.486 acres) Total gross floor area: 1,017.2 sq. m	Leasehold 60 years expiring on 10/09/2050	Nil	In process	RM2,606,409	RM1,320,000 (2/1/2004)	Tanah yang dikumiakan ini tidak boleh dijual, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran Pihak Berkuasa Negeri.
	EFB	PTD 7203 HS(D) 20908 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 2, Located along Jalan Padi Kedah, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	Vacant industrial land	Industrial / currently leased to MISC for the purpose of container storage area	0.2023 hectare (0.5 acre)	Leasehold 60 years expiring on 11/07/2046	Nil	N/A	RM507,336	RM180,000 (2/1/2004)	Tanah yang dikumiakan ini tidak boleh dipindahmilik, dicagar, dipajak atau dilepaskan dengan apa cara sekalipun melainkan dengan kebenaran Pihak Yang Berkuasa Negeri. Tuan tanah dibenarkan mengadakan/ mencagar sekali sahaja kepada Kerajaan atau Badan-Badan Berkanun atau mana-mana bank yang berdaftar di Malaysia atau sumber-sumber kewangan yang bergabung dengan Bank-Bank tersebut termasuk MBSB. Tuan tanah apabila mengadakan atau mencagar tanah bagi kali kedua dan berikutnya hendaklah terlebih dahulu mendapat kebenaran Penguasa Negeri

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Registered Proprietor No.	Lot No, Title No./ and Address	Type of Property And Approximate Age of Building	Category of Land Use And Description/ Existing Use	Land Area/ Built-up Area	Tenure (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (if any)
EFB	PTD 7205 HS(D) 21589 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 6, Located along Jalan Padi Kedah, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	A block of single-storey warehouse with an annex double-storey office (Block A) & a store (8 years - for store and open shed)	Industrial / warehouse / production area, office and storage area. There is an open shed that is considered as a temporary structure and no value is accorded to this structure	0.4046 hectare (1.0 acre) Total main floor area: 1,467.9 sq. m	Leasehold 60 years expiring on 3/09/2047	Nil	24/10/1996 - for store and open shed	RM1,015,322	RM870,000 (2/1/2004)	Tanah yang dikumiakan ini tidak boleh dijual, dipajak, dicagar, digadai atau dipindah milik dengan apa cara sekalipun termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa persetujuan Pihak Berkuasa Negeri. Tuan tanah banya dibenarkan menggadai/ mencagar tanah nya sekali sahaja kepada Kerajaan atau Badan-Badan Berkanun atau mana-mana bank yang berdaftar di Malaysia atau syarikat kewangan yang berdaftar di Malaysia. Tuan tanah apabila hendak menggadai atau mencagar tanah nya bagi kali yang kedua dan berikutnya hendaklah terlebih dahulu mendapat kebenaran Pihak Berkuasa Negeri.
EFB	PTD 5844 HS(D) 17718 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 4, Located along Jalan Padi Kedah, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	2 blocks of single storey warehouse with an annex double-storey offices (Block B & C) (8 years)	Industrial / warehouse / production area, office and storage area. Block A, B & C is an adjoining block. The buildings are connected with metal structure and covered with metal deck roofing to accommodate a Covered Passage Area (working area). The front and rear portion of Block B and from portion of Block C has been covered by metal deck roofing	0.4046 hectare (1.0 acre) Total main floor area: 4,639.8 sq. m Note: Total ancillary floor area for PLO 6 and PLO 4 is 1,320.5 sq. m	60 years expiring on 26/2/2043	Nil	Certificate of Fitness for Occupation ("CFO"), issued via letter from Majlis Perbandaran Batu Pahat ("MPBP") dated 24/06/2004 under Ref. No. MPPBP(36) BER2/2003	RM1,015,272	RM1,130,000 (2/1/2004)	Tanah yang dikumiakan ini tidak boleh dijual, digadai, dicagar, dipajak atau dipindah milik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran Pihak Berkuasa Negeri.

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 And Description/ Existing Use	Land Area/Built-up Area	Tenure (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) and Date of Valuation	Restriction of Interest (if any)
2**	EFB	PTD 10331, HS(D) 27436 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 22, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	Three-storey office block and a double-storey office with 3 units of single-storey factory block (Block A, B & C), car park, guard house, Tenaga Nasional Berhad ("TNB") sub-stations and other ancillary buildings. (13 years)	Industrial / main office administration, production area and warehouse	0.8094 hectare (2.0000 acres) Total gross floor area: 6,489.22 sq. m	Leasehold 60 years expiring on 1/04/2051	Nil	Original building - 31/12/1991 Extension - In process. Partly approved under Ref. No. MPBP 11/5A/3602	RM4,751,903	RM4,600,000 (2/1/2004)	Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran PihakBerkuasa / Penguasa Negeri.
	EFB	PTD 11229, HS(D) 32362 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 22, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	Double-storey factory with office and a unit of single-storey factory block (13 years)	Industrial / production area, canteen / training room and warehouse	0.4856 hectare (1.2000 acres) Total gross floor area: 2,861.38 sq. m	Leasehold 60 years expiring on 21/03/2055	Nil	Original building - 31/12/1991 Extension - In process	RMI,534,664	RMI,640,000 (2/1/2004)	Nil
	EFB	PTD 11600, HS(D) 37267 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 22, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	Single-storey warehouse block with guard house (7 years)	Industrial / warehouse	1.0218 hectares (2,5249 acres) Total gross floor area: 7,024.80 sq. m	Leasehold 60 years expiring on 13/06/2056	Nil	1/03/1997	RM2,524,159	RM3,650,000 (2/1/2004)	Nil
	EFB	PTD 10628, HS(D) 30018 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 22, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	Single-storey warehouse block (10 months)	Industrial / warehouse	1.5483 hectares (3,8259 acres) Total gross floor area: 11,588.62 sq.m	Leasehold 60 years expiring on 2/11/2053	Nil	5/03/ 2003	RM4,832,617	RM6,370,000 (2/1/2004)	Nil

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Registered No. Proprietor	Lot No. Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use And Description/ Existing Use	Land Area/Build-up Area	Tenure (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (if any)
EFB	PTD 11215, HS(D) 32156 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 22, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	Single-storey factory block with concrete log pond (13 years-original building)	Industrial / production and concrete log pond	0.8094 hectare (2.0000 acres) Total gross floor area: 8,361.27 sq. m	Leasehold 60 years expiring on 6/01/2055	Nil	Original building - 26/09/1993 Extension - In process. Partly approved under Ref. No. 11/1A/162	RM3,407,112	RM3,920,000 (2/1/2004)	Nil
EFB	PTD 10545, HS(D) 29660 Mukim of Sri Gading, District of Batu Pahat, Johor Address PLO 22, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor	2 units of single-storey factory block, double-storey production office and store, boiler room, 2 TNB sub-station build in 1992, 1 unit open shed building build in 2000, refiner house and pump house (11 years -original building)	Industrial / office administration, production area and warehouse	3.1771 hectares (7.8510 acres) Total gross floor area: 10,800.54 sq. m	Leasehold 60 years expiring on 8/09/2053	DCB Bank Berhad vide Pres. No. 6447/1996, Vol. No. 3511, Fol. No. 9 dated 29/01/1996 RHB Bank Berhad vide Pres. No. 65124/1999, Vol. No. 4595 Fol. No. 47 dated 28/12/1999 Citibank Berhad vide Pres. No. 2744/2000, Vol. No. 4609, Fol. No. 62 dated 20/01/2000	Original building - 26/09/1993 CFO for Open Shed building was obtained on 6/8/2004 Refiner house and extension on TNB sub-stations - In process	RM8,787,070	RM7,140,000 (2/1/2004)	Nil

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No.	Registered Proprietor	Lot No./ Title No./ and Address	Type of Property And Approximate Age of Building	Category of Land Use And Description/ Existing Use	Land Area/ Built-up Area	Tenure (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (If any)
3	EFB	PTD 10330, HS(D)27434 Mukim of Sri Gading, District of Batu Pahat, Johor Address Located along Jalan Padi Kedah, in Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor (Property purchased by EFB vide a Sales and Purchase Agreement ("SPA") dated 22/09/2003 for a total consideration of RM784,000)	Vacant industrial land (used as a car park and log yard)	Industrial use as log yard and parking site	1.0117 hectares (2.5 acres)	Leasehold 60 years expiring 1/4/2051	Nil	Nil	RM1,559,782	RM1,000,000 (2/1/2004)	Tanah yang dikurniakan ini tidak boleh dijual, dipejak, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini tanpa kebenaran Penguasa Negeri.
4	EFB	PTD 8605, HSM 4381 & PTD 8606, HSM 4382 Mukim of Sri Gading, District of Batu Pahat, Johor Address No. 9 and 10, Jalan Bina 7, Taman Parit Raja, 86400 Parit Raja, Batu Pahat, Johor	2 units of single-storey terrace house (8 years)	Building (Residential) / EFB employees' residence	143,066 sq. m. (1,540.0 sq. ft.) x 2 units Total gross floor area: 89.1 sq. m x 2 units	Freehold	Nil	16/02/1996	RM132,451	RM160,000 (2/1/2004)	Tanah yang terkandung didalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara tanpa persetujuan Penguasa Negeri.
5	EFB	PTD 7183, HS (D) 19744 Mukim of Sri Gading, District of Batu Pahat, Johor Address No. 7, Jalan Padi Siam, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor (Property was purchased by EFSB vide SPA dated 30/06/2003 for a total consideration of RM800,000)	Single-storey detached factory incorporating a mezzanine floor (8 years)	Industrial / warehouse (timber product factory cum storage area)	2,023,362 sq. m. (21,780 sq. ft.) Total gross floor area: 1,207.8 sq. m	60 years expiring on 31/07/2045	Nil	27/03/1996^^	RM782,222	RM660,000 (2/1/2004)	Tanah yang dikurniakan ini tidak boleh dipindahmilik, dipajakkan atau dilepaskan dengan apa cara sekalipun melainkan dengan kebenaran Pihak Yang Berkuasa Negeri. Tuannya tanah dibenarkan menggadai/mencagar tanahnya sekati sahaja kepada Kerajaan atau Badan-Badan Berkanun atau mana-mana bank yang berdaftar di Malaysia atau mana-mana sumber kewangan yang bergabung dengan bank-bank tersebut. Tuan tanah apabila hendak menggadai atau

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Registered No. Proprietor	Lot No. Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use And Description/ Existing Use	Land Area/Built-up Area	Tenure (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (if any)
6 DTI	PTD 128155, HS(D) 259702 Mukim of Plentong, District of Johor Bahru, Johor Address PLO 443, Jalan Keluli 9, Zone 12, Pasir Gudang Industrial Area, 81700 Pasir Gudang, Johor (Property was purchased by DTI vide SPA dated 6/03/2000 for a total consideration of RM2,600,000)	Single-storey detached factory incorporating a mezzanine floor and other ancillary buildings incl. a guard house, TNB sub-station, boiler and pump room. (8 years)	Industrial / office / production area	0.7082 hectare (1.7500 acres) Total gross floor area: 1,998.8 sq. m	Leasehold 60 years expiring on 20/04/2057	Bumiputra-Commerce Bank Berhad vide Pres. No. 87629/2000, Vol No. 4947, Fol No. 76 dated 23 December 2000	26/08/1996	RM2,616,401	RM2,400,000 (2/1/2004)	Tanah yang dikurmiakan ini tidak boleh dijual, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.
7 DTI	Lot No. 51639, PN6671 Lot No. 51640, PN6672 Mukim of Plentong, District of Johor Bahru, Johor Address Lot 9 & Lot 10, Jalan Gangsa Dua, Pasir Gudang Industrial Area, 81700 Pasir Gudang, Johor	2 units of single-storey Semi-detached factory (28 years)	Industrial / timber product factory	3,081.0 sq. m (33,163.6 sq. ft.) each Total: 6,162.0 sq. m (66,327.2 sq ft) Lot No 51639 Total gross floor area: 1,091.6 sq.m Lot No 51640 Total gross floor area: 1,788.4 sq.m	Leasehold 60 years expiring on 29/08/2035	Bank of Commerce Berhad vide Pres. No. 15275/1989, Vol. No. 1857, Fol. No. 45 dated 22/05/1989 Pres. No. 33757/1990, Vol. No. 2119, Fol. No. 6 dated 18/08/1990 Pres. No. 61857/1991, Vol. No. 2455, Fol. No. 44 dated 17/12/1991	Original building - 09/12/1976***	RM765,439	RM1,800,000 (2/1/2004)	Tanah yang dikurmiakan ini tidak boleh dijual, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan surat menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran Pihak Berkuasa Negeri.

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No.	Registered Proprietor	Lot No./ Title No./ and Address	Type of Property And Approximate Age of Building	Category of Land Use And Description/ Existing Use	Land Area/Built-up Area	Tenure (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (if any)
8	Perbadanan Johor*	Lot No. 65369, PN 9578/M1/3/47, PN 9578/M1/3/39, PN 9578/M1/3/46, PN 9578/M1/3/45, PN 9578/M1/3/44, PN 9578/M1/3/43, PN 9578/M1/3/42 Mukim of Plentong, District of Johor Bahru, Johor Address Unit No. 03-35, Unit No. 03-36, Unit No. 03-37, Unit No. 03-39, Unit No. 03-41, Unit No. 03-43 & Unit No. 03-45, Third Floor, Block 8, Taman Mawar, 81700 Pasir Gudang, Johor	7 units of low-medium cost flat (15 years)	Residential / workers' hostel	Total gross floor area: 689.0 sq. ft x 7 units	99 years expiring on 22/02/2087	Nil	28/06/1988	RM297,449	RM280,000 (2/01/2004)	Tuan punya tanah tidak dibenarkan menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan Pasir Gudang. Hakmilik tanah ini apabila dipecahkan kepada Hakmilik Strata, pecahan Hakmilik Strata tersebut apabila sabaja bertukar Hakmilik kepada seorang Bumiputra /Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak, digadai atau dipindahmilik dengan apa cara sekalipun kepada orang yang Bukan Bumiputera tanpa persetujuan Pengusa Negeri. Pecahan Hakmilik Strata daripada hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara tanpa persetujuan Pihak Berkuasa Negeri.
9	EDP	Lot 51613, PN 6656 (Previously PTD 90024, HS(D) 162773) Mukim of Plentong, District of Johor Bahru, Johor Address: PLO 416, Jalan Suasa, Pasir Gudang Industrial Area, 81700 Pasir Gudang, Johor.	Single-storey detached factory with 2-storey office, guard house, canteen & log pond. (13 years)	Industrial / timber product factory	2.0185 hectares (4.9878 acres) Total gross floor area: 12,199 sq.m	Leasehold 60 years expiring 20/5/2050	RHB Bank vide Pres. No. 58791/2000, Vol. No. 4831, Fol. No. 35 dated 18/9/2000. Bank of Commerce Berhad vide Pres. No. 40736/1990, Vol. No. 2146, Fol.	Original building - 13/12/1991 Extension - In process	RM5,894,105	RM9,000,000 (2/1/2004)	Tanah yang dikumiakan ini tidak boleh dijual, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran Pihak Berkuasa Negeri.

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No.	Registered Proprietor	Lot No., Title No./ and Address	Type of Property and Approximate Age of Building	Category of Land Use And Description/ Existing Use	Land Area/Built-up/Leisure Area (Yards)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (if any)
10	Ng Lan Kiang@Ng Swee Chin# Kau Chee Hing#	PTD 64788, HS(D)69683 TD 64789 HS(D) 69684 Mukim of Plentong District of Johor Bahru Johor Address No: 13 & 15, Jalan 10/9, Perjiran 10, Taman Air Bru, 81700 Pasir Gudang, Johor	2 units of double-storey terrace house (19 years)	Building (Residential) / workers' hostel	143.06 sq. m. (1,540 sq. ft.) x 2 units Total gross floor area: 155.2 sq. m x 2 units	No. 32, dated 29/9/1990 Pres. No. 40737/1990, Vol. No. 2146, Fol. No. 33, dated 29/9/1990. Pres. No. 15939/1991, Vol. No. 2275, Fol. No. 61 dated 10/4/1991 PTD 64788 RHB Bank Berhad vide Pres. No. 93933/1997, Vol. No. 4181, Fol. No. 49 dated 17/12/1997. PTD 64789 RHB Bank Berhad vide Pres. No. 1332/1998, Vol. No. 4196, Fol. No. 10 dated 7/01/1998.	06/02/1985	RM261,932	RM190,000 (2/1/2004)	Tanah yang terkandung didalam hakmilik ini apabila sabaja bertukar miliknya kepada seorang Bumiputra maka tidak boleh terkemudian daripada itu dijual, dipajak ataupun dipindahmilik dengan apa cara sekalipun kepada orang yang bukan Bumiputra tanpa persetujuan Penguasa Negeri. Tuan tanah (selepas Syarikat Pembinaan Johor Berhad) hanya dibenarkan mengagadai/ mencagar tanahnya sekali sabaja kepada kerajaan atan badan-badan berkanun atau mana-mana bank yang berdaftar di Malaysia atau sumber-sumber kewangan yang bergabung dengan bank-bank tersebut dan juga kepada MBSE. Tuan tanah apabila hendak mengagadaikan ataupun mencagarkan tanahnya bagi kali yang kedua dan berikutnya hendaklah terlebih dahulu mendapat kebenaran Penguasa Negeri.

9. LANDED PROPERTIES (Cont'd)

Registered No. Proprietor	Lot No. Title No. and Address	Type of Property And Approximate Age of Building	Category of Land Use and Description/ Existing Use	Land Area/Building Area	Freehold (years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) And Date of Valuation	Restriction of Interest (if any)
11 ATP	PLO 202, Mukim of Pogoh, District of Segamat, Johor Address PLO 202, Segamat II Industrial Area, 85000 Segamat, Johor	1 unit of factory building with office & guard house (6 months to 1 year)	Industrial / timber related factory	4.874 hectares (12.043 acres) Total gross floor area: 9,504.0 sq. m	Freehold	Nil	In process	RM10,397,026	RM10,500,000 (2/1/2004)	The Land Title cannot be transferred unless the building(s) have been constructed in accordance to the plans approved by the relevant authorities.
12 ^a SFC	Lot No 4, Title No 152116 Address 417/112-113, STA Industrial Park, Moo 1, Kanjavanitch Road, Sub-District Pathong, District of Haatyai, 90230 Songkhla, Thailand	Industrial Development Land, a single-storey detached factory building with an annex with a single-storey office building (Block A) and three single-storey detached factory buildings (Block B, C and D) (13 years - for single-storey detached factory buildings)	Not stated / office administration, production area and warehouse	4.6907 hectares (11.5909 acres) Total gross floor area: 11,404.68 sq. m	Freehold	Charged to the Nakorn Luang Thai Bank Public Co. Ltd. dated on 27 February 2004	31/12/1991	RM8,088,057	RM11,250,000 ^a (27/5/2004)	Nil
SFC	Lot No 5, Title No 152117 Address 417/112-113, STA Industrial Park, Moo 1, Kanjavanitch Road, Sub-District Pathong, District of Haatyai, 90230 Songkhla, Thailand	Industrial Development Land, a single-storey detached factory building with an annex with a single-storey office building (Block A) and three single-storey detached factory buildings (Block B, C and D). The estimated stages of	Not stated / office administration, production area and warehouse	4.5357 hectares (11.2079 acres)	Freehold	Charged to the Nakorn Luang Thai Bank Public Co. Ltd. dated on 27 February 2004	31/12/1991 (Block A)	RM715,020	RM8,070,000 ^a (27/5/2004)	Nil

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SFC		Lot No 6, Title No 152118 Address 417/112-113, STA Industrial Park, Moo 1, Kanjavanich Road, Sub- District Pathong, District of Haayai, 90230 Songkhla, Thailand	completion for properties under construction are as follows: - Block B (80%) - Block C (60%) - Block D (Nil)	Not stated / log yard area	0.3410 hectares (0.8426 acres)	Freehold	Charged to the Nakorn Luang Thai Bank Public Co. Ltd. dated on 27 February 2004	Nil	RM155,428	RM270,000 [®] (27/5/2004)	Nil
SFC		Lot No 7, Title No 152119 Address 417/112-113, STA Industrial Park, Moo 1, Kanjavanich Road, Sub- District Pathong, District of Haayai, 90230 Songkhla, Thailand	Vacant Industrial Development Land with concrete driveway	Not stated / log yard area	1.7088 hectares (4.2225 acres)	Freehold	Charged to the Nakorn Luang Thai Bank Public Co. Ltd. dated on 27 February 2004	Nil	RM722,018	RM1,190,000 [®] (27/5/2004)	Nil
SFC		Lot No 8, Title No 152120 Address 417/112-113, STA Industrial Park, Moo 1, Kanjavanich Road, Sub- District Pathong, District of Haayai, 90230 Songkhla, Thailand	Vacant Industrial Development Land with concrete driveway	Not stated / log yard area	3.1243 hectares (7.7203 acres)	Freehold	Charged to the Nakorn Luang Thai Bank Public Co. Ltd. dated on 27 February 2004	Nil	RM580,359	RM2,180,000 [®] (27/5/2004)	Nil

9. LANDED PROPERTIES (Cont'd)

Registered No.	Lot No., Title No./ and Address	Type of Property and Approximate Age of Building	Category of Land Use and Description/Existing Use	Land Area/Built-up Area	Feature (Years)	Encumbrances	Date of Issuance of Certificate of Fitness ("CF")	Net Book Value as at 31 October 2004 (RM)	Market Value (RM) and Date of Valuation	Restriction of Interest (if any)
SFC	Lot No 9, Title No 152121 Address 417/112-113, STA Industrial Park, Moo 1, Kanjavanich Road, Sub- District Pathong, District of Haayai, 90230 Songkhla, Thailand	Vacant Industrial Land Development Land with concrete driveway	Not stated / log yard area	3.7370 hectares (9.2343 acres)	Freehold	Charged to the Nakorn Luang Thai Bank Public Co. Ltd. dated on 27 February 2004	Nil	1,059,213	RM2,210,000 ⁽⁶⁾ (27/5/2004)	Nil

Notes:

1. The revaluation surplus/deficit will not be incorporated in the books
2. The above valuations do not require the approval of the SC.

* EFB is currently awaiting for the issuance of strata titles of the properties.

The previous registered owners are holding the properties in trust for EFB.

Four (4) contiguous parcels of industrial land valued under a valuation report with Reference No. V03/JH/SC/E96-99002480-2483/MPA

At the time of inspection, Block A, B & C is an adjoining block. The buildings are connected by a metal structure and covered with metal deck roofing to accommodate a covered passage area (working area). The total gross ancillary floor area for this area is approximately 773.0 square metres (8,320.0 square feet).

The front and rear portion of Block B and front portion of Block C is covered by metal deck roofing. The covered area is approximately 529.5 square metres (5,700.0 square feet).

The subject property was purchased on the secondary market. As such, the purchaser (EFB) was unable to furnish the Approved Building Floor Plan for PTD 10321 (PLO 3) & PTD 5844 (PLO 4) except for Lot No PTD 7205 (PLO 6). The purchaser has submitted a new building plan to the local authority for approval and the application is still in process.

Six (6) contiguous parcels of industrial land valued under a valuation report with Reference No. V03/JH/SC/E89002473-2478/ZL

At the time of inspection, there is an extension (covered with metal deck roofing to accommodate a covered passage area) between buildings on Lot No PTD 10331 (PLO 17), PTD 11229 (PLO 27), PTD 11600 (PLO 28), PTD 10628 (PLO 18) and PTD 11215 (PLO 14) which belongs to the same owner (Evergreen Fibreboard Sdn Bhd). Enquiries at the Majlis Perbandaran Batu Pahat revealed that the extension area was built without approval from the relevant authority. However, EFB has prepared the building plans for submission to the relevant authority to obtain the necessary approval(s). Therefore, for the purpose of this valuation no value is accorded to the covered area.

9. LANDED PROPERTIES (Cont'd)

The owner has submitted an application to the relevant authority for the amalgamation of Lot No PTD 11600, PTD 10628, PTD 11215 and PTD 10545 on 28 March 2002. However the application is still pending approval. Upon obtaining the approval for the amalgamation, EFB will then submit the revised building plan to the relevant authority to ratify the unapproved extension as mentioned above.

Six (6) contiguous parcels of land valued under a valuation report with Reference No, V04/JH/SC/ES2001450/MS

^ Supporting letter from Jabatan Bomba & Penyelamat, Negeri Johor dated 10 July 2003 has been submitted to Majlis Perbandaran Batu Pahat

^^ Some extension works have been done to the roofing at the side portion of the factory to accommodate a new coverage area and metal rack in the building. The purchaser has prepared new building plans for subsequent submission to the local authority to obtain the relevant approval.

^^^ Some extension works has been done to the roofing at the side portion of the factory and the extension works were not included in the approval plan and no submission to the local authority was done subsequently for such approval. However, EFB has submitted the building plans to the relevant authority and currently pending approval. As such, the extension works to the side portion of the factory is excluded in the consideration of value.

@ Total market value is RM25,170,000, say RM25,000,000, based on exchange rate as at 27 May 2004 of RMI.00: Thai Baht 0.096).

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9. LANDED PROPERTIES (Cont'd)**9.2 Acquisition of Landed Properties During the Past Two (2) Years**

	Description	Acquired by	Date of Agreement	Purchase Price RM
(i)	Property located along Jalan Padi Kedah, Parit Raja Industrial Area consisting of single-storey warehouse with guard house and concrete treatment pond, 3 blocks of single-storey warehouse with annex double-storey office building and vacant industrial land	EFB	24/07/2003	5,000,000
(ii)	Single-storey factory incorporating a mezzanine floor	EFB	30/06/2003	800,000
(iii)	Properties located at Lot No 18 (SMC 1) & 19 (SMC 2), within the STA Industrial Park, MOO1 Kanjanavanich Road, Tambon Patong, Amphoe Haadyai, Songkla Province, Kingdom of Thailand where the factory premises and building of SFC is sited	SFC	26/02/2004	Thai Baht 42,895,400

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9. LANDED PROPERTIES (Cont'd)

9.3 Valuation Certificate
(Prepared for inclusion in this Prospectus)



The Board of Directors
EVERGREEN FIBREBOARD BERHAD
PLO 22, Parit Raja Industrial Area,
86400 Parit Raja,
Batu Pahat,
Johor Darul Ta'zim.

2 February 2005

COLLIERS JORDAN LEE & JAAFAR (JH) SDN. BHD.
(136779-K)

Suite 326, 3rd Floor,
PanGlobal Plaza,
Jalan Wong Ah Fook,
80000 Johor Bahru,
Johor Darul Takzim,
MALAYSIA.
Tel No. 607 - 223 2299
Fax No. 607 - 224 5899
E-mail : johor@colliers.com.my
Website : www.colliers.com.my

Dear Sirs,

RE : VALUATION OF PROPERTIES BELONGING TO THE EVERGREEN FIBREBOARD BERHAD

This letter has been prepared for inclusion in the Prospectus of Evergreen Fibreboard Berhad ("EFB") dated 15 February 2005 in relation to its Public Issue of 93,660,000 new ordinary shares of RM0.25 each in EFB ("New EFB Share(s)") at an issue price of RM1.14 per New EFB Share payable in full on application comprising:-

- 24,000,000 New EFB Shares at an issue price of RM1.14 per New EFB Share available for application by the Malaysian Public;
- 6,000,000 New EFB Shares at an issue price of RM1.14 per New EFB Share available for subscription by eligible directors and employees of EFB, its subsidiaries and associated company;
- 10,660,000 New EFB Shares each at an issue price of RM1.14 per New EFB Share by way of placement to placees identified by the placement agent; and
- 53,000,000 New EFB Shares each at an issue price of RM1.14 per New EFB Share by way of placement to Bumiputera parties approved by the Ministry of International Trade and Industry ("MITI")

and Offer for Sale of 113,000,000 ordinary shares of RM0.25 each in EFB ("EFB Share(s)") at an offer price of RM1.14 per ordinary share payable in full on application comprising:-

- 41,500,000 EFB Shares at an offer price of RM1.14 per EFB Share by way of placement to placees identified by the placement agent; and
- 71,500,000 EFB Shares at an offer price of RM1.14 per EFB Share by way of placement to Bumiputera investors approved by MITI

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

Managing Director **JORDAN LEE**, KMN, Fism, Frics, Apeps, Irsv, Msiv, Scv Chairman **JAAFAR ISMAIL**, Fism, Fncs, Directors **CHIN KIM CHOY**, Mism, Dip Est. Mgmt (U.K.)

THOO SING CHOON, Fava, Irsv, Aci, Arb, Fpcas, Areaav **P. TANGGA PERAGASAM**, Mism, Frics **CHIN LAI SITT**, Fcs (M), Frics, Irsv, LLB (Hons) **THNG KIM KOK**, Mism, Frics

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

Other Offices :
 Selangor : 31, Jalan Kapar, 41400 Klang, Selangor Darul Ehsan. Tel : 03-33420880 (3 lines) Fax : 03-33417888
 N. Sembilan : 9A, Kompleks Negeri, Jalan Dr. Krishnan, 70000 Seremban, Negeri Sembilan Darul Khusus, Malaysia. Tel : 06-7638890 & 7638990 Fax : 06-7637936
 Perak : Room 3, 2nd Floor, Labrooy House, Jalan Dato Sagor, 30000 Ipoh, Perak Darul Ridzuan. Tel : 05-2414826 (3 lines) Fax No : 05-2556363
 Pahang : 17, Jalan Gambut 2, 25000 Kuantan, Pahang Darul Makmur. Tel : 09-5555588 Fax No : 09-5142146
 Melaka : 669 & 669A, Taman Melaka Raya, 75000 Melaka. Tel : 06-2835522 (3 lines) Fax No : 06-2837635
 Penang : Lot 2 01, 2nd Floor, Southern Bank Building, Lebuh Pantai, 10300 Pulau Pinang. Tel : 04-2637749 & 2637750 Fax No : 04-2637644
 Kuching : Lot 216 (2/F), Jalan Haji Taha, 93400 Kuching, Sarawak. Tel : 082-419200 & 419222 Fax No : 082-429315

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Other Colliers Offices : Australia, China, Hong Kong, India, Indonesia, Japan, New Zealand, Philippines, Singapore, Taiwan, Thailand, Vietnam, Austria, Belgium, Czech Republic, France, Germany, Greece, Hungary, Italy, Netherlands, Poland, Portugal, Republic of Ireland, Russia, Scotland, Slovenia, South Africa, Spain, Turkey, United Kingdom, The Americas Argentina, Canada, Mexico, Venezuela and United States Of America.

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

We have been instructed by EFB to value the properties as set out in the ensuing pages ("Subject Properties") and we have assessed the Market Value of the following properties based on Comparison, Cost and Income Approach Methods.

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

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

a) Comparison Method

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

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

b) Cost Method

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

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

c) Income Approach

Under the Income Approach, the annual rental income presently received or expected to command over the period of time relating to the lease of the property is estimated and deducting therefrom the expenses or outgoings incidental to ownership of the property to obtain the Net Annual Rental Value. This Net Annual Income is then capitalized by an appropriate Capitalisation Rate or Years Purchase figure to adjust the income into the present capital value of the property. The relevant Capitalisation Rate is chosen based on the Investment Rate of Return to be expected from the type of property concerned taking into consideration factors such as risk, capital appreciation, security of income, ease of sale and management of the property.

The inspections of the properties, which cover both external and internal inspections of the buildings and the lands were carried out on 2 January 2004. The date of valuation was taken as 2 January 2004. As for properties in STA Industrial Park, Haatyai, Songkhla, Thailand, the inspections were carried out on 27 May 2004. The date of valuation was taken as 27 May 2004.

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE & JAAFAR

The Valuation Reports dated 2 January 2004 and 27 May 2004 have been prepared based on the "Guidelines on Asset Valuation" issued by the Securities Commission and Malaysia Valuation Standards prescribed by the Board of Valuers, Appraisals and Estate Agents. We have relied upon the information provided to us by the client such as approved building layout plans to arrive at the Market Value of the properties.

We hereby certify that in our opinion the Market Value of the Subject Properties are as set out in the following pages.

Yours faithfully,

COLLIERS,

JORDAN LEE & JAAFAR (JH) SDN BHD (Co. No. 136779-K)



CHIN KIM CHOY
Registered Valuer (V-288)
Executive Director

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
EVERGREEN FIBREBOARD SDN BHD	<p>Ref. No. V03/JH/SC/ E89002473-2478/ZL</p> <p>1. Title No HS(D) 27436, Lot No PTD 10331 2. Title No HS(D) 32362, Lot No PTD 11229 3. Title No HS(D) 37267, Lot No PTD 11600 4. Title No HS(D) 30018, Lot No PTD 10628 5. Title No HS(D) 32156, Lot No PTD 11215 6. Title No HS(D) 29660, Lot No PTD 10545</p> <p>All in Mukim of Sri Gading District of Batu Pahat Johor Darul Ta'zim</p> <p><u>Tenure</u> -</p> <p>1. Lot No PTD 10331 - Leasehold Interest for 60 years expiring on 1 April, 2051. 2. Lot No PTD 11229 - Leasehold Interest for 60 years expiring on 21 March, 2055. 3. Lot No PTD 11600 - Leasehold Interest for 60 years expiring on 13 June, 2056. 4. Lot No PTD 10628 - Leasehold Interest for 60 years expiring on 2 November, 2053. 5. Lot No PTD 11215 - Leasehold Interest for 60 years expiring on 6 January, 2055. 6. Lot No PTD 10545 - Leasehold Interest for 60 years expiring on 8 September, 2053.</p> <p><u>Restriction in Interest</u> - For Lot No PTD 10331 - Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran Pihak Berkuasa / Penguasa Negeri.</p>	<p>The Subject Property bears a postal address of PLO 22, Parit Raja Industrial Area, 86400, Parit Raja, Batu Pahat, Johor Darul Ta'zim.</p> <p><u>Site</u> -</p> <p>The site comprises six (6) contiguous parcels of leasehold industrial land.</p> <p>All the said parcels have a total provisional land area of approximately 7.8516 hectares (19.4018 acres).</p> <p><u>Buildings</u> -</p> <p>The gross floor area of each building is as follows :-</p> <p>1. PTD 10331 (PLO 17) a) Three-storey office block - 2,851.17 square metres (30,690.00 square feet). b) Double-storey office and an annex with three (3) adjoining units of single-storey factory block known as Block A, Block B and Block C - 3,638.05 square metres (39,160.00 square feet).</p> <p>2. PTD 11229 (PLO 27) a) Double-storey office block - 706.05 square metres (7,600.00 square feet).</p> <p><u>Note</u> : This property was purchased through Pengurusan Danaharta Nasional Berhad in year 2000, which was then 80% complete. Evergreen has completed and refurbished the building in year 2002. The application for issuance of CFO is still pending approval.</p> <p>b) Single-storey factory block - 2,155.33 square metres (23,200.00 square feet).</p> <p>3. PTD 11600 (PLO 28) a) Single-storey factory cum warehouse block - 7,024.80 square metres (75,615.00 square feet).</p>	27,330,000/-	<p>1) Combination of Comparison and Cost Method</p> <p>2) Income Approach</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
EVERGREEN FIBREBOARD SDN BHD	<p>Ref. No. V03/JH/SC/ E89002473-2478/ZL (Cont'd)</p> <p><u>Encumbrances</u> – Lot No PTD 10545 – Currently charged to the following :-</p> <p>a) DCB Bank Berhad vide Pres. No. 6447/1996, Vol. No. 3511, Fol. No. 9 dated 29 January 1996.</p> <p>b) RHB Bank Berhad vide Pres. No. 65124/1999, Vol. No. 4595, Fol. No. 47 dated 28 December 1999.</p> <p>c) Citibank Berhad vide Pres. No. 2744/2000, Vol. No. 4609, Fol. No. 62 dated 20 January 2000.</p> <p>Six (6) contiguous parcels of leasehold industrial land and the existing use can be described as follows :</p> <p>1. PTD 10331 - main office administration, production area and warehouse.</p> <p>2. PTD 11229 - production area, canteen / training room and warehouse.</p> <p>3. PTD 11600 - warehouse</p> <p>4. PTD 10628 - warehouse</p> <p>5. PTD 11215 - production and concrete log pond</p> <p>6. PTD 10545 - office administration, production area and warehouse</p>	<p><u>Building (Cont'd)</u> –</p> <p>4. PTD 10628 (PLO 18)</p> <p>a) Single-storey warehouse block – 11,588.62 square metres (124,740.00 square feet).</p> <p>5. PTD 11215 (PLO 14)</p> <p>a) Single-storey factory block – 8,361.27 square metres (90,000.00 square feet).</p> <p>6. PTD 10545 (PLO 22)</p> <p>a) Single-storey factory/refinery /switch room/workshop (Block 1) – 3,140.66 square metres (33,806.17 square feet).</p> <p>b) Single-storey factory cum warehouse (Block 2) – 3,344.48 square metres (36,000.00 square feet).</p> <p>c) Double-storey production office – 717.92 square metres (7,727.70 square feet).</p> <p>d) Open shed building – 2,898.55 square metres (31,200.00 square feet).</p> <p>e) Boiler room – 246.84 square metres (2,657.00 square feet).</p> <p>2 TNB sub-stations – 112.83 square metres (1,214.55 square feet) for the old station and 122.00 square metres (1,313.20 square feet) for the new station.</p> <p>Refiner house (New) – 206.12 square metres (2,218.68 square feet).</p> <p>Pump house – 11.14 square metres (120.00 square feet).</p>		

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
EVERGREEN FIBREBOARD SDN BHD	Ref. No. V03/JH/SC/ E89002473-2478/ZL (Cont'd)	<p><u>Building (Cont'd) -</u></p> <p><u>Note :</u></p> <p>At the time of inspection, we noted that there is an extension (covered with metal deck roofing to accommodate a covered passage area) between the buildings on Lot No PTD 10331 (PLO 17), PTD 11229 (PLO 27), PTD 11600 (PLO 28), PTD 10628 (PLO 18) and PTD 11215 (PLO 14) which belongs to the same owner (Evergreen Fibreboard Sdn Bhd). Our enquiries at the Majlis Perbandaran Batu Pahat revealed that the extension area was built without approval from the relevant authority. However, EFB has prepared the building plans for submission to the relevant authority to obtain the necessary approval(s). Therefore, for the purpose of this valuation no value is accorded to the covered area.</p> <p>The owner has submitted an application to the relevant authority for the amalgamation of Lot No PTD 11600, PTD 10628, PTD 11215 and PTD 10545 on 28 March 2002. However the application is still pending approval.</p> <p>Upon obtaining the approval for the amalgamation of Lot No PTD 11600, PTD 10628, PTD 11215 and PTD 10545, EFB will then submit the revised building plan to the relevant authority to ratify the unapproved extension as mentioned above.</p>		

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
EVERGREEN FIBREBOARD SDN BHD	<p>Ref. No. V03/JH/SC/ E95002479/ZL</p> <p>Title No HSM 4381, Lot No PTD 8605 and Title No HSM 4382, Lot No PTD 8606</p> <p>All in Mukim of Sri Gading District of Batu Pahat Johor Darul Ta'zim</p> <p><u>Tenure</u> – Grant in perpetuity</p> <p><u>Restriction in Interest</u> Tanah yang terkandung didalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara tanpa persetujuan Penguasa Negeri.</p> <p><u>Encumbrances</u> – Nil</p> <p>Two (2) adjoining units of single-storey terrace house (intermediate unit) being used as EFB's employees' residence.</p>	<p>The Subject Property is identified as No 9 and 10, Jalan Bina 7, Taman Parit Raja, 86400 Parit Raja, Batu Pahat, Johor Darul Ta'zim.</p> <p><u>Site</u> –</p> <p>The site comprises two (2) adjoining residential terrace plots, with each having a provisional land area of approximately 143.06 square metres (about 1,540.00 square feet).</p> <p><u>Building</u> –</p> <p>The gross floor area of each building is approximately 89.1 square metres (960.0 square feet).</p>	160,000/-	<p>1) Comparison Method</p> <p>2) Cost Method</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
<p>Current Registered Proprietor: EVERGREEN FIBREBOARD SDN BHD</p> <p><u>Note:</u></p> <p>[As per Valuation Report dated 2 January 2004: Longtai Industrial Sdn Bhd (For Lot No PTD 10321, PTD 7203 and PTD 5844)</p> <p>Jin Guo Industries Sdn Bhd (For Lot No PTD 7205)</p> <p>We noted that the Subject Property was purchased by KANG HAI ESTATE SDN BHD from Pengurusan Danaharta Nasional Berhad on 29 October 2002 but the title deeds have yet to be endorsed by the land office.</p> <p>Subsequently, the Subject Property was then purchased by EVERGREEN FIBREBOARD SDN BHD vide a Sale & Purchase Agreement dated 24 July 2003.]</p>	<p>Ref. No. V03/JH/SC/ E96002480-2483/MFA</p> <ol style="list-style-type: none"> Title No HS(D) 26363, Lot No PTD 10321 Title No HS(D) 20908, Lot No PTD 7203 Title No HS(D) 21589, Lot No PTD 7205 Title No HS(D) 17718, Lot No PTD 5844 <p>All in Mukim of Sri Gading District of Batu Pahat Johor Darul Ta'zim</p> <p><u>Tenure</u> –</p> <ol style="list-style-type: none"> Lot No PTD 10321 - Leasehold interest for 60 years expiring on 10 September 2050. Lot No PTD 7203 - Leasehold interest for 60 years expiring on 11 July 2046. Lot No PTD 7205 - Leasehold interest for 60 years expiring on 3 September 2047. Lot No PTD 5844 - Leasehold interest for 60 years expiring on 26 February 2043. <p><u>Restriction In Interest</u> For Lot No PTD 10321 - Tanah yang dikumiakan ini tidak boleh dijual, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran Pihak Berkuasa Negeri.</p> <p>For Lot No PTD 7203 –</p> <ol style="list-style-type: none"> Tanah yang dikumiakan ini tidak boleh dipindahmilik, dicagar, dipajak atau dilepaskan dengan apa cara sekalipun melainkan dengan kebenaran Pihak Yang Berkuasa Negeri. 	<p>The Subject Property is located along Jalan Padi Kedah, in Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor Darul Ta'zim.</p> <p><u>Site</u> –</p> <p>The site comprises four (4) contiguous parcels of leasehold industrial land.</p> <p>All the said parcels have a total provisional land area of approximately 4.986 acres or about 20,177.7 square metres (217,190.2 square feet).</p> <p><u>Building</u> –</p> <p>The gross floor area of each building is as follows :-</p> <ol style="list-style-type: none"> PTD 10321 (PLO 3) <ol style="list-style-type: none"> Single-storey warehouse building (Block D) – 975.4 square metres (6,000.00 square feet). Single-storey guard house – 41.8 square metres (450.0 square feet). Concrete treatment pond – 60 feet x 200 feet. No value is accorded to this structure. PTD 7205 (PLO 6) <ol style="list-style-type: none"> Single-storey warehouse with an annex double-storey office building (Block A) – 1,189.2 square metres (12,800.00 square feet). Single-storey store – 278.7 square metres (3,000.0 square feet). Open shed - This building is considered as a temporary structure and no value is accorded to this structure. 	<p>3,500,000/-</p>	<ol style="list-style-type: none"> Combination of Comparison and Cost Method Income Approach

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
	<p>Ref. No. V03/JH/SC/ E96002480-2483/MFA (Cont'd)</p> <p><u>Restriction In Interest (Cont'd)</u> For Lot No PTD 7203 (Cont'd) – ii) Tuan tanah dibenarkan menggadaikan/ mencagar tanahnya sekali sahaja kepada Kerajaan atau Badan-Badan Berkanun atau mana-mana bank yang berdaftar di Malaysia atau sumber-sumber kewangan yang bergabung dengan Bank-Bank tersebut termasuk MBSB. Tuan tanah apabila menggadaikan atau mencagarkan tanahnya bagi kali kedua dan berikutnya hendaklah terlebih dahulu mendapat kebenaran Penguasa Negeri.</p> <p>For Lot No PTD 7205 – i) Tanah yang dikumiakan ini tidak boleh dijual, dipajak, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini tanpa persetujuan Pihak Berkuasa Negeri.</p> <p>ii) Tuan tanah hanya dibenarkan menggadaikan/mencagar tanahnya sekali sahaja kepada Kerajaan atau Badan-Badan Berkanun atau mana-mana bank yang berdaftar di Malaysia atau syarikat kewangan yang berdaftar di Malaysia. Tuan tanah apabila hendak menggadaikan atau mencagarkan tanahnya bagi kali yang kedua dan berikutnya hendaklah terlebih dahulu mendapat kebenaran Pihak Berkuasa Negeri.</p> <p>For Lot No PTD 5844 - Tanah yang dikumiakan ini tidak boleh dijual, digadai, dicagar, dipajak atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini tanpa kebenaran Pihak Berkuasa Negeri.</p>	<p><u>Building (Cont'd) –</u></p> <p>3. PTD 5844 (PLO 4) a) Two (2) units of single-storey warehouse with an annex double-storey office buildings (Block B & C): - Block B – 1,019.3 square metres (10,972.0 square feet). - Block C – 1,300.6 square metres (14,000.0 square feet).</p> <p><u>Notes :</u> At the time of inspection, we noted that Block A, B & C is an adjoining block. The buildings are connected by a metal structure and covered with metal deck roofing to accommodate a covered passage area (working area). The total gross ancillary floor area for this area is approximately <u>773.0 square metres (8,320.0 square feet)</u>.</p> <p>The front and rear portion of Block B and front portion of Block C is covered by metal deck roofing. The covered area is approximately <u>529.5 square metres (5,700.0 square feet)</u>.</p> <p><u>Notes :</u> The Subject Property was purchased on the secondary market. As such, the purchaser (Evergreen Fibreboard Sdn Bhd) was unable to furnish us with the approved building floor plans for PTD 10321 (PLO 3) & PTD 5844 (PLO 4). We understand that the purchaser is preparing new building plans for subsequent submission to the local authority to obtain the relevant approval.</p>		

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
	<p>Ref. No. V03/JH/SC/ E96002480-2483/MFA (Cont'd)</p> <p><u>Current Encumbrances - Nil</u></p> <p><u>Note :</u></p> <p><u>[Encumbrances as per Valuation Report dated 2 January 2004 -</u> The charge vested to Pengurusan Danaharta Nasional Berhad is as follows: -</p> <p>1) For Lot No PTD 10321, PTD 7203 and PTD 5844 - From Longtai Industrial Sdn Bhd, vide Pres. No. 23141/1997, Vol. No. 3906, Fol. No. 84 dated 4/4/1997</p> <p>2) For Lot No PTD 7205 - From Jin Guo Industries Sdn Bhd, vide Pres. No. 23140/1997, Vol. No. 3906, Fol. No. 83 dated 4/4/1997.]</p> <p>Four (4) contiguous parcels of leasehold industrial land and the existing use can be described as follows :</p> <p>1. PTD 10321 - single-storey warehouse being used as warehouse / storage area while the guard house being use as a site office and rest room by the tenant, MISC. Concrete treatment pond is currently not being used and no value is accorded to this structure.</p> <p>2. PTD 7203 - currently leased to MISC Haulage Services Sdn Bhd for the purpose of container storage area.</p> <p>3. PTD 7205 - warehouse / production area, office and storage area. There is an open shed that considered as a temporary structure and no value is accorded to this structure.</p>			

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE & JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
	<p>Ref. No. V03/JH/SC/ E96002480-2483/MFA (Cont'd)</p> <p>4. PTD 5844 – warehouse / production area. Block A, B & C is an adjoining block. The buildings are connected with metal structure and covered with metal deck roofing to accommodate a Covered Passage Area (working area). The front and rear portion of Block B and front portion of Block C has been covered by metal deck roofing.</p>			
<p>Current Registered Proprietor : EVERGREEN FIBREBOARD SDN BHD</p> <p><i>Note :</i></p> <p>[As per Valuation Report dated 2 January 2004 : Chieh Yang Electronic Sdn Bhd</p> <p>The Subject Property was purchased by EVERGREEN FIBREBOARD SDN BHD vide a Sale & Purchase Agreement dated 30 June 2003.]</p>	<p>Ref. No. V03/JH/SC/ E100002484/MFA</p> <p>Title No HS(D) 19744, Lot No PTD 7183 Mukim of Sri Gading District of Batu Pahat Johor Darul Ta'zim</p> <p><i>Tenure</i> – Leasehold interest for 60 years expiring on 31 July 2045.</p> <p><i>Restriction In Interest</i></p> <p>i) Tanah yang dikurniakan ini tidak boleh dipindahmilik, dipajakan atau dilepaskan dengan apa cara sekalipun melainkan dengan kebenaran Pihak Yang Berkuasa Negeri.</p> <p>ii) Tuanpunya tanah dibenarkan menggadaikan/ mencagar tanahnya sekali sahaja kepada Kerajaan atau Badan-Badan Berkanun atau mana-mana bank yang berdaftar di Malaysia atau mana-mana sumber kewangan yang bergabung dengan bank-bank tersebut. Tuan tanah apabila hendak menggadaikan atau mencagarkan tanahnya bagi kali kedua dan berikutnya hendaklah terlebih dahulu mendapatkan kebenaran Penguasa Negeri.</p>	<p>The Subject Property is identified as No. 7, Jalan Padi Siam, Parit Raja Industrial Area, 86400 Parit Raja, Batu Pahat, Johor Darul Ta'zim.</p> <p><i>Site</i> –</p> <p>The site comprises a parcel of leasehold industrial detached plot, with a provisional land area of approximately 2,023.4 square metres (21,780.0 square feet).</p> <p><i>Building</i> –</p> <p>The gross floor area of the building is approximately 1,207.8 square metres (13,000.0 square feet).</p> <p><i>Note :</i></p> <p>We noted some extension works have been done to the roofing at the side portion of the factory to accommodate a new covered area and metal rack in the building. We understand that the purchaser has prepared new building plans for subsequent submission to the local authority to obtain the relevant approval.</p>	<p>660,000/-</p>	<p>1) Combination of Comparison and Cost Method</p> <p>2) Income Approach</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
	<p>Ref. No. V03/JH/SC/ E100002484/MFA (Cont'd)</p> <p><u>Current Encumbrances - Nil</u></p> <p><u>Note :</u></p> <p><u>[Encumbrances as per Valuation Report dated 2 January 2004 -</u> The Subject Property, charged to Public Bank Berhad vide Pres No 32485/2002 dated 23 May 2002 (under Suratkuasa Wakil Jil 173, Fol 9 and Jil 179, Fol 91).</p> <p><u>Other Endorsement as per Valuation Report dated 2 January 2004 - Pres No 2540/2003 - 'Pembetulan 380 - Cukai', dated 17 November 2003.]</u></p> <p>A parcel of leasehold industrial land improved upon with single-storey detached factory incorporating a mezzanine floor being used as a warehouse (timber product cum storage area).</p>			

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
DAWA TIMBER INDUSTRIES (M) SDN. BHD.	<p>Ref. No. V03/JH/SC/ E101002485/MKK</p> <p>Title No PN 6671, Lot No 51639 and Title No PN 6672, Lot No 51640, All in Mukim of Plentong District of Johor Bahru Johor Darul Ta'zim</p> <p><u>Tenure</u> – Leasehold interest for 60 years expiring on 29 August 2035.</p> <p><u>Restriction in Interest</u> Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/ menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri</p> <p><u>Encumbrances</u> – Currently charged to Bank of Commerce Berhad vide the following:</p> <p>i) Pres No 15275/1989, Vol No 1857, Fol No 45 dated 22 May 1989</p> <p>ii) Pres No 33757/1990, Vol No 2119, Fol No 6 dated 18 August 1990</p> <p>iii) Pres No 61857/1991, Vol No 2455, Fol No 44 dated 17 December 1991</p> <p>Two (2) adjoining units of leasehold single-storey semi-detached factory being used as timber product factory.</p>	<p>The Subject Property is identified as Lot 9 (Lot No 51639) & Lot 10 (Lot No 51640), Jalan Gangsa Dua, Pasir Gudang M.I.E.L. Industrial Area, 81700 Pasir Gudang, Johor Darul Ta'zim.</p> <p><u>Site</u> –</p> <p>The site comprises two (2) adjoining units of leasehold industrial semi-detached lot, with each having a land area of 3,081.0 square metres (33,163.6 square feet).</p> <p><u>Building</u> –</p> <p>The gross floor area is as follows :</p> <p>1) Lot 9 (Lot No 51639) is approximately 1,091.6 square metres (11,750.0 square feet).</p> <p>2) Lot 10 (Lot No 51640) At the time of inspection we noted the following:</p> <p>a) The Subject Property was extended to the rear portion to accommodate a new production area. The extension works have been approved by the Johor State Economic Development Board (PKENJ) acting for Pihak Berkuasa Tempatan Pasir Gudang with File Plan. No. (PKENJ) 54/84(PG) dated 13 February 1990.</p> <p>b) We noted some extension works to the roofing at the side portion of the factory. We understand that the extension works were not included in the approval plan and no submission to the local authority was done for such approval. However, EFB has submitted building plans to the relevant authority and currently pending for approval. As such, the extension works to the side portion of the factory is excluded in the consideration of value.</p> <p>The total gross floor area is approximately 1,788.4 square metres (19,250.0 square feet).</p>	1,800,000/-	<p>1) Comparison Method (Land)</p> <p>2) Cost Method (Building)</p> <p>3) Income Approach</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE & JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
Perbadanan Johor The Subject Premises were purchased by DAWA TIMBER INDUSTRIES (M) SDN. BHD. vide a Sale & Purchase Agreement dated 2 July 1991.	<p>Ref. No. V03JH/SC/ E102002486/MKK</p> <p>Strata Title No PN 9578/M1/3/47, Strata Title No PN 9578/M1/3/39, Strata Title No PN 9578/M1/3/46, Strata Title No PN 9578/M1/3/45, Strata Title No PN 9578/M1/3/44, Strata Title No PN 9578/M1/3/43 and Strata Title No PN 9578/M1/3/42, Lot No 65369 All in Mukim of Plentong District of Johor Bahru Johor Darul Ta'zim</p> <p><u>Tenure</u> – Leasehold interest for 99 years expiring on 22 February 2087.</p> <p><u>Restriction In Interest</u></p> <p>i) Tuan punya tanah tidak dibenarkan menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan Pasir Gudang.</p> <p>ii) Hakmilik tanah ini apabila dipecahkan kepada Hakmilik Strata, pecahan Hakmilik Strata tersebut apabila sahaja bertukar Hakmilik kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak, digadai atau dipindahmilik dengan apa cara sekalipun kepada orang yang Bukan Bumiputera/ Syarikat Bukan Bumiputera tanpa persetujuan Penguasa Negeri.</p> <p>iii) Pecahan Hakmilik Strata daripada hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara tanpa persetujuan Pihak Berkuasa Negeri.</p> <p><u>Encumbrances</u> – Nil</p> <p>Seven (7) low-medium cost flat units being used as workers' hostel.</p>	<p>The Subject Premises are identified as follows:</p> <p>i) Unit No 03-35 (PN 9578/M1/3/47), ii) Unit No 03-36 (PN 9578/M1/3/39), iii) Unit No 03-37 (PN 9578/M1/3/46), iv) Unit No 03-39 (PN 9578/M1/3/45), v) Unit No 03-41 (PN 9578/M1/3/44), vi) Unit No 03-43 (PN 9578/M1/3/43) and vii) Unit No 03-45 (PN 9578/M1/3/42), all on the 3rd Floor, Block 8, Taman Mawar, 81700 Pasir Gudang, Johor Darul Ta'zim.</p> <p><u>Building</u> –</p> <p>The gross floor area of each unit is approximately 64.0 square metres (689.0 square feet).</p>	280,000/-	<p>1) Comparison Method</p> <p>2) Income Approach</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
<p>Current Registered Proprietor: DAWA TIMBER INDUSTRIES (M) SDN BHD</p> <p><i>Note:</i></p> <p>[As per Valuation Report dated 2 January 2004: Guo Wood Products Sdn. Bhd.</p> <p>The Subject Property was purchased by DAWA TIMBER INDUSTRIES (M) SDN BHD vide a Sale & Purchase Agreement dated 6 March 2000.]</p>	<p>Ref. No. V03/JH/SC/ E103002487/MKK</p> <p>Title No HS(D) 259702, Lot No PTD 128155, Mukim of Plentong District of Johor Bahru Johor Darul Ta'zim</p> <p><u>Tenure</u> – Leasehold interest for 60 years expiring on 20 April 2057.</p> <p><u>Restriction In Interest</u> Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadaia atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri.</p> <p><u>Current Encumbrances</u> – Currently charged to Bumiputra-Commerce Bank Berhad vide Pres No 87629/2000, Vol No 4947, Fol No 76 dated 23 December 2000</p> <p><i>Note:</i></p> <p>[Encumbrances as per Valuation Report dated 2 January 2004 – Charged to Bank of Commerce Berhad vide the following:</p> <p>i) Pres No 79752/1997, Vol No 4127, Fol No 43 dated 20/10/1997</p> <p>ii) Pres No 79753/1997, Vol No 4127, Fol No 44 dated 20/10/1997]</p> <p>A parcel of leasehold industrial land improved upon with a single-storey detached factory incorporating a mezzanine floor being used as office / production area.</p>	<p>The Subject Property is identified as PLO 443, Jalan Keluli 9, Zone 12, Pasir Gudang Industrial Area, 81700 Pasir Gudang, Johor Darul Ta'zim.</p> <p><u>Site</u> –</p> <p>The site comprises a parcel of leasehold industrial detached plot, with a provisional land area of approximately 0.7082 hectare (1.7500 acres) (76,230.0 square feet/7,082.0 square metres).</p> <p><u>Building</u> –</p> <p>The gross floor area of the building is approximately 1,998.8 square metres (21,515.0 square feet).</p>	<p>2,400,000/-</p>	<p>1) Comparison Method (Land)</p> <p>2) Cost Method (Building)</p> <p>3) Income Approach</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
EVERGREEN DECOR PRODUCTS (M) SDN. BHD	<p>Ref. No. V03/JH/SC/ E104002488/MKK</p> <p>Title No PN 6656 (Formerly HS(D) 162773), Lot No 51613 (Formerly PTD 90024) Mukim of Plentong District of Johor Bahru Johor Darul Ta'zim</p> <p><u>Tenure</u> – Leasehold interest for 60 years expiring on 20 May 2050.</p> <p><u>Restriction in Interest</u> Tanah yang dikumiakan ini tidak boleh dijual, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini, tanpa kebenaran Pihak Berkuasa Negeri</p> <p><u>Encumbrances</u> – Currently charged to the following :</p> <p>a) RHB Bank Berhad vide Pres. No. 58791/2000, Vol. No. 4831, Fol. No. 35 dated 18 September 2000.</p> <p>b) Bank of Commerce Berhad vide the following:</p> <p>i) Pres No 40736/1990, Vol No 2146, Fol No 32 dated 29 September 1990</p> <p>ii) Pres No 40737/1990, Vol No 2146, Fol No 33 dated 29 September 1990</p> <p>iii) Pres No 15939/1991, Vol No 2275, Fol No 61 dated 10 April 1991</p> <p><u>Other Endorsement</u> – A portion of the land measuring approximately 50.2 square metres (540.0 square feet) has been leased to <i>Tenaga Nasional Berhad</i> for a period of 30 years expiring on 14 September 2023 leaving an un-expired term of approximately 19 years.</p>	<p>The Subject Property is identified as PLO 416, Jalan Suasa, Pasir Gudang Industrial Area, 81700 Pasir Gudang, Johor Darul Ta'zim.</p> <p><u>Site</u> –</p> <p>The site comprises a parcel of leasehold industrial detached plot, with a provisional land area of approximately 2.0185 hectares (4.9878 acres) or 217,269.3 square feet (20,185.0 square metres).</p> <p><u>Building</u> –</p> <p>At the time of inspection we noted that the warehouse building forms an extension to the original building. The extension has been approved by Pihak Berkuasa Tempatan Pasir Gudang vide <i>Approved Plan No. PBTPG: 267/2002 (PG) dated 7 February 2003</i>. The approved extension work is currently awaiting the issuance of Certificate of Fitness for Occupation</p> <p>The gross floor area of the building is approximately 12,199.0 square metres (131,308.8 square feet).</p>	9,000,000/-	<p>1) Comparison Method (Land)</p> <p>2) Cost Method (Building)</p> <p>3) Income Approach</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
EVERGREEN DECOR PRODUCTS (M) SDN. BHD	<p>Ref. No. V03/JH/SC/ E104002488/MKK (Cont'd)</p> <p><u>Other Un-registered Endorsements -</u></p> <p>i) Pres No. 22775/2003, Type - Ownership Interest via court order dated 4 July 2003.</p> <p>ii) Pres No 22776/2003, Type - Change of Name dated 4 July 2003.</p> <p>iii) Pres No 22777/2003, Type - Change of Name dated 4 July 2003.</p> <p>iv) Pres No 29438/2003, Type - Release of Charged dated 4 July 2003.</p> <p>A parcel of leasehold industrial land improved upon with a single-storey detached factory/warehouse building with a double-storey office annex being used as timber product factory.</p>			

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
Lot No PTD 64788 : NG LAN KIANG @ NG SWEE CHIA Lot No PTD 64789 : KAU CHEE HING	Ref. No. V03/JH/SC/ E105002489/MS Title No HS(D) 69683, Lot No PTD 64788 and Title No HS(D) 69684, Lot No PTD 64789 Mukim of Plentong District of Johor Bahru Johor Darul Ta'zim <u>Tenure</u> – Leasehold interest for 99 years expiring on 6 May 2082. <u>Restriction In Interest</u> i) Tanah yang terkandung didalam hakmilik ini apabila sahaja bertukar miliknya kepada seorang Bumiputra maka tidak boleh terkemudian daripada itu dijual, dipajak ataupun dipindahmilik dengan apa cara sekalipun kepada orang yang bukan Bumiputra tanpa persetujuan Penguasa Negeri. ii) Tuan tanah (selepas Syarikat Pembinaan Johor Berhad) hanya dibenarkan menggadai/mencagar tanahnya sekali sahaja kepada kerajaan atau badan- badan berkanun atau mana- mana bank yang berdaftar di Malaysia atau sumber- sumber kewangan yang bergabung dengan bank-bank tersebut dan juga kepada MBSB. Tuan tanah apabila hendak menggadaikan ataupun mencagarkan tanahnya bagi kali yang kedua dan berikutnya hendaklah terlebih dahulu mendapat kebenaran Penguasa Negeri.	The Subject Property is identified as No 13 (PTD 64788) and No 15 (PTD 64789), Jalan 10/9, Perjiranan 10, Taman Air Biru, 81700 Pasir Gudang, Johor Darul Ta'zim. <u>Site</u> – The site comprises two (2) adjoining intermediate units of leasehold residential terrace lots, with each having a provisional land area of 143.06 square metres (1,540.00 square feet). <u>Building</u> – The gross floor area of each building is approximately 155.2 square metres (1,672.0 square feet). <u>Note</u> : At the time of inspection, we noted that the buildings are in fairly poor condition with leakages, damaged fencing and some minor defects.	190,000/-	1) Comparison Method 2) Cost Method

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
Lot No PTD 64788 : NG LAN KIANG @ NG SWEE CHIA	Ref. No. V03/JH/SC/ E105002489/MS (Cont'd)			
Lot No PTD 64789 : KAU CHEE HING	<p><u>Encumbrances</u> –</p> <p>1) Lot No PTD 64788 - Currently charged to RHB Bank Berhad vide Pres No 93933/1997, Vol No 4181, Fol No 49 dated 17 December 1997</p> <p>2) Lot No PTD 64789 - Currently charged to RHB Bank Berhad vide Pres No 1332/1998, Vol No 4196, Fol No 10 dated 7 January 1998.</p> <p>Two (2) adjoining intermediate units of leasehold double-storey terrace houses being used as workers' hostel.</p>			

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE & JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
<p>To-date, no separate individual title has been issued for the Subject Property.</p> <p>Until a separate subsidiary title document is issued, we understand that the interest of the Subject Property held under Lot No PLO 202, Segamat II Industrial Area is protected by the Sale & Purchase Agreement 30 May 2002 made between the vendor, Techno Scp Sdn. Bhd. (Co. No. 334455-K), the landowner Segamat Consolidated Plantations Sdn. Bhd. and the purchaser, ALLGREEN TIMBER PRODUCTS SDN. BHD. (Co. No. 567960-T)</p>	<p>Ref. No. V03/JH/SC/E106002490/MKK</p> <p>State Lease, Private Lot No PLO 202 Mukim of Pogoh District of Segamat Johor Darul Ta'zim</p> <p><u>Tenure</u> – Freehold</p> <p><u>Restriction In Interest</u> The Land Title cannot be transferred unless the building(s) have been constructed in accordance to the plans approved by the relevant Authorities.</p> <p><u>Encumbrances</u> – Nil</p> <p>A parcel of freehold industrial land improved upon with a single-storey detached factory and other ancillary buildings being used as timber related factory.</p>	<p>The Subject Property is identified as PLO 202, Segamat II Industrial Area, 85000 Segamat, Johor Darul Ta'zim.</p> <p><u>Site</u> – The site comprises a parcel of industrial detached plot, with a provisional land area of approximately 4.874 hectares (12.043 acres) (524,593.08 square feet/48,736.34 square metres).</p> <p><u>Building</u> – The gross floor area of the building is approximately 9,504.0 square metres (102,300.1 square feet).</p>	10,500,000/-	<p>1) Comparison Method (Land)</p> <p>2) Cost Method (Building)</p> <p>3) Income Approach</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
<p>Current Registered Proprietor : EVERGREEN FIBREBOARD SDN BHD</p> <p><u>Note :</u></p> <p>[As per Valuation Report dated 2 January 2004 : Ruentex Industries (M) Sdn Bhd</p> <p>We noted that the Subject Property was purchased by EVERGREEN FIBREBOARD SDN BHD vide a Sale & Purchase Agreement dated 22 September 2003.]</p>	<p>Ref. No. V03/JH/SC/ E109002511/MFA</p> <p>Title No HS(D) 27434, Lot No PTD 10330 Mukim of Sri Gading District of Batu Pahat Johor Darul Ta'zim</p> <p><u>Tenure</u> – Leasehold interest for 60 years expiring on 1 April 2051.</p> <p><u>Restriction In Interest</u> Tanah yang dikumiakan ini tidak boleh dijual, dipajak, dicagar, digadai atau dipindahmilik dengan apa cara sekalipun, termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini tanpa kebenaran Penguasa Negeri.</p> <p><u>Current Encumbrances - Nil</u></p> <p><u>Note :</u></p> <p>[Encumbrances as per Valuation Report dated 2 January 2004 – Private caveat binding the whole land entered by EVERGREEN FIBREBOARD SDN BHD vide Pres No. P75574, Jld No 2090, Fol No 73, dated 15 February 2000.]</p> <p>A parcel of leasehold vacant industrial land being used as log yard and parking site.</p>	<p>The Subject Property is located along Jalan Padi Kedah, in Parit Raja Industrial Area, Parit Raja, Batu Pahat, Johor Darul Ta'zim.</p> <p><u>Site –</u></p> <p>The site comprises a parcel of leasehold industrial land, with a provisional land area of approximately 2.5 acres (108,900.0 square feet/10,117.2 square metres).</p> <p><u>Note :</u></p> <p>Site improvements have been done such as piling, concrete hardcore, tarmac etc.</p>	1,000,000/-	Comparison Method

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
SIAM FIBREBOARD CO. LTD	<p>Ref. No. V04/JH/SC/ E52001450/MS</p> <p>1. Title No 152116, Lot No 4 2. Title No 152117, Lot No 5 3. Title No 152118, Lot No 6 4. Title No 152119, Lot No 7 5. Title No 152120, Lot No 8 6. Title No 152121, Lot No 9 All in the Sub-District of Pathong, District of Haatyai, Province of Songkhla, Thailand.</p> <p><u>Tenure</u> – Not stated in the title deeds. Our enquiries at the Land Office Haatyai revealed that all lands in Thailand are held under freehold tenure.</p> <p><u>Restriction in Interest</u> – Nil</p> <p><u>Encumbrances</u> – All lots are currently charged to the Nakom Luang Thai Ban Public Co. Ltd dated on 27 February 2004</p> <p>Six (6) contiguous parcels of land and the existing use can be described as follows :</p> <p>1. Lot 4 – office administration, production area and warehouse. 2. Lot 5 – office administration, production area and warehouse. 3. Lot 6 – log yard area. 4. Lot 7 – log yard area. 5. Lot 8 – log yard area. 6. Lot 9 – log ard area.</p>	<p>The Subject Property bears a postal address of 417/112-113, STA Industrial Park, Moo 1, Kanjanavanich Road, Sub-District of Pathong, District of Haatyai, 90230 Songkhla, Thailand.</p> <p><u>Site</u> – The site comprises six (6) contiguous parcels of industrial development land. All the said parcels have a total land area of approximately 18.1375 hectares (44.8185 acres).</p> <p><u>Buildings</u> – We noted that the buildings on Lot 5 (SMC 2) are mirror (similar design and construction) to the buildings on Lot 4 (SMC 1) and basically the gross floor area of each building is as follow :</p> <p>a) A single-storey detached factory building (Production) and an annex with a single-storey office Building (Block A) – 17,541.60 square metres (188,817.78 square feet). b) A single-storey detached factory building (Silo) (Block B) – 1,632.00 square metres (17,567.00 square feet). c) A single-store detached factory building (saw dust) (Block C) – 1,440.00 square metres (15,500.16 square feet). d) A single-storey detached factory building (debarking) (Block D) – 2,851.17 square metres (30,690.00 square feet).</p> <p><u>Note</u> : At the time of inspection, we noted that all buildings in SMC 1 are completed whilst for SMC 2 is the building were left abandoned at the construction stage estimated as follows :</p> <p>a) Block B – 70% completed (estimated) b) Block C – 50% completed (estimated) c) Block D – Nil</p>	<p>Lot 4 – 11,250,000/-</p> <p>Lot 5 – 8,070,000/-</p> <p>Lot 6 – 270,000/-</p> <p>Lot 7 – 1,190,000/-</p> <p>Lot 8 – 2,180,000/-</p> <p>Lot 9 – 2,210,000/-</p> <p>Total Market Value – 25,170,000/-</p> <p>SAY 25,000,000/-</p>	<p>Combination of Comparison and Cost Method.</p>

9. LANDED PROPERTIES (Cont'd)

COLLIERS
JORDAN LEE * JAAFAR

REGISTERED PROPRIETOR	PARTICULARS	DESCRIPTION	MARKET VALUE (RM)	METHOD OF VALUATION
SIAM FIBREBOARD CO. LTD	Ref. No. V04/JH/SC/ E52001450/MS (Cont'd)	<p><u>Buildings (Cont'd)</u></p> <p>The building plans for SMC 1 and SMC 2 have been approved by the 'Mayor of Pathong Sub-District' as per 'Building Permit, Renovation Permit and Demolition of Building Permit' as follows :</p> <p>a) SMC 1 – Ref. No. 25/38 dated 25 May 1995</p> <p>b) SMC 2 – Ref. No. 27/2451 dated 28 August 1998</p> <p>Messrs Siam Fibreboard Co. Ltd had applied to the relevant authority for the issuance of Certificate of Fitness for Construction, Renovation and Demolition of Buildings (similar with CFO in Malaysia) in respect of SMC 1 and SMC 2. The application was approved as follows :</p> <p>a) SMC 1 – Ref. No. 13/47 dated 26 February 2004</p> <p>b) SMC 2 – Ref. No. 14/47 dated 26 February 2004.</p>		