

6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES

6.1 Promoters

The promoters of TPC are Mr. Yee Tiam Teck, Mr. Jimmy E Pian, Mr. Jee Chin and Mr. Yee Tien Wei. Information on the promoters' shareholdings in TPC Group is set out in Section 6.2 below. The promoters have many years of experience in the poultry industry as detailed in their respective profiles in Section 6.4 of the Prospectus.

None of the promoters has any directorships or substantial shareholdings in other public corporations for the past two (2) years prior to the date of this Prospectus.

6.2 Substantial Shareholders

The substantial shareholders (with 5% or more shareholding, directly or indirectly) of TPC upon the completion of the Public Issue and Offer For Sale are as follows:-

Substantial shareholders	Designation	Nationality	After the Public Issue and Offer for Sale			
			Direct		Indirect	
			No of Shares	%	No of Shares	%
Yee Tiam Teck	Group Chairman and Executive Director	Malaysian	10,306,249	12.88	** 30,818,635	38.52
Jimmy E Pian	Managing Director	Malaysian	10,256,249	12.82	* 30,818,635	38.52
Jee Chin	Non-Executive Director	Malaysian	10,256,193	12.82	* 30,818,691	38.52
Yee Tien Wei	Executive Director	Malaysian	10,256,193	12.82	* 30,818,691	38.52

* Deemed interest by virtue of his brothers' direct shareholdings in TPC

^ Deemed interest by virtue of his son's direct shareholding in TPC

The profiles of the substantial shareholders are disclosed in Section 6.4 of the Prospectus.

6.2.1 Substantial Shareholders Directorships' and Substantial Shareholdings in Other Public Corporations for the Past Two(2) Years

None of the substantial shareholders have any shareholdings in other public corporations for the past two (2) years.

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6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES (Cont'd)

6.3 Significant changes of the substantial shareholders/promoters of TPC with regard to their direct or indirect shareholdings for the past three(3) years

Name	Date of allotment	No of Shares allotted/ acquired	Accumulated number of Shares held	%
Yee Tiam Teck	7 October 2003	12,906,249	12,906,249	21.40
Jimmy E Pian	7 October 2003	12,906,249	12,906,249	21.40
Jee Chin	7 October 2003	12,906,193	12,906,193	21.40
Yee Tien Wei	7 October 2003	12,906,193	12,906,193	21.40
Faisal Shah bin Mohamed Shah	7 October 2003	3,087,821	3,087,821	5.12
Suliana binti Rosli	7 October 2003	3,087,821	3,087,821	5.12

Note: the above shareholdings exclude Public Issue, Offer For Sale and the pink form allocation pursuant to the IPO.

6.4 Board of Directors

6.4.1 Profile

Yee Tiam Teck, aged 63, is appointed as the Chairman of TPC Group on 13 October 2003. He has more than 35 years of experience in the poultry farm operations as well as in the planning and management field. He has attended various courses both locally and overseas in animal husbandry, feed and nutrition, production planning and control. He is responsible for the overall future commercial direction of the group. He is actively involved in local community issues and was appointed Pingat Jasa Kebaktian (PJK) in 1984 by the Yang di Pertua Negri Melaka. He is the Chairman of the Sann Yuk primary school.

Jimmy E Pian, aged 54, is appointed as the Managing Director of TPC Group on 13 October 2003. He has more than 28 years of experience in poultry farm management and is highly knowledgeable about the poultry industry. He has attended various courses in financial planning, budgetary control and personnel management. Currently, he is responsible for the group's business expansion and market development programmes besides his normal duty of overseeing the daily operation of the Group. He is currently the Vice Chairman of the Melaka Livestock Industry. He is also the committee member of the layer division of the Federation Livestock Association in Malaysia. Recently, he represented the layer unit of the Malaysia Federation of Livestock Farmer's Associations, in the 4th Federation Meeting of the Federation of ASEAN Poultry Producers in Thailand.

Jee Chin, aged 59, is appointed as the Non-Executive Director of TPC Group on 13 October 2003. He has more than 28 years of experience in animal breeding, poultry farm operations and management. He has attended courses in animal husbandry and health care. He is responsible for production planning and control of farm operations.

Yee Tien Wei, aged 47, is appointed as the Executive Director of TPC Group on 13 October 2003. He has over 23 years of experience in poultry

6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES (Cont'd)

farm management which has proved to be invaluable to the Group. Like the other directors, he has attended various courses on animal and poultry health. He is in charge of the day-to-day operations and performance of the farm.

Liang Ah Lit @ Nyah Chung Mun, aged 59, is appointed as the Executive Director of TPC on 13 October 2003. He has served TPC Group for 27 years. Prior to joining TPC, he was with Sin Heng Chan (M) Berhad for 3 years as a feed programmer. He graduated with a Bachelors Degree in Science in 1972, majoring in Agriculture, for the College of Agriculture, National Taiwan University. He has more than 34 years of experience in the development and quality control of domestic animal feed, nutrition and poultry breeding. He currently holds the position of Feed Programming Manager in TPC Group. He also heads the R&D efforts in TPC.

Yee Yeaw Khim, aged 39, is appointed as the Executive Director of TPC on 13 October 2003. He is also the Operations Manager of the TPC Group. In 1981 he attended a course in Animal Husbandry and Veterinary Institute National Ping Tung Agriculture, Taiwan. He joined the Group in 1982. His main responsibilities are to oversee the current farm expansion and conversion of open houses into closed houses. He also oversees the farm operations and group administrative operations. He plays a major role in the Group's planning and expansion programme.

Lim Chong Hock, aged 47, is appointed as a Independent Non-Executive Director of TPC on 13 October 2003. He is a Lawyer by profession. Mr. Lim obtained both his Bachelors Degree in 1984 and Masters Degree in Science in 1986 from Southern Illinois University, USA. Upon his return to Malaysia Mr. Lim worked as a teacher in a secondary school and a lecturer in a teachers training college in Kuala Lumpur. He obtained his Law Degree from the University of London as an external student in 1993 and obtained his Certificate of Legal Practice in 1995. He has been practising with the legal firm of Lim Chong Hock & Co since 1997.

Loke Foon Keng, ACIS, aged 41, is appointed as a Independent Non-Executive Director of TPC on 13 October 2003. Ms Loke is a Chartered Company Secretary by qualification and profession. She has more than 15 years of working experience in the company secretarial sector. She started her career with Venture Corporation (M) Sdn Bhd, an accounting firm, as a Company Secretarial Assistant in 1988. In 1989 she joined the commercial sector as Company Secretary to various groups of companies whose principal activities comprised of investment, vehicle dealership and construction. In 1995, Ms Loke was recruited as a Group Company Secretary by Merge Power Sdn Bhd, a property developer, and assisted in the successful listing of one of its group companies, Merge Housing Bhd, on the KLSE Main Board. Ms. Loke left Merge Power Group in 2001 to start her own Company Secretarial practice and currently advises an extensive clientele.

Razalee bin Amin, aged 50, is appointed as a Independent Non-Executive Director of TPC on 13 October 2003. He is a Certified Public Accountant by profession and qualification. He earned a Bachelor of Economics (Hons) (Accounting) from Universiti Malaya in 1976. He began his career in 1977 with Hanafiah Raslan & Mohamad, rising to the position of Audit Manager. In 1983 he joined Sateras Resources (Malaysia) Berhad as Group Financial Controller. In 1987 he moved to MBf Finance Berhad, reaching the position of Senior Vice President of the Investment and Acquisition Division. From 1994 to 1996 he was the Senior General Manager of Damansara Realty Berhad. In 1997 he established Razalee & Co, a firm of chartered accountants wholly owned by Mr Amin, where he currently holds the position of Managing Partner.

6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES (Cont'd)

6.4.2 Directors' Shareholdings in TPC upon completion of the Public Issue and Offer For Sale

Name	Designation	Nationality	No. of Shares			
			Direct	%	Indirect	%
Yee Tiam Teck	Group Chairman and Executive Director	Malaysian	10,306,249	12.88	^* 30,818,635	38.52
Jimmy E Pian	Managing Director	Malaysian	10,256,249	12.82	* 30,818,635	38.52
Jee Chin	Non-Executive Director	Malaysian	10,256,193	12.82	* 30,818,691	38.52
Yee Tien Wei	Executive Director	Malaysian	10,256,193	12.82	* 30,818,691	38.52
Liang Ah Lit @ Nyah Chung Mun	Executive Director	Malaysian	78,060	0.097	-	-
Yee Yeaw Khim	Executive Director	Malaysian	50,000	0.063	**10,306,249	12.88
Lim Chong Hock	Independent Non-Executive Director	Malaysian	50,000	0.063	-	-
Loke Foon Keng	Independent Non-Executive Director	Malaysian	50,000	0.063	-	-
Razalee bin Amin	Independent Non-Executive Director	Malaysian	50,000	0.063	-	-

* Deemed interest by virtue of his brothers' direct shareholdings in TPC

** Deemed interest by virtue of his father's direct shareholdings in TPC

^ Deemed interest by virtue of his son's direct shareholding in TPC

6.4.3 Directors' Directorships and Substantial Shareholdings in Other Public Corporations for the Past Two(2) Years

None of the directors of TPC has any directorship and substantial shareholding in other public corporations for the past two (2) years.

6.4.4 Directors' Remuneration and Benefits

The aggregate remuneration and benefits paid to the Directors of TPC Group for services rendered in all capacities to the Group for the financial year ended 31 December 2002 and the current financial year ending 31 December 2003 are as follows:

Remuneration Band for each director (RM'000)	Financial Year Ended 31 December 2002		Financial Year Ending 31 December 2003	
	Aggregate Remuneration (RM'000)	Number of Directors	Aggregate Remuneration (RM'000)	Number of Directors
Up to 50,000	-	-	-	-
50,001 – 100,000	305	4	305	4
100,001 – 200,000	-	-	-	-
200,001 – 500,000	-	-	-	-
Above 500,000	-	-	-	-
Total	305	4	305	4

6.4.5 None of the directors is or was involved in the following events:-

- (a) A petition under any bankruptcy or insolvency law filed (and not struck out) against such person or any partnership in which he was a partner or any corporation of which he was a director or key personnel;

6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES (Cont'd)

- (b) Conviction in a criminal proceedings or is a named subject of pending criminal proceeding(s);
- (c) The subject of any order, judgement or ruling or any court of competent jurisdiction temporarily enjoining him from acting as an investment adviser, dealer in securities, director or employee of a financial institution and engaging in any type of business practice or activity.

6.5 Management Team

6.5.1 Profile

Liang Ah Lit @ Nyah Chung Mun, aged 59, has served TPC Group for 27 years. Prior to joining TPC, he was with Sin Heng Chan (M) Berhad for 3 years as a feed programmer. He graduated with a Bachelors Degree in Science in 1972, majoring in Animal Husbandry from the College of Agriculture, National Taiwan University. He has more than 34 years of experience in the development and quality control of domestic animal feed, nutrition and poultry breeding. He is currently the Feed Programming Manager in TPC Group. He also heads the R&D efforts in TPC.

Yee Yeaw Khim, aged 39, is the Operations Manager of TPC Group. In 1981 he attended a course in Animal Husbandry and Veterinary Institute National Ping Tung Agriculture, Taiwan. He joined the Group in 1982. His main responsibilities are to oversee the current farm expansion and conversion of open houses into closed houses. He also oversees the farm operations and group administrative operations. He plays a major role in the Group's planning and expansion programme.

Theresa Lim Fung Nee, aged 37, is the Accountant of TPC Group. She joined the Group in 1997. She graduated from Monash University, Australia in 1989 with a Degree in Economics, majoring in Accounting. She is a member of the Malaysian Institute of Accountants (MIA) and CPA Australia (CPA AUST). She is pursuing an MBA at the Multimedia University and is currently preparing to submit her thesis. Prior to joining TPC Group, she was a tax consultant with PriceWaterhouseCoopers. She has over 13 years experience in the field of audit, accounting and taxation. She is in charge of the Group's accounting functions.

Vivian Wong Kwai Lin, aged 40, is the Marketing Manager of the TPC Group. She joined TPC in 2000. Reporting to the Managing Director, her duties include planning and implementing various marketing strategies to meet the short, medium and long-term targets of the Group.

Wee Fong Yong, aged 52, is the Factory Manager in the feed mill factory for TPC Group. Prior to joining TPC, he was with Sin Heng Chan (M) Berhad as the production assistant in 1970 and left to join TPC in 1977 as Production Supervisor. In TPC, Mr Wee is in charged of the inspection of incoming raw materials and quality control of finished feed. He oversees and ensures the smooth running in the operation of the feed mill factory. He has been with the TPC Group for about 26 years.

Tai Poon Phoo, aged 37, is the Pullet House Executive for the TPC Group. In 1992 he obtained a Diploma in Animal Husbandry and Veterinary, Institute National Ping Tung Agriculture, Taiwan. Prior to joining TPC, he was with Pay Fong Middle School as the assistant to the science laboratory in experiments and analysis. He joined TPC in 1992, overseeing the health and environment of the starter and grower houses. He ensures that replacement

6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES (Cont'd)

chicks are received correctly and provided with brooding, water and feed immediately on arrival into the farm. He also ensures that they are provided with sufficient feed, water, supplements and space to ensure that the growth rate of the flock is uniform. His duties include ensuring that the vaccination program against various diseases is carried out correctly and in a timely manner, as stipulated by the Group's veterinarian.

Chua Kew Ong, aged 43, is the Layer House Executive. He joined TPC Group in 1993. His duties include ensuring the chicken flock has sufficient feed, water and supplements as prescribed by the Group veterinarian and reporting suspected illness in the flock to the Group veterinarian. He is tasked with maintaining a disease free environment in the layerhouses. He also manages the rodent and wild bird population on the farm. He also assists the Group's veterinarian in carrying out Malaysia's National Salmonella Program as required by the Department of Veterinary Services ("DVS").

Tan Joke Lai, aged 28, joined TPC in 2000 and he holds a Diploma In Electrical Electronic Engineering. He is the Logistic Manager of the TPC Group. He oversees egg distribution to destination specified by the Group's marketing department.

Mohd Khairul Mubin B. AB Satar, aged 22, joined TPC as a Bio-Tech Executive in 2001. He holds a diploma in Animal Health and Husbandry from Universiti Putra Malaysia. He assists the layer house executive in monitoring the performance of the chicken population.

Norliza Bt Johar, aged 25, joined TPC Group in 2002 having graduated with a diploma in Animal Health and Husbandry from Universiti Putra Malaysia in 1999. She holds the position of Bio-Tech Executive, assisting the pullet farm executive in monitoring the health and environment of the starter and grower houses.

Rosly bin Nanuk, aged 33, is the Human Resource Executive for TPC Group. He joined TPC Group in 1999. He is in charge of all the entire human resources matters in TPC Group. Prior to joining TPC Group, he has eight years of working experiences in the areas of human resource management, customers, service and administration work relating to marketing and accounts department. Encik Rosly graduated with his diploma in Business Management from Institute Technology Mara, Shah Alam in 1991.

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6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES (Cont'd)

6.5.2 Key Management and Key Technical Personnel

	Designation	No of ordinary shares held after Public Issue			
		Direct	%	Indirect	%
Liang Ah Lit @ Nyah Chung Mun	Feed Programming Manager	78,060	0.09	-	-
Yee Yeaw Khim	Operations Manager	50,000	0.06	*10,306,249	12.88
Theresa Lim Fung Nee	Accountant	100,000	0.12	-	-
Wee Fong Yong	Factory Manager	50,000	0.06	-	-
Vivian Wong Kwai Lin	Marketing Manager	100,000	0.12	-	-
Tai Poon Phoo	Pullet House Executive	235,000	0.29	-	-
Chua Kew Ong	Layer House Executive	100,000	0.12	-	-
Tan Joke Lai	Logistic Manager	150,000	0.19	-	-
Mohd Khairul Mubin	Bio-tech Executive	-	-	-	-
B. AB Satar					
Norliza Bt. Johar	Bio-tech Executive	-	-	-	-
Rosly bin Nanuk	Human Resource Executive	10,000	**	-	-

* Deemed interest by virtue of his father's shareholdings in TPC

** Less than 0.01%

6.5.3 None of the key management personnel is or was involved in the following events:-

- (a) A petition under any bankruptcy or insolvency law filed (and not struck out) against such person or any partnership in which he was a partner or any corporation of which he was a director or key personnel;
- (b) Conviction in a criminal proceedings or is a named subject of pending criminal proceeding(s);
- (c) The subject of any order, judgement or ruling or any court of competent jurisdiction temporarily enjoining him from acting as an investment adviser, dealer in securities, director or employee of a financial institution and engaging in any type of business practice or activity.

6.5.4 None of the directors and key management personnel have entered or propose to enter into any service agreements with the Company and/or its subsidiaries.

6.5.5 Other than the pink form allocation, none of the employees of the Group are involved in any capital scheme of the Group.

6.6 Family Relationship

Mr. Yee Tiam Teck, Mr. Jimmy E Pian, Mr. Jee Chin and Mr. Yee Tien Wei are brothers.

Mr. Yee Yeaw Khim is the son of Mr. Yee Tiam Teck and the nephew of Mr. Jimmy E Pian, Mr. Jee Chin and Mr. Yee Tien Wei.

6. DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES (Cont'd)

Save as disclosed above, there is no family relationship (as defined in Section 122A of the Act) or association between the substantial shareholders, promoters, Directors, key management or key technical personnel.

6.7 Audit Committee

TPC has set up an Audit Committee on 15 October 2003 which comprises the following Board members:-

Name	Designation	Directorship
Razalee Bin Amin	Chairman	Independent Non-Executive Director
Lim Chong Hock	Member	Independent Non-Executive Director
Jimmy E Pian	Member	Managing Director

The main functions of the Audit Committee include the review of audit plan and audit report with the Auditors, review of Auditors' evaluation of internal accounting controls, review of the scope of internal audit procedures, review of balance sheets and profit and loss accounts and nomination of Auditors.

6.8 Involvement Of Executive Directors / Key Management In Other Businesses / Corporations

Save as disclosed below, none of the Executive Directors / key management is involved in other businesses or corporations.

Name	Company	Principal activities	Position held	No of shares held			%
				Direct	%	Indirect	
Yee Yeaw Khim	Pasaraya EMS (partnership)	Mini Market	Partner	-	25	-	-

Mr Yee Yeaw Kim is not involved in the business operations of Pasaraya EMS.

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7. RELATED PARTY TRANSACTIONS

7.1 Interest of the Directors and Substantial Shareholders in the promotions of any assets acquired or proposed to be acquired or disposed or proposed to be disposed of or leased to TPC Group within two years preceding the date of Prospectus

Save as disclosed below, none of the Directors nor substantial shareholders of the Company has any interest, direct or indirect, in the following acquisitions by the Company, and none of the Directors has any interest, directly or indirectly in the promotion of or in any assets acquired or proposed to be acquired or disposed or proposed to be disposed of or leased or proposed to be leased to the Company or any of its subsidiary companies within the two(2) years preceding the date of this Prospectus.

Acquisition of TPCA	
Persons interested	Nature of relationship
Yee Tiam Teck, Jimmy E Pian, Jee Chin and Yee Tien Wei	Directors and shareholders of TPCA
Faisal Shah bin Mohamed Shah and Suliana binti Rosli	Shareholders of TPCA

Acquisition of TPC (1976)	
Persons interested	Nature of relationship
Yee Tiam Teck, Jimmy E Pian, Jee Chin, Yee Tien Wei, Liang Ah Lit @ Nyah Chung Mun	Directors and shareholders of TPC (1976)

Acquisition of nine shop lots by TPCA from Teck Ping Chan Realty Sdn Bhd	
Persons interested	Nature of relationship
Yee Tiam Teck, Jimmy E Pian, Jee Chin and Yee Tien Wei	Directors and shareholders of TPCA and Teck Ping Chan Realty Sdn Bhd

Acquisition of machinery, equipment, stock, materials and goods, contracts, receivables and business undertaking by TPCA from TPC Farm Fresh	
Persons interested	Nature of relationship
Yee Tiam Teck, Jimmy E Pian, Jee Chin and Yee Tien Wei	Directors and shareholders of TPCA

- a) The particulars of the acquisitions of TPCA and TPC (1976) by TPC is detailed in Section 5.3 of the Prospectus
- b) The particulars of the acquisition of the nine (9) shop lots by TPCA from Teck Ping Chan Realty Sdn Bhd is detailed in Section 13.5(iv) of the Prospectus.
- c) The particulars of the acquisition of the acquisition of machinery, equipment, stock, material, goods, contracts, receivables and business undertakings of TPCA from TPC Farm Fresh is detailed in Section 13.5(v) of the Prospectus.

7. RELATED PARTY TRANSACTIONS (Cont'd)**7.2. Transactions between TPC Group and the Promoters/Directors/ Substantial Shareholders and Key Management or Key Technical Personnel**

Save as disclosed below, there are no transactions between TPC Group with the Directors or substantial shareholders of TPC Group:-

Related party	Nature of transaction	Relationship	Sales value RM	
			01/01/02 to 31/12/02	01/01/03 to 30/09/03
Pasaraya EMS	Supply of eggs to Pasaraya EMS	The partners of Pasaraya EMS are persons related to the four directors/promoters of TPCA as follows:- 1) Jee Yeow Chun (son of Jee Chin) 2) Jee Yeow Woo (same as above) 3) Chia Siew Fung (wife of Jimmy E Pian) 4) Lee Shu Chen (wife of Yee Tien Wei) 5) Yee Yeaw Khim	170,292.9	49,783.57
Paya Mengkuang Farm	TPC (1976) supply feed to Mengkuang Farm	The partners of Paya Mengkuang prior to the restructuring were the four directors/promoters of TPCA. However, they have since 2 December 2002 sold and transferred their shares to 2 unrelated individuals.	969,898.17	425,649.85
TT Mart Sdn Bhd	Supply of eggs to TT Mart Sdn Bhd	The shareholders of persons related directors/promoters of TPCA as follows:- 1) Yee Yeow Fung (son of Yee Tiam Teck) 2) Yee Yeaw Khim TT Mart Sdn Bhd has ceased operation on 30 September 2003	-	31,792.74
TPC Farm Fresh	Supply of eggs to TPC Farm Fresh for sale	The shareholders of TPC Farm Fresh during the financial year ended on 31 December 2002 were the four directors/promoters of TPCA holding 20% each in TPC Farm Fresh together with Chin Nan Fatt. The shareholders have sold and transferred their shares in the company to two (2) unrelated individuals namely Lim Chiau Heng and Mohd Azran bin Abdul Rahman on 28/1/2003.	8,012,604.34	2,906,493.55

7. RELATED PARTY TRANSACTIONS (Cont'd)

Related party	Nature of transaction	Relationship	Sales value RM	
			01/01/02 to 31/12/02	01/01/03 to 30/09/03
Forward Paper Pulp Industries Sdn Bhd	Supply of egg trays to TPCA	The shareholders are four directors/promoters of TPCA. The shares have been sold and transferred to two (2) unrelated individuals namely Lim Chiau Heng and Ho Sam Meng on 2 December 2002. On 11 April 1996, Mestika Arif has charged nine (9) lots of land (P.T No 303 to 311) to Affin Bank Berhad, Bukit Baru branch, Melaka to secure banking facilities of RM2,850,000 granted to a former directors' related company namely Forward Paper Pulp Industries Sdn Bhd. The directors' and/or promoters' shares in Forward Paper Pulp Industries Sdn Bhd have been sold and transferred to two (2) unrelated individuals on 2 December 2002. As at 30 April 2003, the above-mentioned banking facilities have been reduced to the overdraft facility. As at 28 August 2003, the overdraft facility has been settled. In conjunction with the settlement of the above-mentioned overdraft facility, on 7 October 2003, the discharge of the above mentioned charge has been presented for registration at the relevant Land Registry	541,487	414,904.60

All the above transactions are based on "arm's length basis".

None of the Promoters/ Directors/ substantial shareholders and key management or key technical personnel of the Group has interests, direct and indirect in other businesses and corporations carrying on a similar trade as the Group.

7.3. Unusual Transactions In Their Nature or Conditions to Which TPC Group was a Party in respect of the Past One (1) Financial Year

There is no unusual transactions in their nature or conditions, involving goods, services, tangible or intangible assets, to which TPC Group was a party in respect of the past one (1) financial year and the subsequent financial period thereof, if any, immediately preceding the date of this Prospectus.

7. RELATED PARTY TRANSACTIONS (Cont'd)

7.4. Amount of Outstanding Loans (including guarantees of any kind) made by TPC Group to or for the Benefit of the Related Party

Save as disclosed below, there is no outstanding loan made by TPC Group to or for the benefit of the related parties for the past one (1) financial year and the subsequent financial period thereof, if any, immediately preceding the date of the Prospectus:-

On 11 April 1996, Mestika Arif has charged nine (9) lots of land (P.T No 303 to 311) to Affin Bank Berhad, Bukit Baru branch, Melaka to secure banking facilities of RM2,850,000 granted to a former directors' related company namely Forward Paper Pulp Industries Sdn Bhd. The directors' and/or promoters' shares in Forward Paper Pulp Industries Sdn Bhd have been sold and transferred to two (2) unrelated individuals on 2 December 2002. As at 30 April 2003, the above-mentioned banking facilities have been reduced to the overdraft facility. As at 28 August 2003, the overdraft facility has been settled. In conjunction with the settlement of the above-mentioned overdraft facility, on 7 October 2003, the discharge of the above mentioned charge has been presented for registration at the relevant Land Registry.

7.5 Shareholders' Mandate for Recurrent Related Party Transactions

(i) Shareholders' Mandate

The Company anticipates that the Group would, in the normal course of business, enter into recurrent related party transactions of revenue or trading nature.

Pursuant to Chapter 10.09 of the Listing Requirements, a listed company may seek a mandate from its shareholders for recurrent related party transactions of a revenue or trading nature, which are necessary for its day-to-day operations. The directors of TPC have obtained a mandate from its shareholders on 15 October 2003, permitting TPC and its subsidiaries to enter into related party transactions, provided that such transactions are made arm's length and on normal commercial terms.

The Shareholders' Mandate takes effect from 15 October 2003 until the next Annual General Meeting of the Company. Thereafter, approval from the shareholders of the Company for a renewal of the shareholders' mandate will be sought at each Annual General Meeting of the Company.

Transactions, which do not fall within the ambit of the Shareholders' Mandate, shall be subject to the relevant provisions of the KLSE Listing Requirements.

(ii) Review Procedures for the Recurrent Related Party Transactions

The TPC Group has internal control systems to ensure that Recurrent Related Party Transactions are undertaken on an arm's length basis and on commercial terms consistent with TPC's usual business practices and policies, which are no more favourable to the related parties than those extended to the public. These include transacting at the prevailing market prices of the products on the product provider's usual commercial terms (including where appropriate, preferential rates and discounts accorded for bulk purchases which are the same as those accorded to third-party bulk purchases), or otherwise in accordance with applicable industry norms. A record is maintained by the Company to record all Recurrent Related Transactions (and the basis of the Recurrent Related Party Transactions, including the quotations obtained to support such basis, on which are entered

7. RELATED PARTY TRANSACTIONS (Cont'd)

into pursuant to the Shareholders' Mandate).

The annual internal audit plan shall incorporate a review of all Recurrent Related Party Transactions entered into pursuant to the Shareholders' Mandate. The Audit Committee of the Company shall review the internal audit reports to ascertain that the guidelines and procedures established to monitor the Recurrent Related Party Transactions have been complied with. If the Audit Committee is of the view that such guidelines and procedures are insufficient, it will take such action as it deems appropriate and/or institute additional procedures as necessary to ensure that future transactions of a similar nature do meet such objectives and in such case the Company will revert to the shareholders for a fresh mandate based for dealing with related parties.

(iii) Rationale for and Benefits of Recurrent Related Party Transactions

The Recurrent Related Party Transactions are carried out in the ordinary course of business on arm's length and on normal commercial terms which are not prejudicial to minority shareholders. The Recurrent Related Party Transactions entered into are intended to meet the business needs of the TPC Group at the best possible terms and the close co-operation has yield mutual benefits which is expected to continue to be beneficial to the businesses of the Group.

The grant of the Shareholders' Mandate and its renewal (with or without modification) on an annual basis would eliminate the need to convene separate general meetings from time to time to seek shareholders' approval as and when potential related party transactions arise, thereby reducing substantial administrative time and expenses in convening such meeting, without compromising the corporate objectives and adversely affecting the business opportunities available to the Group.

(iv) Disclosure of Recurrent Related Party Transactions

Disclosure will be made in the annual report of the Company of the aggregate value of the transactions conducted pursuant to the Shareholders' Mandate during the financial year, and in the annual reports for the subsequent financial years during which the Shareholders' Mandate is in force. Any related party transactions which are not on arm's length basis will also be disclosed in the Company's annual report.

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7. RELATED PARTY TRANSACTIONS (Cont'd)

7.6 Declaration by the Advisers

AmMerchant Bank hereby confirms that as at the date of the Prospectus, there are no existing or potential conflicts of interest in its capacity as Adviser to TPC Group for the Public Issue and Offer for Sale.

Messrs. Kamarudin & Partners hereby confirms that there are no existing or potential conflicts of interest with respect to their capacity as due diligence Solicitors to TPC Group for the Public Issue and Offer for Sale.

Messrs. Chee Siah Le Kee Solicitors & Partners hereby confirms that there are no existing or potential conflicts of interest with respect to their capacity as the Solicitors to TPC Group for the Public Issue and Offer for Sale.

Messrs. Ernst & Young hereby confirms that there are no existing or potential conflicts of interest with respect to their capacity as Auditors and Reporting Accountants to TPC Group for the Public Issue and Offer for Sale.

Messrs. C H Williams Talher & Wong Sdn Bhd hereby confirms that there are no existing or potential conflicts of interest with respect to their capacity as Valuers to TPC Group for the Public Issue and Offer for Sale.

Messrs. Infocredit D&B (Malaysia) Sdn Bhd hereby confirms that there are no existing or potential conflicts of interest with respect to their capacity as Marketing and Research Consultant to TPC Group for the Public Issue and Offer for Sale.

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7. RELATED PARTY TRANSACTIONS (Cont'd)

7.7 Summary of Landed Properties

The landed properties owned by the TPC Group are set out below:-

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
1	15.4.03 Teck Ping Chan Agriculture Sdn Bhd ¾ Miles, Simpang Empat, Alor Gajah, Melaka Lot No. 942 (Title No. Geran 8491), Mukim of Melekek, District of Alor Gajah, Melaka ^{N1}	Agricultural land used as Poultry Farm.	260,027	Please refer note N7 below	Freehold	N/A	25,100,000	23,374,856	25,100,000	1,725,144
2	15.4.03 ¾ Miles, Simpang Empat, Alor Gajah, Melaka Lot No. 96 (Title No. Geran 4328) and 97 (Title No. GM 29), Mukim of Melekek, District of Alor Gajah, Melaka ^{N1}	Agricultural land used as Poultry Farm.	56,959.59	Please refer note N7 below	Freehold	N/A	25,100,000	23,374,856	25,100,000	1,725,144
3	15.4.03 ¾ Miles, Simpang Empat, Alor Gajah, Melaka Lot No. 125 (Title No. GM 18), 126 (Title No. Geran 15121) and 127 (Title No. Geran 15122), Mukim of Sungei Buloh, District of Alor Gajah, Melaka ^{N1}	Agricultural land used as Poultry Farming	112,170.94	Please refer note N7 below	Freehold	N/A				
Subtotal							25,100,000	23,374,856	25,100,000	1,725,144

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
4 15.4.03	Off Simpang Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 290 (new Lot No. 2128) (Title No. H.S (D) 247), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{N2}	Agricultural land	40,320	N/A	Freehold	N/A	950,000	83,229	950,000	866,771
5 12.5.03	SP 121, Jalan Suria 5, Alor Gajah Light Industrial Park Alor Gajah, Melaka Lot No. 1711 (Old Lot No. PT 855) (Title No. G 18517), Mukim of Sungai Petai, District of Alor Gajah, Melaka ^{N3}	Property is 1/2 storey semi-detached factory	1,069	390.19	Freehold	5	280,000	475,070	280,000	(195,070)
6 12.5.03	MK 9, Batu 19, Simpang Empat, Alor Gajah, Melaka Lot No. 1453 (Old Lot No. 1335) (Title No. Geran 8745), Mukim of Melekek, District of Alor Gajah, Melaka ^{N4}	Agricultural land erected with a double storey bungalow	19,850	307.20	Freehold	15	560,000	236,149	560,000	323,851
	Subtotal						1,790,000	794,448	1,790,000	995,552

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
7	12.5.03	Kampong Ulu Pegoh, Alor Gajah, Melaka Lot No. 1512 (Title No. GRN 12017), Mukim of Pegoh, District of Alor Gajah, Melaka ^{N5}	16,520	N/A	Freehold	N/A	460,000	560,091	460,000	(100,091)
8	12.5.03	Kampong Ulu Pegoh, Alor Gajah, Melaka Lot No. 1513 (Title No. GRN 12018), Mukim of Pegoh, District of Alor Gajah, Melaka ^{N5}	30,430	N/A	Freehold	N/A				
9	15.4.03	Mestika Arif Sdn Bhd Off Simbang Ampat-Kendong main road, Simbang Ampat, Melaka Lot No. PT 303 (New Lot No. 2141) (Title No. H.S. (D) 260), Mukim of Taboh Naning, District of Alor Gajah, Melaka ^{N6}	38,650	N/A	Freehold	N/A				
Subtotal							460,000	560,091	460,000	(100,091)

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7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
10 15.4.03	Off Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 304 (New Lot No. 2142) (Title No. H.S. (D) 261), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{Ne}	Agricultural land	38,640	N/A	Freehold	N/A	See next page	See next page	See next page	See next page
11 15.4.03	Off Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 305 (New Lot No. 2143) (Title No. H.S. (D) 262), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{Ne}	Agricultural land	38,630	N/A	Freehold	N/A	See next page	See next page	See next page	See next page
12 15.4.03	Off Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 306 (New Lot No. 2144) (Title No. H.S. (D) 263), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{Ne}	Agricultural land	38,630	N/A	Freehold	N/A	See next page	See next page	See next page	See next page
13 15.4.03	Off Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 307 (New Lot No. 2145) (Title No. H.S. (D) 264), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{Ne}	Agricultural land	38,620	N/A	Freehold	N/A	See next page	See next page	See next page	See next page

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
14 15.4.03	Off Simpang Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 308 (New Lot No. 2146) (Title No. H.S. (D) 265), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{Ne}	Agricultural land	38,640	N/A	Freehold	N/A	8,160,000 (inclusive of the PT 303 to PT 311 lots disclosed on page 88, 89 and 91 of the prospectus)	8,190,000	8,160,000 (inclusive of the PT 303 to PT 311 lots disclosed on page 88, 89 and 91 of the prospectus)	(30,000)
15 15.4.03	Off Simpang Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 309 (New Lot No. 2147) (Title No. H.S. (D) 266), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{Ne}	Agricultural land	38,640	N/A	Freehold	N/A	8,160,000 (inclusive of the PT 303 to PT 311 lots disclosed on page 88, 89 and 91 of the prospectus)	8,190,000	8,160,000 (inclusive of the PT 303 to PT 311 lots disclosed on page 88, 89 and 91 of the prospectus)	(30,000)
16 15.4.03	Off Simpang Ampat-Kendong main road, Simpang Ampat, Melaka Lot No. PT 310 (New Lot No. 2148) (Title No. H.S. (D) 267), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{Ne}	Agricultural land	38,620	N/A	Freehold	N/A				
Subtotal							8,160,000	8,190,000	8,160,000	(30,000)

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
17 15.4.03	Off Simpang Ampat-Kendong main road, Simpang Ampat, Melaka	Agricultural land	38,670	N/A	Freehold	N/A	See previous page	See previous page	See previous page	See previous page
	Lot No. PT 311 (New Lot No. 2149) (Title No. H.S. (D) 268), Mukim of Taboh Nanning, District of Alor Gajah, Melaka ^{N6}									
	TOTAL						35,510,000	32,919,395	35,510,000	2,590,605^{N8}

Note:

N1 All lots are charged to Affin Bank Berhad except Lot No 97

N2 Lot is charged to Bumiputra-Commerce Bank Berhad (formerly known as Bank Bumiputra Malaysia Berhad)

N3 Lot is charged to Affin-ACF Finance Berhad (formerly known as Asia Commercial Finance (M) Berhad)

N4 Lot is charged to Bank Pertanian Malaysia

N5 Both lots are charged to Bank Pertanian Malaysia

N6 All lots are charged to Affin Bank Berhad (formerly known as BSN Commercial Bank (Malaysia) Berhad)

N7 The buildings on a total built-up area of 76,221.45 sq.m. are erected on Lot Nos 942, 96 & 97 of Mukim Melekek and Lot Nos. 125, 126 & 127 Mukim of Surgei Buloh, District of Alor Gajah, Melaka The summary of the buildings is as follows:-

Type	Floor Area (sq.m)	Age (Years)
i. Packaging area/ old office	504.09	26
ii. Office/feedmill	1,133.33	7
iii. Car shed	156.08	7
iv. Lorry shed	264.59	7
v. Canteen	69.86	7
vi. Store 1	169.08	9
vii. TNB sub-station	159.98	6
viii. Worker's quarters.	109.63	1
ix. Egg grading 1	1,050.55	2
x. Gen-set house	72.46	3
xi. Washing bays	127.18	3
xii. Egg grading 2	3,233.03	3
xiii. Workers' house	308.44	10
xiv. Polycarbonate water tank shed	11.15	3
xv. Chicken sheds (Open-house)	47,368.52	1-10
xvi. Chicken sheds (Closed-house)	21,483.48	1-10
Total	76,221.45	

7. RELATED PARTY TRANSACTIONS (Cont'd)

N8 The revaluation surplus arising from the land valuation amounted to RM2,590,605 i.e. by comparing the market value with the aggregate net book value of the Group's said land as at 31 December 2002, was incorporated in the Group's audited financial statements for financial period ended 30 September 2003.

Save as disclosed below, TPC Group has not acquired any property during the two(2) years preceeding to the above-mentioned valuation:-

On 17 April 2003, TPCA has entered into a sale and purchase agreement with Teck Ping Chan Realty Sdn. Bhd. to acquire 9 units of double-storey terrace shop offices for a purchase consideration of RM2,260,000.00 and further subject to the terms and conditions of the sale and purchase agreement. A supplemental agreement dated 2 June 2003 was entered into by the said parties to vary the terms on payment of the balance of purchase price amounting to Ringgit Malaysia Two Million Two Hundred and Fifty Nine Thousand Only (RM2,259,000.00) shall be paid or cause to be paid by TPCA or credited as paid in the following manner:-

- (i) by TPCA issuing a credit note to Teck Ping Chan Realty Sdn. Bhd. setting off the debt owing from TPCA's trading account amounting to RM667,7880.51 whereupon the said debt shall also be credited as fully paid by Teck Ping Chan Realty Sdn. Bhd. to TPCA; and;
- (ii) the balance thereof amounting to RM1,591,219.49 only shall be paid by TPCA within Ninety (90) days from the Unconditional Date (which is defined as upon obtaining the existing chargee's consent as provided in the sale and purchase agreement).

The above acquisition has been completed on 30 August 2003.

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
1 15.4.03	Teck Ping Chan Agriculture Sdn Bhd TN195, Simpang Point, Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
	Lot No. PT 1841 (Title No. HS(M) 933), Mukim of Taboh Naning, District of Alor Gajah, Melaka									
							245,000	245,000	245,000	-

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
2 15.4.03	TN196, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1842 (Title No. HS(M) 934), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
3 15.4.03	TN197, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1843 (Title No. HS(M) 935), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
4 15.4.03	TN198, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1844 (Title No. HS(M) 936), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
5 15.4.03	TN199, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1845 (Title No. HS(M) 937), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
Subtotal							980,000	980,000	980,000	980,000

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
6 15.4.03	TN200, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1846 (Title No. HS(M) 938), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
7 15.4.03	TN201, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1847 (Title No. HS(M) 939), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
8 15.4.03	TN202, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1848 (Title No. HS(M) 940), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Intermediate double storey terrace shop office	143	245.258	Freehold	4	245,000	245,000	245,000	-
	Subtotal						735,000	735,000	735,000	-

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Description and existing Use	Land area (sq. m)	Built-up area (sq. m)	Tenure from / to	Approximate Age of Building	Market Value RM	Net Book Value @ 31 December 2002 RM	SC's Approved Valuation RM	Approved Revaluation Surplus/ (Deficit) RM
9 15.4.03	TN203, Simpang Empat, Alor Gajah, Melaka	Corner lot double story terrace shop office	254	267.56	Freehold	4	300,000	300,000	300,000	-
	Lot No. PT 1849 (Title No. HS(M) 941), Mukim of Taboh Naning, District of Alor Gajah, Melaka									
	Subtotal						300,000	300,000	300,000	-
	Total						2,260,000	2,260,000	2,260,000	-

* All lots are currently charged to Hap Seng Credit Sdn Bhd (formerly known as MMB Credit Corporation Sdn Bhd). As at the date of the valuation, these lots were charged to Asia Commercial Finance (M) Berhad.

Details on Occupation Status, Restrictions in Interest and Status of Issuance of Certificate of Fitness for Occupation for TPC's twenty six (26) properties

Date of valuation	Registered Owner/ Location	Occupation Status	Restriction in Interest	Status of issuance of Certificate of Fitness for Occupation
1 15.4.03	Teck Ping Chan Agriculture Sdn Bhd ¼ Miles, Simpang Empat, Alor Gajah, Melaka Lot No. 942 (Title No. Geran 8491), Mukim of Melekek, District of Alor Gajah, Melaka	Owner occupied	Nil	The buildings are beyond the jurisdiction of the Majlis Perbandaran Alor Gajah thus, the CFO is not required
2 15.4.03	¼ Miles, Simpang Empat, Alor Gajah, Melaka Lot No. 96 (Title No. Geran 4328) and 97 (Title No. GM 29), Mukim of Melekek, District of Alor Gajah, Melaka	Owner occupied	Nil	The buildings are beyond the jurisdiction of the Majlis Perbandaran Alor Gajah thus, the CFO is not required
3 15.4.03	¼ Miles, Simpang Empat, Alor Gajah, Melaka Lot No. 125 (Title No. GM 18), 126 (Title No. Geran 15121) and 127 (Title No. Geran 15122), Mukim of Sungai Buloh, District of Alor Gajah, Melaka	Owner occupied	Nil	The buildings are beyond the jurisdiction of the Majlis Perbandaran Alor Gajah thus, the CFO is not required

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Occupation Status	Restriction in Interest	Status of issuance of Certificate of Fitness for Occupation
4 15.4.03	Off Simpang Empat- Kending main road, Simpang Empat, Melaka Lot No. PT 290 (new Lot No. 2128) (Title No. H.S (D) 247), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Vacant	Nil*	Not available (Agricultural land)
5 12.5.03	SP 121, Jalan Suria 5, Alor Gajah Light Industrial Park Alor Gajah, Melaka Lot No. 1711 (Old Lot No. PT 855) (Title No. G 18517), Mukim of Sungai Petai, District of Alor Gajah, Melaka	Vacant	Tanah ini tidak dibenarkan di pindahtamlik atau dipajak dengan apa cara sekalipun kecuali setelah mendapat kebenaran bertulis daripada Pihak Berkuasa Negri. Sekatan Kepentingan ini di-kecualikan bagi pindahtamlik pertama kepada pembeli pertama.	Issued on 25 May 1998
6 12.5.03	MK 9, Batu 19, Simpang Empat, Alor Gajah, Melaka Lot No. 1453 (Old Lot No. 1335) (Title No. Geran 8745), Mukim of Melekek, District of Alor Gajah, Melaka	Owner occupied	Nil	Issued on 25 January 1989
7 12.5.03	Kampong Ulu Pegoh, Alor Gajah, Melaka Lot No. 1512 (Title No. GRN 12017), Mukim of Pegoh, District of Alor Gajah, Melaka	Vacant	Nil	Not available (Agricultural land)
8 12.5.03	Kampong Ulu Pegoh, Alor Gajah, Melaka Lot No. 1513 (Title No. GRN 12018), Mukim of Pegoh, District of Alor Gajah, Melaka	Vacant	Nil	Not available (Agricultural land)

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Occupation Status	Restriction in Interest	Status of issuance of Certificate of Fitness for Occupation
9	Mestika Arif Sdn Bhd Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 303 (New Lot No. 2141) (Title No. H.S. (D) 260), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
10	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 304 (New Lot No. 2142) (Title No. H.S. (D) 261), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
11	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 305 (New Lot No. 2143) (Title No. H.S. (D) 262), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
12	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 306 (New Lot No. 2144) (Title No. H.S. (D) 263), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
13	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 307 (New Lot No. 2145) (Title No. H.S. (D) 264), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
14	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 308 (New Lot No. 2146) (Title No. H.S. (D) 265), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
15	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 309 (New Lot No. 2147) (Title No. H.S. (D) 266), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
16	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 310 (New Lot No. 2148) (Title No. H.S. (D) 267), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)
17	Off Simpang Ampat- Kendong main road, Simpang Ampat, Melaka Lot No. PT 311 (New Lot No. 2149) (Title No. H.S. (D) 268), Mukim of Taboh Nanning, District of Alor Gajah, Melaka	Vacant	Nil**	Not available (Agricultural land with development potential)

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Occupation Status	Restriction in Interest	Status of issuance of Certificate of Fitness for Occupation
	Teck Ping Chan Agriculture Sdn Bhd			
18	TN195, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1841 (Title No. HS(M) 933), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground and 1 st Floor - RM1,500/mth	Nil	Issued 31 July 1999
19	TN196, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1842 (Title No. HS(M) 934), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground and 1 st Floor - RM1,500/mth	Nil	Issued 31 July 1999
20	TN197, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1843 (Title No. HS(M) 935), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on 1 st Floor - RM350/mth Ground floor is vacant	Nil	Issued 31 July 1999
21	TN198, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1844 (Title No. HS(M) 936), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground - RM800/mth and 1 st Floor - RM700/mth	Nil	Issued 31 July 1999
22	TN199, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1845 (Title No. HS(M) 937), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground - RM1,200/mth and 1 st Floor - RM500/mth	Nil	Issued 31 July 1999
23	TN200, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1846 (Title No. HS(M) 938), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground and 1 st Floor - RM1,200/mth	Nil	Issued 31 July 1999
24	TN201, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1847 (Title No. HS(M) 939), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground and 1 st Floor - RM1,200/mth	Nil	Issued 31 July 1999

7. RELATED PARTY TRANSACTIONS (Cont'd)

Date of valuation	Registered Owner/ Location	Occupation Status	Restriction in Interest	Status of issuance of Certificate of Fitness for Occupation
25 15.4.03	TN202, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1848 (Title No. HS(M) 940), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground Floor – RM1,200/mth First Floor is vacant	Nil	Issued 31 July 1999
26 15.4.03	TN203, Simpang Point, Simpang Empat, Alor Gajah, Melaka Lot No. PT 1849 (Title No. HS(M) 941), Mukim of Taboh Naning, District of Alor Gajah, Melaka	Tenanted on Ground Floor – RM1,200/mth First Floor is vacant	Nil	Issued 31 July 1999

* The surveyed land area of Lot No. PT 290 (currently known as lot No. 2128) as per RSS No. 3-A-III obtained from the Jabatan Ukur Dan Pemetaan Melaka (Jupem) is 4.032 hectares and we have adopted the above mentioned land area in our value computation.

** The combined surveyed land area of Lot Nos. PT 303 – PT 311 (currently known as Lot Nos. 2141 – 2149) as per RSS No. 3-A-III obtained from the Jabatan Ukur Dan Pemetaan Melaka (Jupem) is 34.744 hectares and the Valuers have adopted the abovementioned land area in their value computation.

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