

ADDITIONAL INFORMATION

- 1. Further information on the Sale Lot, including but not limited to the description, existing use, method of valuation, net book value based on the latest financial statement and encumbrances. To also make the valuation report available for inspection.**

The Sale Lot is currently planted with palm oil trees and is part of a larger land under Geran 48068, Lot 91, Mukim Klang, Selangor.

Under the Sales and Purchase Agreement, the Seller is to subdivide, convert to medium industry and deliver 29.031 acres, known as Lot 7, to the Purchaser, free from encumbrances within 15 months from the SPA date. Failure to do so, at the Purchaser option, will require the Seller to refund the full amount paid plus agreed interest.

The method of valuation by KGV International Property Consultants (M) Sdn Bhd is the Comparison Method.

The property is currently charged to Hong Leong Bank Berhad by the seller.

The net book value of the land is not disclosed by the Seller to the Purchaser.

- 2. Particular of liabilities, including contingent liabilities and guarantees to be assumed by the Purchaser arising from the Acquisition.**

The Purchaser is not entered into any loan agreement yet for the Acquisition, and as such, there are no guarantees assumed by the Purchaser. The initial payments are via internally generated funds.

In event that a loan agreement is entered, Johore Tin Berhad (“JTB”) will make the announcement accordingly.

- 3. Further elaboration on how the benefit of the Acquisition is expected to accrue to the Group’s business and operational efficiency and efficacy.**

Currently, the Purchaser is operating from 3 different factories and with the Acquisition, the company plans to consolidate the operations in one location to improve on the logistical and operational efficiencies. Also, the Acquisition will provide the company with additional space for future expansion.