

MATERIAL CONTRACTS INVOLVING THE INTERESTS OF DIRECTORS AND MAJOR SHAREHOLDERS

- (a) Conditional Option Agreement dated 13 September 2013 and supplemented by the Letters dated 7 February 2014, 2 June 2017, 28 February 2020, 31 December 2020, 30 December 2022 and 31 December 2024, and the Supplemental Option Agreement dated 12 May 2014 (collectively, the “Said Option Agreements”) entered into between True Excel Investments (Cambodia) Co., Ltd (“True Excel”) (a wholly-owned subsidiary of Parkson Holdings Berhad) as grantee and PP.SW Development Co. Ltd (“PP.SW”), a company in which a Director who is also a major shareholder of the Company has interest, as grantor wherein True Excel is granted the option to enter into a lease agreement (“Option to Lease”) for the lease of the lower ground floor and first floor of a mall to be constructed at Sangkat Kakap, Khan Dang Kor, Phnom Penh, Cambodia for a term of 50 years with automatic renewal for another 50 years for an indicative refundable deposit of approximately US\$42.00 million (equivalent to approximately RM186.06 million) to be satisfied wholly in cash upon the terms and conditions of the Said Option Agreements. The commencement date to exercise the Option to Lease had been further extended to 31 December 2026.
- (b) Conditional Sale and Purchase Agreement dated 13 September 2013 and supplemented by the Letters dated 7 February 2014, 2 June 2017, 28 February 2020, 31 December 2020, 30 December 2022 and 31 December 2024, and the Supplemental Conditional Sale and Purchase Agreement dated 12 May 2014 (collectively, the “Said Sale and Purchase Agreements”) entered into between PP.SW as vendor and True Excel as purchaser for the purchase by True Excel of the second to seventh floors of a mall to be constructed at Sangkat Kakap, Khan Dang Kor, Phnom Penh, Cambodia (“Property”) for an indicative consideration of approximately US\$75.09 million (equivalent to approximately RM332.65 million) to be satisfied wholly in cash upon the terms and conditions of the Said Sale and Purchase Agreements. The handover date of the Property had been further extended until 31 December 2026 for PP.SW to complete and hand over the Property to True Excel.