

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are in any doubt as to the course of action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

The Notice of the Annual General Meeting (“AGM”) and the Proxy Form are set out in the Annual Report 2012 of the Company thereof. The AGM will be held at the Banquet Hall, Menara Korporat, Persada PLUS, Persimpangan Bertingkat Subang, KM15, Lebuhraya Baru Lembah Klang, 47301, Petaling Jaya, Selangor Darul Ehsan on Wednesday, 12 June 2013 at 10.00 a.m. or at any adjournment thereof.

The Proxy Form must be completed and lodged with UEM Land Holdings Berhad’s share registrar, Symphony Share Registrars Sdn Bhd, Level 6, Symphony House, Pusat Dagangan Dana 1, Jalan PJU 1A/46, 47301 Petaling Jaya, Selangor Darul Ehsan, not less than 48 hours before the time of holding the AGM. The lodging of the Proxy Form will not preclude you from attending and voting in person at the meeting if you are able to do so.

Bursa Malaysia Securities Berhad takes no responsibility for the contents of this Circular, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Circular.



A member of **UEM Group**

UEM LAND HOLDINGS BERHAD

(Company No. 830144-W)

(Incorporated in Malaysia under the Companies Act, 1965)

CIRCULAR TO SHAREHOLDERS

IN RELATION TO:

- I) THE PROPOSED RENEWAL OF SHAREHOLDERS’ MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE FOR UEM LAND HOLDINGS BERHAD GROUP OF COMPANIES (“ULHB GROUP”); AND**
- II) PROPOSED NEW SHAREHOLDERS’ MANDATE FOR ADDITIONAL RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE FOR ULHB GROUP**

(To be read together with the Ordinary Resolutions 12 and 13 in the Notice of the AGM of UEM Land Holdings Berhad as set out in the Company’s Annual Report 2012)

Last date and time for lodging the Proxy Form	:	10 June 2013, 10.00 a.m.
Date and time of the AGM	:	12 June 2013, 10.00 a.m.

This Circular is dated 9 May 2013

DEFINITIONS

Unless where the context otherwise requires, the following definitions shall apply throughout this Circular:

- Act : Companies Act, 1965, as amended from time to time and any re-enactment thereof
- AGM : Annual General Meeting of ULHB
- Audit Committee : Audit Committee of ULHB
- Board : Board of Directors of ULHB
- Bursa Securities : Bursa Malaysia Securities Berhad
- CMSA : Capital Markets and Services Act 2007
- COX : Cox Architecture Pty Ltd, a consultant firm
- Director : (a) A director of our Company or our subsidiary, and shall have the same meaning as given in Section 2(1) of the CMSA; and
(b) For the purposes of the Proposed Mandates, includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, our director as referred to in paragraph (a) above or chief executive officer of our Company or our subsidiary or holding company
- Faber : Faber Group Berhad, a 34.29% associate company of UEMG
- Faber Group : Faber and/or its subsidiaries
- KAAP : Messrs Kadir Andri & Partners, a legal firm
- Khazanah : Khazanah Nasional Berhad, our ultimate holding company
- Khazanah Group : Khazanah and/or its subsidiaries
- Listing Requirements : Main Market Listing Requirements of Bursa Securities
- LPD : 30 April 2013, being the latest practicable date prior to the printing of this Circular
- Major Shareholder : (a) A person who has an interest or interests in one or more of the voting shares in our Company and the nominal amount of that share, or the aggregate of the nominal amounts of those shares, is:
(i) 10% or more of the aggregate of the nominal amounts of all the voting shares in our Company; or
(ii) 5% or more of the aggregate of the nominal amounts of all the voting shares in that company where such person is the largest shareholder of our Company.

For the purpose of this definition, “interest in shares” shall have the meaning given in Section 6A of the Act; and
(b) For the purposes of the Proposed Mandates, includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a major shareholder of our Company or our subsidiary as referred to in paragraph (a) above

DEFINITIONS

Proposed Mandates	: Proposed Renewal of Shareholders' Mandate and Proposed New Shareholders' Mandate
Proposed New Shareholders' Mandate	: Proposed new shareholders' mandate for additional RRPT as set out in Section 2.3 of this Circular
Proposed Renewal of Shareholders' Mandate	: Proposed renewal of shareholders' mandate for RRPT as set out in Section 2.2 of this Circular
Related Parties	: A Director or Major Shareholder of our Company and persons connected with such Director or Major Shareholder as defined under the Listing Requirements
RM and sen	: Ringgit Malaysia and sen respectively
RPT	: Related party transaction entered into by our Company or its subsidiaries which involves the interest, direct or indirect, of a Related Party
RRPT	: Recurrent related party transactions of a revenue or trading nature
The Edge	: The Edge Communications Sdn Bhd
TM	: Telekom Malaysia Berhad, a 28.73% associate company of Khazanah
TM Group	: TM and/or its subsidiaries
UEMG	: UEM Group Berhad, a major shareholder of our Company
UEMG Group	: UEMG and/or its subsidiaries
UEM Land	: UEM Land Berhad, a wholly-owned subsidiary of our Company
UEM Land Group	: UEM Land and/or its subsidiaries
ULHB or Company	: UEM Land Holdings Berhad
Validity Period	: The date from the forthcoming AGM until the next AGM which will be held by 30 June 2014

All references to “**our Company**” or “**ULHB**” in this Circular are to UEM Land Holdings Berhad, and references to “**our Group**” are to our Company and our consolidated subsidiaries. References to “**we**”, “**us**”, “**our**” and “**ourselves**” are to our Company and, where the context otherwise requires, our consolidated subsidiaries.

All references to “**you**” in this Circular are to the shareholders of our Company.

Words denoting the singular shall, where applicable, include the plural and vice versa and words denoting the masculine gender shall, where applicable, include the feminine and/or neuter genders and vice versa. Reference to persons shall include corporations.

Any reference to a time of day or date in this Circular shall be a reference to Malaysian time or date respectively.

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CONTENTS

LETTER TO OUR SHAREHOLDERS CONTAINING:

	Page
1. INTRODUCTION.....	1
2. DETAILS OF THE PROPOSED MANDATES.....	2
3. REVIEW PROCEDURES OF THE RRPT.....	3
4. STATEMENT BY THE AUDIT COMMITTEE.....	3
5. RATIONALE FOR THE PROPOSED MANDATES.....	4
6. EFFECTS OF THE PROPOSED MANDATES.....	4
7. APPROVAL REQUIRED.....	4
8. MAJOR SHAREHOLDERS' AND DIRECTORS' INTERESTS.....	4
9. DIRECTORS' RECOMMENDATION.....	5
10. AGM.....	5
11. FURTHER INFORMATION.....	6

APPENDIX

I DETAILS OF RRPT.....	7
II ADDITIONAL INFORMATION.....	13



A member of **UEM Group**

UEM LAND HOLDINGS BERHAD

(Company No. 830144-W)

(Incorporated in Malaysia under the Act)

Registered Office:

19-2, Mercu UEM
Jalan Stesen Sentral 5
Kuala Lumpur Sentral
50470 Kuala Lumpur

9 May 2013

Directors:

Tan Sri Dr Ahmad Tajuddin Ali (*Non-Independent Non-Executive Chairman*)
Dato' Wan Abdullah Wan Ibrahim (*Managing Director / Chief Executive Officer*)
Dato' Izzaddin Idris (*Non-Independent Non-Executive Director*)
Md Ali Md Dewal (*Senior Independent Non-Executive Director*)
Oh Kim Sun (*Independent Non-Executive Director*)
Sheranjiv Sammanthan (*Non-Independent Non-Executive Director*)
Professor Philip Sutton Cox (*Independent Non-Executive Director*)
Lim Tian Huat (*Independent Non-Executive Director*)
Dato' Srikandan Kanagainthiram (*Independent Non-Executive Director*)
YM Ungku Suseelawati Ungku Omar (*Independent Non-Executive Director*)

To: The Shareholders of ULHB

Dear Sir/Madam

- I. PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE; AND**
 - II. PROPOSED NEW SHAREHOLDERS' MANDATE;
(COLLECTIVELY REFERRED TO AS THE "PROPOSED MANDATES")**
-

1. INTRODUCTION

At our Company's 4th AGM held on 14 June 2012, the Company had obtained a shareholders' mandate for our Group to enter into RRPT of a revenue or trading nature which are necessary for our Group's day-to-day operations and which are in the ordinary course of business and on terms that are not more favorable to the Related Parties than those generally available to the public ("**2012 Shareholders' Mandate**").

The 2012 Shareholders' Mandate shall, in accordance with the Listing Requirements, lapse at the conclusion of the forthcoming AGM, unless the authority for its renewal is obtained from our shareholders at the forthcoming AGM.

In addition to the renewal of the 2012 Shareholders' Mandate, our Company will also be seeking a shareholders' mandate for our Group to enter into new RRPT of a revenue or trading nature with Related Parties.

On 20 February 2013, our Board announced that we propose to seek our shareholders' approval for the Proposed Mandates at the forthcoming AGM.

The Proposed Mandates if approved by our shareholders will be subject to annual renewal. In this respect, any authority conferred by the Proposed Mandates shall only continue to be in force until:

- 1.1 the conclusion of our Company's next AGM at which time it will lapse, unless by a resolution passed at such general meeting whereby the authority is renewed;
- 1.2 the expiration of the period within which the next AGM is required to be held pursuant to Section 143(1) of the Act (but must not extend to such extension as may be allowed pursuant to Section 143(2) of the Act); or
- 1.3 revoked or varied by resolution passed by the shareholders at a general meeting;

whichever is the earlier.

The purpose of this Circular is to provide you with details on the Proposed Mandates, together with the Board's recommendation thereon and also to seek your approval for the resolutions in respect of the Proposed Mandates to be tabled at the forthcoming AGM, the notices of which have been set out in the Notice of 5th AGM in the Company's Annual Report 2012.

YOU ARE ADVISED TO READ THE CONTENTS OF THIS CIRCULAR CAREFULLY BEFORE VOTING ON THE RESOLUTIONS PERTAINING TO THE PROPOSED MANDATES.

2. DETAILS OF THE PROPOSED MANDATES

2.1 Details of the RRPT

Our Company is the flagship company for the property development and real estate investment businesses of UEMG. UEMG is wholly-owned by Khazanah which in turn is the investment holding arm of the Government.

The principal activity of our Company is investment holding whilst our subsidiaries are involved in property development, turnkey development and construction, land trading, property investment, project procurement and management and investment holding.

Our Group, in the ordinary course of business, enter into RRPT which are necessary for the day-to-day operations with certain Related Parties of our Company. Such RRPT will be carried out on an arm's length basis and on commercial terms which are not more favourable to the Related Parties than those generally available to the public and which will not be detrimental to the minority shareholders of our Company.

2.2 Proposed Renewal of Shareholders' Mandates

The details of the RRPT under the Proposed Renewal of Shareholders' Mandate are set out in Items 1A and 1B of **Appendix I** of this Circular.

2.3 Proposed New Shareholders' Mandates

The details of the RRPT under the Proposed New Shareholders' Mandates are set out in Items 2A and 2B of **Appendix I** of this Circular.

2.4 Amount Due and Owing to ULHB Group by Related Parties

As at the financial year ended 31 December 2012, our Company has no outstanding amount due and owing arising from RRPT.

3. REVIEW PROCEDURES FOR THE RRPT

- 3.1 Our Company has established the following procedures and guidelines to ensure that the RRPT are undertaken on an arm's length basis and on normal commercial terms that are not more favourable to the Related Parties than those normally available to the public and are not to the detriment of the minority shareholders:-
- 3.1.1 All companies within our Group shall only enter into the RRPT after taking into account the pricing, level of service, quality of product as compared to market prices and industry standards against at least 2 other contemporaneous transactions with unrelated third parties for similar products/services and/or quantities as comparison, wherever possible, to determine whether the price and terms offered to/by related third parties are fair and reasonable and comparable to those offered to/by other unrelated third parties for the same or substantially similar type of products/services and/or quantities. Where quotations or comparative pricing from unrelated parties cannot be obtained, the pricing of any RRPT entered into will be determined based on prevailing market rates under usual commercial terms, business practices and policies or otherwise in accordance with other applicable industry norms/consideration and are not to the detriment of minority shareholders;
 - 3.1.2 All RRPT, which are not within the shareholders' mandate and have values of more than RM1,000,000 or 1% of the percentage ratio, whichever is the higher (as defined under Paragraph 10.02(g) of the Listing Requirements), shall be reviewed by the Audit Committee before the transactions are entered into;
 - 3.1.3 If a member of the Audit Committee has an interest in any particular transaction, he or she will have to abstain from any deliberation (but may be requested by the other members of the Audit Committee to explain or furnish such information as considered necessary) and also voting on the matter at the Audit Committee meeting in respect of that transaction;
 - 3.1.4 Proper records shall be maintained to capture all the RRPT entered into pursuant to the shareholders' mandate to ensure accurate disclosure thereof. Disclosure shall be made in the Annual Report of the Company of the aggregate value of transactions conducted in accordance with the given mandate;
 - 3.1.5 The Audit Committee shall review relevant audit reports to ascertain that the guidelines and the procedures established to monitor the RRPT are complied with;
 - 3.1.6 The Audit Committee shall have overall responsibility for the determination of the review procedures;
 - 3.1.7 The Audit Committee may periodically review the relevant RRPT and the existing procedures to ascertain that they have been complied with; and
 - 3.1.8 If during the periodic review, the Audit Committee is of the view that the abovementioned procedures are no longer sufficient to ensure that the RRPT are undertaken on an arm's length basis and on normal commercial terms that are not more favourable to the Related Party than those normally available to the public, the Audit Committee shall have the discretion to request for additional procedures to be imposed on all the RRPT. In that event, such procedures may be implemented without the approval of shareholders, provided that they are more stringent than the existing procedures.

4. STATEMENT BY THE AUDIT COMMITTEE

- 4.1 The Audit Committee has the overall responsibility of determining whether the procedures for reviewing the transactions that involve the Related Parties are appropriate to ensure compliance with the relevant statutory requirements. The Audit Committee has reviewed the procedures on the RRPT mentioned in paragraph 3 above and is of the view that the stipulated procedures are sufficient to ensure that the RRPT are not more favourable to the Related Parties than those generally available to the public and are not to the detriment of our minority shareholders.
- 4.2 The Audit Committee is of the view that our Group has in place adequate procedures and processes to monitor, track and identify RRPT in a timely and orderly manner and may periodically review the existing procedures to ascertain that they have been complied with.

5. RATIONALE FOR THE PROPOSED MANDATES

- 4.1 The RRPT to be entered into by our Group are intended to meet business needs at the best possible terms. Our Group should be able to have access to all available markets and products and services provided by all vendors including the Related Parties. This will enhance our Group's ability to explore beneficial business opportunities as well as to promote cross-selling within the UEMG Group.
- 4.2 The Proposed Mandates will enable our Group to carry out recurrent routine transactions necessary for day-to-day operations, which are time-sensitive in nature, and will eliminate the need to announce and to convene separate general meetings on each occasion to seek prior approval of our shareholders for the RRPT.
- 4.3 The Proposed Mandates will substantially reduce expenses associated with the convening of general meetings on ad hoc basis, improve administrative efficiency and allow human resources and time to be channelled towards attaining other corporate objectives.

6. EFFECTS OF THE PROPOSED MANDATES

The Proposed Mandates will not have any effect on our issued and paid-up share capital and is not expected to have any material effect on the net assets and gearing of our Group for the financial year ending 31 December 2013.

7. APPROVAL REQUIRED

The Proposed Mandates are subject to your approval at our forthcoming AGM.

8. MAJOR SHAREHOLDERS' AND DIRECTORS' INTERESTS

8.1 Major Shareholders' Interests

Khazanah and its wholly-owned subsidiary, UEMG, are major shareholders of our Company and are deemed interested in the RRPT (collectively the "**Interested Major Shareholders**"). Accordingly, Khazanah and UEMG will abstain from voting on the resolution pertaining to the Proposed Mandates in respect of their interests, direct or indirect, at our forthcoming AGM. The Interested Major Shareholders have also undertaken to ensure that the persons connected to them will abstain from voting in respect of their direct and/or indirect shareholding on the resolution pertaining to the Proposed Mandates at the forthcoming AGM.

According to the Register of Substantial Shareholders as at the LPD, the Interested Major Shareholders' shareholdings in ULHB are as follows:-

	----- Direct -----		----- Indirect -----	
	No. of ordinary shares	%	No. of ordinary shares	%
UEMG	2,809,580,568	64.86	-	-
Khazanah	-	-	2,809,580,568 ^(a)	64.86
Employees Provident Fund Board	219,942,594	5.08	-	-

Note:

(a) Deemed interested by virtue of its interest in UEMG pursuant to Section 6A of the Act.

8.2 Directors' Interests

YBhg Tan Sri Dr Ahmad Tajuddin Ali and YBhg Dato' Izzaddin Idris are Directors of both UEMG and our Company. YBhg Dato' Izzaddin Idris is also a Director of Faber whilst Mr Oh Kim Sun is a Director of Faber and ULHB. Mr Sheranjiv Sammanthan is a nominee of Khazanah on our Board. Professor Philip Sutton Cox is the Founding Partner of COX.

Both En. Abdul Kadir Md Kassim and YBhg Datuk Tong Kooi Ong, who were Directors of ULHB, have resigned on 1 September 2012 and 1 January 2013 respectively.

YBhg Datuk Tong Kooi Ong is the Executive Chairman of The Edge and since he was a Director of ULHB within the preceding 6 months of the date on which the terms of the transaction(s) were agreed upon, he is deemed interested in the RRPT between the ULHB Group and The Edge up to 30 June 2013 in accordance with the Act and Listing Requirements.

By virtue of their common directorships, YBhg Tan Sri Dr Ahmad Tajuddin Ali, YBhg Dato' Izzaddin Idris, Mr Oh Kim Sun, Mr Sheranjiv Sammanthan, and Professor Philip Sutton Cox are deemed interested in the RRPT between our Group and the companies in which they hold directorships and/or interest and will abstain from deliberation and voting in respect of their interests, direct or indirect, at any Board meeting of our Company in respect of the Proposed Mandates.

YBhg Tan Sri Dr Ahmad Tajuddin Ali, YBhg Dato' Izzaddin Idris, Mr Oh Kim Sun, Mr Sheranjiv Sammanthan and Professor Philip Sutton Cox (collectively referred to as the "**Interested Directors**") will abstain from voting in respect of their interests direct or indirect and have also undertaken to ensure that the persons connected with them will abstain from voting in respect of their interests direct or indirect on the resolution approving the Proposed Mandates to be tabled at the forthcoming AGM.

Based on the Register of Directors' Shareholdings as at the LPD, none of the Interested Directors has any shareholding, direct and indirect, in our Company.

Save as disclosed above, no other Directors, Major Shareholders and/or persons connected to them (as defined in the Listing Requirements) have any interest, direct or indirect, in the Proposed Mandates.

9. DIRECTORS' RECOMMENDATION

Our Board (other than the Interested Directors), having considered all aspects of the Proposed Mandates, is of the opinion that the Proposed Mandates are in the best interest of our Company. Accordingly, our Board, save for the Interested Directors, recommends that you vote in favour of the ordinary resolutions pertaining to the Proposed Mandates to be tabled at our forthcoming AGM.

10. AGM

- 10.1 Our 5th AGM, the Notice and Proxy Form of which are set out in the Company's Annual Report 2012, will be held at the Banquet Hall, Menara Korporat, Persada PLUS, Persimpangan Bertingkat Subang, KM15, Lebuhraya Baru Lembah Klang, 47301, Petaling Jaya, Selangor Darul Ehsan on Wednesday, 12 June 2013 and at any adjournment thereof, for the purpose of considering and if thought fit, passing the ordinary resolutions to give effect to the Proposed Mandates.
- 10.2 If you are unable to attend and to vote at the AGM, you are requested to complete, sign and return the enclosed Proxy Form in accordance with the instructions printed on it, so as to arrive at our Share Registrar's office, Symphony Share Registrars Sdn Bhd, Level 6, Symphony House, Pusat Dagangan Dana 1, Jalan PJU 1A/46, 47301 Petaling Jaya, Selangor Darul Ehsan not less than 48 hours before the time set for convening of the 5th AGM. You may attend and vote in person at the AGM, if you wish to do so. In the event that you have nominated a proxy to attend and vote on your behalf, please revoke the appointment of your proxy prior to the AGM.

11. FURTHER INFORMATION

Please refer to the attached appendices for further information.

Yours faithfully,
For and on behalf of the Board of
UEM LAND HOLDINGS BERHAD

A handwritten signature in black ink, appearing to read 'Wan Abdullah Wan Ibrahim', with a large, stylized flourish at the end.

DATO' WAN ABDULLAH WAN IBRAHIM
Managing Director / Chief Executive Officer

APPENDIX 1

1A. Details of the RRPT to be entered into by our Group whereby we receive services and/or rent and/or acquire land and/or land-based property from Related Parties under the Proposed Renewal of Shareholders' Mandates.

Item	Transacting Related Party	Interested Major Shareholders/ Directors and persons connected with them	Nature of relationship as at the LPD	Nature of RRPT	2012 Shareholders' Mandate		Estimated value during the Validity Period ¹ (RM)
					Estimated Value as disclosed in the Circular dated 23 May 2012 (RM)	Actual Value (RM)	
1.	UEMG Group	Khazanah, UEMG, Tan Sri Dr Ahmad Tajuddin Ali, Dato' Izzaddin Idris, Abdul Kadir Md Kassim ² and Sheranjiv Sammanthan	ULHB is a 64.86% subsidiary of UEMG which in turn is a wholly-owned subsidiary of Khazanah	<p>Receipt of group wide ICT shared services and other related ICT services</p> <p>Receipt of internal audit, training and administrative support services</p> <p>Renting of office space (Levels 16 and 23A), meeting rooms and other facilities at Mercu UEM, KL Sentral³</p> <p>Renting of parking space at Mercu UEM, KL Sentral³</p> <p>Receipt of electricity and air-conditioning facilities at levels 16 and 23A of Mercu UEM, KL Sentral</p> <p>Receipt of construction and engineering services for projects in Nusajaya and Klang Valley</p> <p>Receipt of construction and engineering services for Kota Iskandar and related projects</p>	1,270,000	765,224	900,000
					4,000,000	825,281	4,080,000
					2,532,000	1,875,962	2,570,000
					65,000	52,638	65,000
					240,000	143,247	240,000
					210,000,000	2,293,999	12,000,000
					48,000,000	106,959	24,000,000

Item	Transacting Related Party	Interested Major Shareholders/ Directors and persons connected with them	Nature of relationship as at the LPD	Nature of RRPT	2012 Shareholders' Mandate		Estimated value during the Validity Period ¹ (RM)
					Estimated Value as disclosed in the Circular dated 23 May 2012 (RM)	Actual Value (RM)	
				Receipt of assets and facilities management services	450,000	335,994	550,000
				Receipt of office cleaning and tea lady services	85,000	69,479	85,000
				Receipt of project management and engineering consulting services	800,000	0	0 ⁴
				Rental of facilities and other services	100,000	15,000	100,000
				Receipt of environmental monitoring services and consulting services on sewerage management	300,000	0	0 ⁴
				Receipt of supply of raw materials	9,000,000	0	0 ⁴
				Total	276,842,000	6,483,783	44,590,000
2.	Faber Group	Khazanah, UEMG, Tan Sri Dr Ahmad Tajuddin Ali, Dato' Izzuddin Idris, Abdul Kadir Md Kassim ² , Oh Kim Sun and Sheranjiv Sammanthan.	Faber Group is a 34.29% associate company of UEMG. ULHB is a 64.86% subsidiary of UEMG	Receipt of consultation and facilities maintenance services for Nusajaya	14,600,000	4,855,518	7,500,000
				Total	14,600,000	4,855,518	7,500,000

Item	Transacting Related Party	Interested Major Shareholders/ Directors and persons connected with them	Nature of relationship as at the LPD	Nature of RRPT	2012 Shareholders' Mandate		Estimated value during the Validity Period ¹ (RM)
					Estimated Value as disclosed in the Circular dated 23 May 2012 (RM)	Actual Value (RM)	
3.	KAAP	Abdul Kadir Md Kassim ²	Abdul Kadir Md Kassim is the Managing Partner of KAAP and is a Director of UEMG.	Receipt of legal advisory services	1,000,000	63,066	0 ⁵
				Total	1,000,000	63,066⁶	0
4.	Khazanah Group	UEMG Group, Tan Sri Dr. Ahmad Tajuddin Ali, Dato' Izzaddin Idris, Abdul Kadir Md Kassim ² and Sheranjiv Sammanthan	ULHB is a 64.86% subsidiary of UEMG which in turn is a wholly-owned subsidiary of Khazanah	Acquisition of land or land based properties in the ordinary course of business	- ⁷	38,448,582	- ⁷
				Total		38,448,582	
5.	COX	Professor Philip Sutton Cox	Professor Philip Sutton Cox is the founding partner of COX and also a Director of ULHB	Receipt of consulting services	7,000,000	0	5,500,000
				Total	7,000,000	0	5,500,000
6.	The Edge ⁸	Datuk Tong Kooi Ong	Datuk Tong Kooi Ong is the Executive Chairman of The Edge and was a Director of ULHB until his resignation on 1 January 2013	Receipt of corporate advertisement and branding services	350,000	177,933	200,000
				Total	350,000	177,933	200,000

1B. Details of the RRPT to be entered into by our Group whereby we provide services and/or rent and/or dispose land and/or land-based property to Related Parties under the Proposed Renewal of Shareholders' Mandates.

Item	Transacting Related Party	Interested Major Shareholders/ Directors and persons connected with them	Nature of relationship as at the LPD	Nature of RRPT	2012 Shareholders' Mandate		Estimated value during the Validity Period ¹ (RM)
					Estimated Value as disclosed in the Circular dated 23 May 2012 (RM)	Actual Value (RM)	
1.	UEMG Group	Khazanah, UEMG, Tan Sri Dr Ahmad Tajuddin Ali, Dato' Izzaddin Idris, Abdul Kadir Md Kassim ² and Sheranjiv Sammanthan	ULHB is a 64.86% subsidiary of UEMG which in turn is a wholly-owned subsidiary of Khazanah	Provision for tenancy of land for batching plant/casting yard	55,000	44,000	300,000
				Total	55,000	44,000	300,000
2.	Khazanah Group	UEMG Group, Tan Sri Dr Ahmad Tajuddin Ali, Dato' Izzaddin Idris, Abdul Kadir Md Kassim ² and Sheranjiv Sammanthan	ULHB is a 64.86% subsidiary of UEMG which in turn is a wholly-owned subsidiary of Khazanah	Provision for lease/rental of office space Provision of development management services Disposal of land or land based properties in the ordinary course of business	850,000	175,000	350,000
					31,675,000	11,405,584	17,700,000
					⁷	185,379,334	⁷
				Total	32,525,000	196,959,918	18,050,000
3.	Directors and/or Major Shareholders of ULHB and Persons Connected with them	Directors and/or Major Shareholders of ULHB and Persons Connected with them	n/a	Sale of land and/or land based properties by ULHB Group	⁹	10,735,880	⁹
				Total	0	10,735,880	0

2A. Details of the additional RRPT to be entered into by our Group whereby we receive services and/or rent and/or acquire land and/or land-based property from Related Parties under the Proposed New Shareholders' Mandates.

Item	Transacting Related Party	Interested Major Shareholders/ Directors and persons connected with them	Nature of relationship as at the LPD	Nature of RRPT	Estimated value during the Validity Period ¹ (RM)
1.	TM Group	Khazanah and Sheranjiv Sammanthan	TM is a 28.73% associate company of Khazanah which in turn is our ultimate holding company	Receipt of data/internet leased line services Receipt of UniFi bundling services	400,000 3,000,000
Total					3,400,000

2B. Details of the additional RRPT to be entered into by our Group whereby we provide services and/or rent and/or dispose land and/or land-based property to Related Parties under the Proposed New Shareholders' Mandates.

Item	Transacting Related Party	Interested Major Shareholders/ Directors and persons connected with them	Nature of relationship as at the LPD	Nature of RRPT	Estimated value during the Validity Period ¹ (RM)
1.	Khazanah Group	UEMG Group, Tan Sri Dr Ahmad Tajuddin Ali, Dato' Izzaddin Idris and Sheranjiv Sammanthan	ULHB is a 64.86% subsidiary of UEMG which in turn is a wholly-owned subsidiary of Khazanah	Provision of security services	150,000
Total					150,000

Notes:

- ¹ The estimated value shown above represents the best estimates by our Management. Accordingly, the actual transacted value may vary and are subject to changes.
- ² Abdul Kadir Md Kassim resigned effective from 1 September 2012. He is deemed interested in the RRPT between the ULHB Group and UEMG or ULHB Group and KAAP respectively up to 28 February 2013.
- ³ Tenure of the rental agreement is for a period not exceeding 3 years and is payable on a monthly basis.
- ⁴ There will be no further transactions with these Related Parties.
- ⁵ KAAP ceases to be a Related Party for the Validity Period.
- ⁶ The disclosure of the Actual Value incurred is up to 28 February 2013 as KAAP ceased to be a Related Party effective 1 March 2013.
- ⁷ Estimated values of the transactions relating to the acquisition/disposal of land and/or land-based property (“Assets”) cannot be ascertained given the varying types of Assets that we may dispose/sell as well as that which we may deem appropriate to acquire for immediate/future development, both in the ULHB Group’s ordinary course of business. Nonetheless, the value of such transactions shall not exceed, in aggregate, 10% in terms of percentage ratio as provided under Chapter 10 of the Listing Requirements.
- ⁸ Given that Datuk Tong Kooi Ong has resigned as a director of ULHB on 1 January 2013, The Edge will cease to be a Related Party from 30 June 2013.
- ⁹ Estimates of the value of this category of transactions cannot be ascertained given the various types of properties sold by the ULHB Group which varies from project to project. However, in accordance with Section 3.3 of Practice Note 12 of the Listing Requirements, any one of the percentage ratios of the transactions must not exceed 10%.

APPENDIX II

ADDITIONAL INFORMATION

1. DIRECTORS' RESPONSIBILITY STATEMENT

Our Directors have seen and approved this Circular and they collectively and individually accept full responsibility for the accuracy of the information in this Circular. They confirm that, after making all reasonable enquiries and to the best of their knowledge and belief, there are no material facts the omission of which would make any statement in this Circular misleading.

2. MATERIAL LITIGATION

As at the LPD, save as disclosed below, neither we nor any of our subsidiaries are engaged in any material litigation, claims and/or arbitration either as plaintiff or defendant, which may affect our income from, title to, or possession of any of our assets and/or business, and we are not aware of any proceedings, pending or threatened, or of any facts likely to give rise to any proceedings which may affect the income from, title to, or possession of any of the assets and/or business of our Group:

2.1 Legal action by Vulindlela Holdings (Pty) Limited and Vulindlela Investments (Pty) Limited against Renong Overseas Corporation Sdn Bhd

Renong Overseas Corporation Sdn Bhd ("**ROC**"), a wholly-owned subsidiary of UEM Land, entered into an agreement to dispose its entire interests in Renong Overseas Corporation S.A. (Proprietary) Limited ("**ROCSA**"), a wholly-owned foreign subsidiary of ROC, on 8 January 2007 with Bonatla Property Holdings Limited ("**Bonatla**") ("**Agreement**"). The Agreement was later novated to VLC Commercial & Industrial (Pty) Ltd ("**VLC**").

In March 2007, Vulindlela Holdings (Pty) Limited has jointly with Vulindlela Investments (Pty) Limited ("**Applicants**") filed an action proceedings in the High Court of South Africa, Durban and Coast Local Division against ROC seeking an order to declare the Agreement invalid under KND case number 2722/07 ("**the 2007 action proceedings**"). The Applicants' main contention is that they have a tacit pre-emptive right at ROCSA level which they claimed was not granted to them. The Applicants are companies incorporated in South Africa and hold direct and indirect interest in ROC-Union (Proprietary) Limited, a subsidiary of ROCSA. ROCSA and Vulindlela Investments (Pty) Limited respectively hold 80.4% and 19.6% equity interest in ROC-Union (Proprietary) Limited.

On 4 August 2008, the Applicants applied for a relief to injunct ROC from completing its sale of shares in ROCSA to Bonatla and/or its nominee, VLC, pending the determination of the 2007 action proceedings by the court ("**the 2008 interim application**").

In August and October 2008, ROC had agreed to consent orders which, primarily, prevents ROC from disposing of its shares in ROCSA until the finalisation of the 2008 interim application.

The Agreement for the sale of shares by ROC to Bonatla and/or VLC has been terminated by ROC on 16 November 2010 due to non-performance by VLC. In view thereof, applications to set aside the consent orders had been filed by ROC on 1 October 2012. The High Court of South Africa, Durban and Coast Local Division had set the 2008 interim application for hearing on 31 May 2013. To date, the Applicants had yet to apply to court to set the 2007 action proceedings for hearing.

2.2 Writ of Summons and Statement of Claim in High Court Suit No. 22 NCVC -297-04/2013 ("Claim") filed by Rakyat Holdings Sdn Bhd ("Rakyat Holdings") against Aurora Tower @KLCC Sdn Bhd ("Aurora Tower"), a wholly owned subsidiary of Sunrise Berhad which in turn is a wholly owned subsidiary of ULHB

On 12 April 2013 Aurora Tower was served with the Claim filed by Rakyat Holdings. The Claim alleges breach of an agreement dated 14 January 2008 between Rakyat Holdings and Aurora Tower, for the sale of land held under Geran 4733, Lot 149, Seksyen 0058, Bandar Kuala Lumpur ("**Land**"). The principal relief sought in the Claim is an order for Aurora Tower to re-deliver ownership, title and vacant possession of the Land to Rakyat Holdings and general damages.

Aurora Tower's solicitors believe that Aurora Tower has a good defence to the Claim and will be vigorously defending it. The High Court has fixed 31 May 2013 as case management of the abovementioned suit.

3. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

3.1 Capital commitments

As at the LPD, save as disclosed below, our Board is not aware of any capital commitments incurred or known to be incurred by our Group in relation to property, plant and machinery and investment property:

	RM million
Approved and contracted for	1.1
Approved but not contracted for	4.7
Total	5.8

The capital commitments above are in relation to the development costs for the construction of a club house and a neighbourhood commercial centre which will be used for business and investment purposes.

3.2 Contingent liabilities

As at the LPD, save as disclosed below and the material litigation set out in Section 2 of this Appendix II, our Board is not aware of any material contingent liabilities, which may, upon being enforceable, have a material adverse effect on our Group's profits or NA:

(i) Potential compensation payable to Felcra Berhad ("Felcra") settlers

A group of 38 Felcra settlers ("**Plaintiffs**") has collectively served an originating summons against Felcra, the District Land Administrator ("**DLA**") and the Johor State Government (collectively, "**Defendants**"). The summons pertain to 198 acres of land previously owned by the Johor State Government, developed by Felcra and subsequently alienated to Bandar Nusajaya Development Sdn Bhd ("**BND**"), our indirect wholly-owned subsidiary, for the development of Nusajaya, Johor Darul Takzim.

BND is not directly involved in this litigation, but by virtue of a novation agreement dated 2 December 1994 entered into between BND, UEMG and the Johor State Authority ("**1994 Novation Agreement**"), BND is responsible for the additional land cost of land alienated to it, which includes the amounts claimed by the Plaintiffs, in the event their claims are successful.

The Plaintiffs seek, *inter-alia*, an additional total sum of RM54.0 million and an acre of land to each Plaintiff from the Defendants.

On 12 January 2010, the High Court of Malaya ("**High Court**") has made a decision against Felcra for breach of contract and dismissed the Plaintiffs' action against the DLA and the Johor State Government. On 8 February 2010, the Plaintiffs filed a notice of appeal to the Court of Appeal to appeal against the decision of the High Court on the quantum against Felcra and the dismissal of the action against the DLA and the Johor State Government. The Court of Appeal dismissed the appeal on 28 June 2011. The Plaintiffs' appeal to the Federal Court against the decision of the Court of Appeal was allowed on 15 October 2012. The notice of appeal to the Federal Court was filed by the Plaintiffs on 22 October 2012. The Federal Court has fixed 14 May 2013 for hearing of the appeal.

(ii) Potential compensation payable to the previous landowners

There are altogether 50 cases referred to the High Court involving claims against the Johor State Government for additional compensation amounting to RM634.8 million by the previous landowners of lands acquired for the Malaysia-Singapore Second Crossing Project.

When these 50 cases were heard at the High Court, the High Court maintained the amount of compensation awarded by the DLA in 15 cases, whilst increasing the amount of compensation in 35 others. The parties involved have made further appeals to the Court of Appeal for higher compensation. However, the Court of Appeal ordered that all land acquisition appeals to be transferred to the Federal Court.

Of these 50 cases:

- (a) 1 had been heard and dismissed by the Court of Appeal;
- (b) 4 had been heard and dismissed by the Federal Court;
- (c) 2 had accepted an out-of-court settlement proposed by the Johor State Legal Advisor;
- (d) 4 had withdrawn their cases against the DLA; and
- (e) 2 had been granted additional compensation amounting to RM19.5 million by the Federal Court.

The total land appeal cases pending are 37 and the contingent liability is RM201.3 million.

BND is not directly involved in this litigation, but by virtue of the 1994 Novation Agreement, BND is responsible for the additional land cost of land alienated to it, which includes the amounts claimed by the landowners in the event their respective claims are successful.

To date, no date has been fixed for hearing.

(iii) Tax returns

On 3 October 2011, BND received a notice of additional assessment from the Inland Revenue Board (“**IRB**”) for additional tax payable and tax penalty in respect of the year of assessment 2006, which would have resulted in an additional tax payable and tax penalty by BND amounting to RM73,836,712.01. On 4 September 2012, the Kuala Lumpur High Court had allowed BND's judicial review application to set aside the additional tax assessment amounting to RM73,836,712.01. The Kuala Lumpur High Court ruled in favour of BND and declared that the IRB had no legal basis to raise the additional tax assessment. IRB on 21 September 2012 filed a notice of appeal to the Court of Appeal to appeal against the decision of the Kuala Lumpur High Court. No date has been fixed for hearing.

Based on the advice received from our advisers, no provision for income tax and tax penalty have been made by our Group in respect of the above amount as we believe that the grounds for the appeal are valid.

(iv) Third party charge

On 18 May 2007, Horizon Hills Development Sdn Bhd (“**HHDSB**”), a 50:50 joint venture company between UEM Land and Gamuda Berhad, entered into the following:

- (a) the issue of, offer for subscription or purchase of, or invitation to subscribe for or purchase of Islamic Securities of up to RM270 million nominal value by HHDSB, comprising:
 - (aa) up to 12-year Islamic Bank Guarantee Medium-Term Notes Programme of up to RM200 million nominal value under the principles of Murabahah (“**IMTN Programme**”); and
 - (bb) up to 7-year Islamic Commercial Papers Programme of up to RM70 million nominal value under the principles of Murabahah; and

- (b) a Kafalah (bank guarantee) facility of up to RM205 million to guarantee the nominal value of the IMTN Programme of up to RM200 million and one profit payment in respect of the IMTN Programme of up to RM5 million,

(collectively referred to as the “**Facilities**”).

In this respect, Nusajaya Greens Sdn Bhd, our indirect wholly-owned subsidiary, had provided a third party charge over approximately 1,227 acres of land in favour of the security trustee for the Facilities (“**Charge**”). As at the LPD, 910 acres out of the total of 1,227 acres have been purchased and paid for by HHDSB.

In connection with the Facilities, UEM Land has also provided an undertaking to inject equity into HHDSB with an aggregate amount of RM155 million in circumstances where HHDSB is unable to meet certain financial obligations.

4. MATERIAL CONTRACTS

Save as disclosed below, neither ULHB nor its subsidiaries has entered into any other material contract (not being contracts entered into in the ordinary course of business) within the two (2) years preceding the date of this Circular:-

- (i) a development agreement dated 16 June 2005 (“**HHDSB Development Agreement**”) between Nusajaya Greens Sdn Bhd and HHDSB, a 50:50 joint venture company between UEM Land and Gamuda Berhad, for the development of approximately 1,227 acres of land in Nusajaya into a mixed development and 18-hole golf course, clubhouse and facilities together with the appropriate primary and secondary infrastructure, and other types of complementary development, which was announced on 16 June 2005 by UEM World Berhad (now known as Global Converge Sdn Bhd). As part of the HHDSB Development Agreement, the said land will be acquired by HHDSB for the development known as Horizon Hills, which is currently ongoing and is expected to be completed by 2018. As at the LPD, 910 acres out of the total of 1,227 acres have been purchased and paid for by HHDSB;
- (ii) a shareholders’ agreement dated 9 June 2011 between ULHB, Iskandar Harta Holdings Sdn Bhd (“**IHH**”), a wholly-owned subsidiary of Iskandar Investment Berhad and Nusajaya Lifestyle Sdn Bhd (“**NLSB**”), a 55%-owned subsidiary of ULHB, for the development of two parcels of land both situated in Medini, Nusajaya, Iskandar Malaysia, Johor Darul Takzim measuring an aggregate area of approximately 35 acres held under H.S (D) 478904, PTD 170657 (“**Lot A3A**”) and H.S (D) 478905, PTD 170658 (“**Lot A3B**”) into a mixed development predominantly in the retail segment to be undertaken by NLSB whereby the equity ownership of NLSB held by ULHB and IHH is 55% and 45% respectively;
- (iii) two agreements to lease both dated 9 June 2011 between NLSB, a 55%-owned subsidiary of ULHB, and IHH for the 99-year lease by NLSB of 2 parcels of land identified as Lot A3A and Lot A3B [as described in paragraph (ii)] for an aggregate consideration of RM100.0 million. The agreement to lease for Lot A3A is expected to be completed by 8 March 2014 and the agreement to lease for Lot A3B was completed on 8 March 2012;
- (iv) a sale and purchase agreement dated 9 April 2012 between Nusajaya Premier Sdn Bhd (“**NPSB**”), a wholly-owned subsidiary of ULHB and Tanjung Bidara Ventures Sdn Bhd (“**TBV**”), a wholly-owned subsidiary of Khazanah, for the acquisition by NPSB of a parcel of freehold land measuring an aggregate area of approximately 122.28 acres held under HS(D) 500347 PTD 182860 in Mukim Pulau, District of Johor Bahru, Johor Darul Takzim from TBV for a cash consideration of RM93.2 million. The sale and purchase agreement was completed on 1 October 2012;

- (v) a shareholders' and shares subscription agreement dated 11 June 2012 between ULHB, Desaru South Course Sdn Bhd ("**DSC**"), a wholly-owned subsidiary of Desaru Development Holdings One Sdn Bhd ("**DH1**"), which in turn is a subsidiary of Khazanah and Desaru South Course Residence Sdn Bhd, ("**DSCR**") a 51%-owned subsidiary of ULHB, for the subscription by ULHB and DSC of 999,998 ordinary shares of RM1.00 each in DSCR in the proportion of 51:49 respectively and to regulate the relationship between ULHB and DSC in DSCR on their proposed participation to undertake the predominantly residential development surrounding a 27-hole golf course with clubhouse on 11 parcels of land with an aggregate gross area of approximately 304.63 acres in Desaru, Johor Darul Takzim ("**Residential Land 1**"). A sale and purchase agreement of the Residential Land 1 dated 12 June 2012 was entered into between DSC and DSCR for a purchase consideration of RM283.6 million;
- (vi) a shareholders' and shares subscription agreement dated 11 June 2012 between ULHB, Desaru North Course Sdn Bhd ("**DNC**"), a wholly-owned subsidiary of DH1, which in turn is a subsidiary of Khazanah and Desaru North Course Residence Sdn Bhd ("**DNCR**"), a 51%-owned subsidiary of ULHB, for the subscription by ULHB and DNC of 999,998 ordinary shares of RM1.00 each in DNCR in the proportion of 51:49 respectively and to regulate the relationship between ULHB and DNC in DNCR on their proposed participation to undertake the predominantly residential development surrounding a 18-hole golf course with clubhouse on 13 parcels of land with an aggregate gross area of approximately 370.31 acres in Desaru, Johor Darul Takzim ("**Residential Land 2**"). A sale and purchase agreement of the Residential Land 2 dated 11 June 2012 was entered into between DNC and DNCR for a purchase consideration of RM196.0 million;
- (vii) a shareholders' and shares subscription agreement dated 11 June 2012 between ULHB, DSC and Desaru South Course Land Sdn Bhd ("**DSCL**"), a 51%-owned subsidiary of ULHB for the subscription by ULHB and DSC of 99,998 ordinary shares of RM1.00 each in DSCL in the proportion of 51:49 respectively and to regulate the relationship between ULHB and DSC in DSCL on their proposed participation to undertake the development and operation of a club house on a parcel of land with a gross area of approximately 3.76 acres in Desaru, Johor Darul Takzim ("**Beach Club Land**"). A sale and purchase agreement of the Beach Club Land dated 11 June 2012 was entered into between DSC and DSCL for a purchase consideration of RM5.7 million;
- (viii) a master agreement dated 23 October 2012 between UEM Land and Ascendas Land (Malaysia) Sdn Bhd ("**Ascendas**"), to purchase and jointly develop an integrated tech park on various plots of land over approximately 519 acres of land ("**Integrated Tech Park Lands**") in Gerbang Nusajaya, Nusajaya, Johor Darul Takzim ("**Master Agreement**") ("**Integrated Tech Park Development**"). In the Master Agreement, Ascendas shall participate in the three special purpose companies namely Company A, Company B and Company C (collectively known as "**Companies**") that have been or are to be established by UEM Land with initial subscription of shares in each of the Companies in the 60:40 proportion for Ascendas:UEM Land. Pursuant to the Integrated Tech Park Development, each of the Companies will enter into sale and purchase agreements with the registered proprietors of the Integrated Tech Park Lands being Nusajaya Rise Sdn Bhd ("**NRSB**") and Symphony Hills Sdn Bhd, both wholly-owned subsidiaries of UEM Land, to exercise the options granted by UEM Land to Ascendas under the Master Agreement to purchase the Integrated Tech Park Lands in three phases within the period of 9 years from 23 October 2012 for an aggregate option fee of RM17.6 million. As at LPD, Company A being a company bearing the name of Nusajaya Tech Park Sdn Bhd (*formerly known as Suasana Prisma Sdn Bhd*) has been incorporated to undertake Phase 1 of the Integrated Tech Park Development while the other two companies have yet to be incorporated;
- (ix) a conditional joint venture agreement dated 4 December 2012 between UEM Land and FASTrack Autosports Pte Ltd ("**FAPL**") and Fastrack Iskandar Sdn Bhd (*formerly known as Crimson Carnival Sdn Bhd*) ("**FISB**"), a special purpose company established by UEM Land, in which UEM Land and FAPL shall participate in FISB through subscription of shares in FISB in the agreed proportion of 30:70 for UEM Land:FAPL ("**Joint Venture Agreement**"). UEM Land and FAPL through FISB shall undertake the proposed development of a Motorsport City over approximately 270 acres of land in Gerbang Nusajaya, Nusajaya, Johor Darul Takzim. This Joint Venture Agreement shall become unconditional upon the satisfaction of amongst others, the conditions precedents to the sale and purchase agreement dated 4 December 2012 as described in paragraph (x);

- (x) a sale and purchase agreement dated 4 December 2012 between NRSB and FISB, to purchase approximately 270 acres of land under a portion of the master title of HSD 268611 PTD 2380 Mukim Tanjung Kupang, Daerah Johor Bahru, Negeri Johor for a cash consideration of RM223.5 million;
- (xi) a sale and purchase agreement dated 14 December 2012 between UEM Land, BND and Liberty Bridge Sdn Bhd (“**LBSB**”) for the disposal of the lands with an aggregate gross area of approximately 28.979 acres in Commercial North, Puteri Harbour, Nusajaya, Johor Darul Takzim for a cash consideration of RM211.2 million;
- (xii) a sale and purchase agreement dated 8 January 2013 between UEM Land, BND and LBSB for the disposal of additional land parcels with an aggregate gross area of approximately 14.659 acres in Commercial North, Puteri Harbour, Nusajaya, Johor Darul Takzim for a cash consideration of RM189.6 million;
- (xiii) a conditional shareholders’ agreement dated 16 April 2013 between ULHB, Iskandar Coast Sdn Bhd (“**ICSB**”) and NPSB to regulate the relationship between ULHB and ICSB as shareholders of NPSB to undertake their proposed collaboration to develop a residential development in Puteri Harbour Nusajaya, Iskandar Malaysia, Johor Darul Takzim including the acquisition of all necessary lands including the lands as described in paragraphs (iv), (xiv) and (xv) for the aforesaid development. Upon the fulfilment and satisfaction of the conditions precedent of the shareholders’ agreement in accordance with its terms, ULHB shall transfer 50,000 ordinary shares of RM1.00 each in NPSB representing 20% of its equity interest in NPSB to ICSB and NPSB shall issue 182,375,090 new redeemable preference shares of RM0.01 each (“**RPS**”) in which ULHB and ICSB will subscribe 80% and 20% of the RPS respectively;
- (xiv) a sale and purchase agreement dated 16 April 2013 between NPSB and ICSB for the acquisition of a parcel of freehold land measuring an aggregate area of approximately 63.047 acres held under H.S.(D) 306819, PTD 71102 in Mukim Pulau, District of Johor Bahru, Johor Darul Takzim for a cash consideration of RM48.1 million;
- (xv) a sale and purchase agreement dated 16 April 2013 between NPSB and BND for the acquisition of two parcels of freehold land measuring an aggregate area of approximately 7.072 acres and 15.323 acres held under H.S.(D) 458100, PTD 166925 and GRN 436691, Lot 139980 respectively in Mukim Pulau, District of Johor Bahru, Johor Darul Takzim for a cash consideration of RM17.1 million;
- (xvi) a sale and purchase agreement dated 22 April 2013 between UEM Land, BND and Southern Marina Development Sdn Bhd for the disposal of two parcels of land measuring an aggregate area of approximately 12.518 acres held under H.S (D) 458099, PTD 166924 and H.S (D) 458098, PTD 166923 in Puteri Harbour, Nusajaya, Johor Darul Takzim for a total cash consideration of RM182.0 million; and
- (xvii) a definitive agreement dated 26 April 2013 between UEM Land and TM to cooperate in the area of internet connected home concept in which TM shall provide the necessary infrastructure to enable the provision of high speed broadband service packages (“**TM UniFi Bundling Service**”) to UEM Land’s selected developments in Nusajaya. The selected developments include 4,013 new residential units within Nusa Bayu, Nusa Idaman, East Ledang and Puteri Harbour (“**New Developments**”), as well as other areas within Nusajaya such as Ledang Heights, Ujana Apartment, Port of Puteri Harbour Ferry Terminal and Southern Industrial and Logistics Clusters. TM will also provide free subscription of the TM Unifi Bundling Service for up to 24 months to property owners within the New Developments. The cost for this subscription is RM13.5 million payable by UEM Land to TM on a progress basis. The duration for the definitive agreement will be up until the completion of the final phase of the New Developments which is targeted by 31 December 2016.

5. DOCUMENTS FOR INSPECTION

Copies of the following documents are available for inspection at our registered office at 19-2, Mercu UEM, Jalan Stesen Sentral 5, Kuala Lumpur Sentral, 50470 Kuala Lumpur during normal business hours on Mondays to Fridays (except public holidays) from the date of this Circular up to and including the date of the 5th AGM:

- (i) Our Memorandum and Articles of Association;
- (ii) Our audited financial statements for the financial years ended 31 December 2011 and 2012;
- (iii) Relevant cause papers for the material litigations referred to in Section 2 and 3 above; and
- (iv) Material contracts referred to in Section 4 above.