

FAQ ON HOW TO PARTICIPATE IN THE PROKHAS STRUCTURED TENDER SALE EXERCISE NO 2/2010

Q1 What are the properties being offered for tender?

Prokhas offers 51 properties of various types that it is managing for Danaharta. The breakdown is as follows:

Type of Property	Quantity
Agricultural land	1
Commercial	8
Development land	8
Industrial	17
Office	9
Retail	8
TOTAL	51

Q2 What are the tender prices?

The properties are tendered at their respective minimum prices.

Q3 How different are the terms and conditions of the Prokhas tender of Danaharta properties from those of the open tender sale?

In a sale by Prokhas, a prospective buyer expressing interest to purchase any of the properties is required to provide 5% of his purchase price. Prokhas will consider the buyer's offer, and if it is accepted, the buyer is required to pay another 5% upon executing the Sale & Purchase Agreement. For unsuccessful bidder the earnest money will be refund in full within 1 month from the closing date of the tender.

Where the Sale & Purchase Agreement is not conditional, the balance of the purchase price shall be paid within 90 days after the execution of the Sale & Purchase Agreement.

Where the completion of the Sale & Purchase Agreement is subject to conditions precedent being met (e.g. removal of caveat prior to the date of Sale and Purchase Agreement and relevant authorities consent by Danaharta), the balance of the purchase price shall be paid within 90 days of the execution of the agreement, or 14 days from the date of the agreement becomes unconditional, whichever date is the later.

For properties above RM5.0 mill, the successful bidders are expected to bear all the outstanding statutory charges (e.g. quit rent, assessment, maintenance charges etc.) and thus the minimum prices for this categories are markedly reduces.

Q4 Would Prokhas place these properties for open tender again?

Prokhas will adopt any market-driven method in selling the properties, including re-offering the properties in open tenders in the future.

Q5 Where can the tender package be obtained?

Interested bidders can either choose to come personally to Prokhas office to purchase the tender package or alternatively seek Prokhas' 225 panel Real Estate Agents.

The service of panel REAs are free of charge. However, interested bidders are required to pay RM100 for each of the tender packages (1 property).

Q5 Who can a prospective buyer contact to know more about these properties?

The prospective buyer can contact Prokhas' Property Department at the following numbers:

En Nazir Selamat	-	03-2096 5113
En Ahmad Zuki Md Zain	-	03-2096 5115
En Khalid Mohd Amin	-	03-2096 5116

Alternatively, the buyer may approach any of the real estate agents in Danaharta's panel.