

5 February 2025

The Directors
Pentamaster International Limited
Nos. 18 & 19, Technoplex Medan Bayan Lepas
Taman Perindustrian Bayan Lepas
Phase IV, 11900 Penang
Malaysia

Dear Sirs,

Instructions, Purpose & Valuation Date

In accordance with the instructions of Pentamaster International Limited (the “**Company**”) for Cushman & Wakefield Limited (“**C&W**”) to value the properties (as more particularly described in the attached valuation report, individually the “**Property**” or collectively the “**Properties**”), held by the Company or its subsidiaries (collectively the “**Group**”), in Malaysia, we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market values in existing state of the Properties as at 30 November 2024 (the “**Valuation Date**”).

Basis of Valuation

Our valuation of each of the Properties represents its market value which in accordance with The HKIS Valuation Standards 2020 published by The Hong Kong Institute of Surveyors (the “**HKIS**”) is defined as “the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

In valuing the Properties, we have complied with the requirements set out in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities published by The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), Rule 11 of The Codes on Takeovers and Mergers and Share Buy-backs issued by the Securities and Futures Commission (the “**Takeovers Codes**”) and The HKIS Valuation Standards 2020 published by The Hong Kong Institute of Surveyors.

Our valuation of each of the Properties is on an entirety interest basis.

Valuation Assumptions

Our valuation of each of the Properties excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangement, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

Unless otherwise stated, in valuing the Properties, we have prepared our valuations on the basis that the owners have enforceable titles to the Properties and have free and uninterrupted rights to use, occupy or assign the Properties for the whole of the respective unexpired land use term as granted and that any premium payable has already been fully paid.

In respect of the Properties situated in Malaysia, the status of titles and grant of major certificates, approvals and licences, in accordance with the information provided by the Company are set out in the notes of the valuation report. We have considered all consents, approvals, and licences from relevant government authorities for the Properties and the design and construction of the Properties are in compliance with the local planning regulations and have been approved by the relevant authorities.

No allowance has been made in our valuations for any charges, mortgages or amounts owing on the Properties nor any expenses or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the Properties are free from encumbrances, restrictions and outgoings of any onerous nature which could affect their values.

Method of Valuation

In valuing the Properties which are completed properties held by the Group for owner occupation, we have mainly adopted Market Comparison Method assuming sale of each of these properties in its existing state by making reference to comparable sales transactions as available in the relevant market subject to suitable adjustments between the subject properties and the comparable properties. Given comparable sales transactions and information about such sales are generally available, we have therefore adopted Market Comparison Method which is in line with the market practice.

Source of Information

In the course of our valuation of the Properties, we have relied on the information and advice given by the Group and obtained from the Penang Land and Mines Office, regarding the title to the Properties and the interests of the Company in the Properties in Malaysia.

In respect of all Properties, we have accepted advice given by the Group on such matters as planning approvals or statutory notices, easements, tenure, identification of land and buildings, completion date of buildings, number of car parking spaces, particulars of occupancy, site and floor areas, interest attributable to the Group and all other relevant matters.

Dimensions, measurements and areas included in the valuation report are based on the information provided to us and are therefore only approximations. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group which is material to the valuations. We were also advised by the Group that no material facts have been omitted from the information provided.

Title Investigation

We have been provided with extracts of documents relating to the Properties and have caused searches made at the Penang Land and Mines Office. However, we have not inspected the original documents to ascertain any amendments which may not appear on the copies handed to us.

Site Inspection

Candice Li (Senior Manager, MRICS, over 10 years of experience) inspected the exterior and, wherever possible, the interior of the Properties on 19 December 2024. No structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are, however, not able to report that the Properties are free of rot, infestation or any other structural defects. No tests were carried out to any of the services.

Unless otherwise stated, we have not been able to carry out on-site measurements to verify the site and floor areas of the Properties and we have assumed that the areas shown on the documents handed to us are correct.

Currency and Exchange Rate

Unless otherwise stated, all monetary amounts stated in our valuation report are in Malaysian Ringgit (“MYR” or “RM”) which is the official currency of Malaysia. For reference purpose, we have also stated the market values in Hong Kong Dollars in the report. The exchange rate adopted as at the Valuation Date was MYR1 = HK\$1.75.

Potential Tax Liabilities

As advised by the Group, the potential tax liabilities which would arise on the direct disposal of the Properties held by the Group at the amounts valued by us mainly comprise the following:

Real Property Gains Tax Rates from 10% to 30% on gain (depending on the date of original acquisition)

In respect of the Properties held by the Group for owner-occupation, the likelihood of the relevant tax liabilities being crystallised is remote as the Group has no plans for the disposal of such properties yet.

Other Disclosure

We hereby confirm that C&W and the valuers conducting the valuations have no pecuniary or other interests that could conflict with the proper valuation of the Properties or could reasonably be regarded as being capable of affecting our ability to give an unbiased opinion. We confirm that we are an independent qualified valuer, as referred to Rule 5.08 of the Listing Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Rule 11 of the Takeovers Codes.

We attach herewith a summary of valuations and the valuation report for your attention.

Yours faithfully,
For and on behalf of
Cushman & Wakefield Limited



Grace Lam
MHKIS, MRICS, R.P.S. (GP)
Senior Director
Valuation & Advisory Services, Greater China

Note: Ms. Grace Lam is a Member of the Royal Institution of Chartered Surveyors, a Member of the Hong Kong Institute of Surveyors and a Registered Professional Surveyor (General Practice). Ms. Lam has over 30 years of experience in the professional property valuation and advisory services in the Greater China region and various overseas countries. Ms. Lam has sufficient current national knowledge of the market, and the skills and understanding to undertake the valuations competently.

Summary of Valuations

Completed properties held by the Group for owner occupation in Malaysia

Property	Market value	Interest	Market value	Market value
	in existing state as at 30 November 2024 (MYR)		attributable to the Group (%)	in existing state as at 30 November 2024 (MYR)
1. Plots 18 and 19, Technoplex, Medan Bayan Lepas, Taman Perindustrian Bayan Lepas, Phase IV, 11900 Bayan Lepas, Pulau Pinang, Malaysia	69,000,000	100	69,000,000	120,750,000
2. 749, Persiaran Cassia Selatan 4, Taman Perindustrian Batu Kawan, 14110 Simpang Ampat, Pulau Pinang, Malaysia	40,000,000	100	40,000,000	70,000,000
3. PMT 861, Persiaran Cassia Selatan 6, Taman Perindustrian Batu Kawan, 14110 Bandar Cassia, Pulau Pinang, Malaysia	276,000,000	100	276,000,000	483,000,000
Grand Total	<u>385,000,000</u>		<u>385,000,000</u>	<u>673,750,000</u>

VALUATION REPORT

Completed properties held by the Group for owner occupation in Malaysia

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2024
1. Plots 18 and 19, Technoplex, Medan Bayan Lepas, Taman Perindustrian Bayan Lepas, Phase IV, 11900 Bayan Lepas, Pulau Pinang, Malaysia	<p>The Property comprises a double storey detached factory, a five storey car park and a guardhouse with a total gross floor area of approximately 18,482.86 sq. m. (approximately 198,948 sq. ft.), erected on two parcels of industrial land with a total land area of 16,322 sq. m. (approximately 175,688 sq. ft.).</p> <p>As advised by the Company, the Property was completed in 2006 and renovated in 2015, 2019 and 2020 respectively.</p> <p>The Property is situated within Bayan Lepas Industrial Park, Pulau Pinang, Malaysia, which is sited off the western (right) side of the Lebuhraya Tun Dr. Lim Chong Eu, travelling from Georgetown towards Batu Maung. This industrial park is located about 8 kilometres due north-east of the Penang International Airport and about 20 kilometres due north-west of Georgetown city centre.</p> <p>The two parcels of industrial land are legally identified as PN 5763 & PN 5761, Lots 13904 & 13905 respectively, both in Mukim of 12, District of Barat Daya, State of Pulau Pinang.</p> <p>The land use rights of the Property have been granted for terms due to expire on 1 July 2062 and 21 July 2062 for industrial use at a total annual rent of MYR17,630.</p>	As at the Valuation Date, the Property was occupied by the Group as an industrial plant.	<p>MYR69,000,000 (MALAYSIAN RINGGIT SIXTY-NINE MILLION)</p> <p>(100% interest attributable to the Group: MYR69,000,000)</p> <p>(Equivalent to approximately HK\$120,750,000)</p>

Notes:

- 1) According to our land search conducted at the Pulau Pinang Registry of Title Office in Pulau Pinang on 24 December 2024, the salient details of the titles documents of the Property are extracted below:

<i>(Jenis dan No. Hakmilik)</i>		
Title No.	PN 5763	PN 5761
<i>(Nombor Lot)</i>		
Lot No.	Lot 13904	Lot 13905
<i>(Bandar/Pekan/Mukim/Tempat/ Daerah)</i>		
City/Town/District/Place/Region	Mukim of 12, District of Barat Daya, State of Pulau Pinang.	
<i>(Cukai Tanah)</i>		
Quit Rent	RM8,817.00	RM8,813.00
<i>(Keluasan (Meter Persegi))</i>		
Land Area (sq. m.)	8,162	8,160
<i>(Taraf Pegangan (Selama-lamanya atau Pajakan)/ Tarikh Luput Pajakan)</i>		
Tenure	60-year leasehold interest expiring on 21 July 2062	60-year leasehold interest expiring on 1 July 2062
<i>(Pemilikan)</i>		
Registered Proprietor(s)	Pentamaster Technology (M) Sdn. Bhd. – 1/1 bhgn) Pentamaster Technology (M) Sdn. Bhd. – 1/1 share	
<i>(Kategori Kegunaan Tanah)</i>		
Category of Land Use	Perusahaan/Perindustrian) Industrial	
<i>(Tarikh Daftar)</i>		
Date of Registration	20 November 2006	

- 2) Pentamaster Technology (M) Sdn. Bhd. (100% owned by the Company) is the registered owner of the Property.
- 3) According to the building plan approval related to the proposed amendments and additions to the development plan (MBPP/OSC/PB10117118(LB)) approved on 20 March 2018 for the proposed amendments (Reference Number: MBPP/OSC/PB11011/19(LB)) issued by Penang City Council, Building Control Department on 23 July 2019, the building plan for the addition of a 2-storey factory, 1-storey office and 5-storey parking lot has been approved.
- 4) The building has been granted approved building plans bearing Reference No. MBPP/OSC/PB10117/18(LB), MBPP/OSC/PB10117/19(LB) and MBPP/OSC/PB10117/20(LB) on 20 March 2018, 23 July 2019 and 1 July 2020 respectively and has been issued with Certificate of Completion and Compliance bearing LJM/PP/0852 on 18 October 2021.
- 5) In valuing the Property, we have assumed a unit rate of MYR347 per sq. m. for the industrial premises.

VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2024
2. 749, Persiaran Cassia Selatan 4, Taman Perindustrian Batu Kawan, 14110 Simpang Ampat, Pulau Pinang, Malaysia	<p>The Property comprises a double storey detached factory, a guardhouse, a fire pump room, a refuse room and a TNB substation with a total gross floor area of approximately 9,138.74 sq. m. (approximately 98,368 sq. ft.), erected on a parcel of industrial land with a land area of 13,075 sq. m. (approximately 140,738 sq. ft.).</p> <p>As advised by the Company, the subject building was completed in 2019.</p> <p>The subject property is situated within Batu Kawan Industrial Park, Pulau Pinang, Malaysia, which is sited off the western (right) side of the North-South Expressway, travelling from Nibong Tebal towards Butterworth. This industrial park is located about 32 and 39 kilometres due south-east of the Penang International Airport and Georgetown city centre respectively.</p> <p>The industrial land is legally identified as HS(D) 47991, PT 5917, Mukim of 13, District of Seberang Perai Selatan, State of Pulau Pinang.</p> <p>The land use rights of the Property have been granted for a term due to expire on 6 December 2075 for industrial use at an annual rent of MYR8,499.</p>	As at the Valuation Date, the Property was occupied by the Group as an industrial plant.	<p>MYR40,000,000 (MALAYSIAN RINGGIT FORTY MILLION)</p> <p>(100% interest attributable to the Group: MYR40,000,000)</p> <p>(Equivalent to approximately HK\$70,000,000)</p>

Notes:

- 1) According to our land search conducted at the Pulau Pinang Registry of Title Office in Pulau Pinang on 24 December 2024, the salient details of the titles documents of the Property are extracted below:

(Jenis dan No. Hakmilik)

Title No. HS(D) 47991

(Nombor Lot)

Lot No. PT 5917

*(Bandar/Pekan/Mukim/Tempat/
Daerah)*

City/Town/District/Place/Region Mukim of 13, District of Seberang Perai Selatan, State of Pulau Pinang.

(Cukai Tanah)

Quit Rent RM8,499.00

(Keluasan (hektar))

Land Area (hectares) 1.3075

*(Taraf Pegangan (Selama-
lamanya atau Pajakan)/
Tarikh Luput Pajakan)*

Tenure Pajakan 60 tahun/ 6 Disember 2075
60-year leasehold interest expiring on 6 December 2075

(Pemilikan)

Registered Proprietor(s) Pentamaster Technology (M) Sdn. Bhd. – 1/1 bhgn
Pentamaster Technology (M) Sdn. Bhd. – 1/1 share

(Kategori Kegunaan Tanah)

Category of Land Use Perusahaan/Perindustrian
Industrial

(Tarikh Daftar)

Date of Registration 7 Disember 2015
7 December 2015

- 2) Pentamaster Technology (M) Sdn. Bhd. (100% owned by the Company) is the registered owner of the Property;
- 3) According to the approval of building plan (Reference Number: MPSP140130-731149(3C)) issued by the SEBERANG PERAI MUNICIPAL COUNCIL on 11 June 2018, the building plan for the proposal to construct a unit of office and 2-storey factory has been approved.
- 4) According to Certificate of Completion and Compliance (Reference Number: MPSP/40130-731149(43)) dated 7 October 2019, the construction of a unit of office and 2-storey factory has been completed.
- 5) The building has been granted approved building plans bearing Reference No. MBSP/40/30-73/149 on 3 May 2017 and 11 June 2018 respectively and has been issued with Certificate of Completion and Compliance bearing Reference No. LJM/PP/0759 on 30 January 2019.
- 6) In valuing the Property, we have adopted a unit rate of MYR412 per sq.m. for the industrial premises.

VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2024
3. PMT 861, Persiaran Cassia Selatan 6, Taman Perindustrian Batu Kawan, 14110 Bandar Cassia, Pulau Pinang, Malaysia	<p>The Property comprises mainly a four storey detached factory, a utility building, a guardhouse and a TNB sub-station with a total gross floor area of approximately 59,665.91 sq. m. (approximately 642,238 sq. ft.), erected on a parcel of industrial land with a land area of 4.7768 hectares (approximately 514,170 sq. ft.)</p> <p>The subject building was recently completed and has been issued with a Certificate of Completion dated 21 November 2024.</p> <p>The subject property is situated within Batu Kawan Industrial Park, Pulau Pinang, Malaysia, which is sited off the western (right) side of the North-South Expressway, travelling from Nibong Tebal towards Butterworth. This industrial park is located about 32 and 39 kilometres due south-east of the Penang International Airport and Georgetown city centre respectively.</p> <p>The industrial land is legally identified as HS(D) 51392, PT 6171, Mukim of 13, District of Seberang Perai Selatan, State of Pulau Pinang.</p> <p>The land use rights of the Property have been granted for a term due to expire on 28 April 2083 for industrial use at an annual rent of MYR31,050.</p>	<p>As at the Valuation Date, the Property was occupied by the Group as an industrial plant.</p>	<p>MYR276,000,000 (MALAYSIAN RINGGIT TWO HUNDRED AND SEVENTY-SIX MILLION)</p> <p>(100% interest attributable to the Group; MYR276,000,000)</p> <p>(Equivalent to approximately HK\$483,000,000)</p>

Notes:

- 1) According to our land search conducted at the Pulau Pinang Registry of Title Office in Pulau Pinang on 24 December 2024, the salient details of the titles documents of the Property are extracted below:

(Jenis dan No. Hakmilik)

Title No. HS(D) 51392

(Nombor Lot)

Lot No. PT 6171

*(Bandar/Pekan/Mukim/Tempat/
Daerah)*

City/Town/District/Place/Region Mukim of 13, District of Seberang Perai Selatan, State of Pulau Pinang.

(Cukai Tanah)

Quit Rent RM31,050.00

(Keluasan (hektar))

Land Area (hectares) 4.7768

*(Taraf Pegangan (Selama-
lamanya atau Pajakan)/
Tarikh Luput Pajakan)*

Pajakan 60 tahun/ 28 April 2083)

Tenure 60-year leasehold interest expiring on 28 April 2083

(Pemilikan)

Registered Proprietor(s) *Pentamaster Equipment Manufacturing Sdn. Bhd. – 1/1 bhgn)*
Pentamaster Equipment Manufacturing Sdn. Bhd. – 1/1 share

(Kategori Kegunaan Tanah)

Category of Land Use *Perusahaan/Perindustrian)*
Industrial

(Tarikh Daftar)

Date of Registration *29 April 2023)*
29 April 2023

- 2) Pentamaster Equipment Manufacturing Sdn. Bhd (100% owned by the Company) is the registered owner of the property.
- 3) According to the building plan approval (Reference Number: MBSP/40130-73/276(P1)(29)) issued by the Seberang Perai City Council on 19 August 2024, the proposal to construct: A) a unit of 4-storey factory building and a unit of 1-storey utility building, B) a unit of 1-storey guardhouse, C), and a unit of 1-storey electrical substation has been approved.
- 4) According to the Certificate of Completion and Compliance (Serial No: LIM/PP/00196) dated 21 November 2024, the buildings have been completed.
- 5) The building has been granted approved building plans bearing Reference No. MBSP/40/30-73/276 on 20 June 2024 and has been issued with Certificate of Completion and Compliance bearing Reference No. LIM/PP/00196 on 21 January 2024.
- 6) In valuing the Property, we have assumed a unit rate of MYR430 per sq. m. for the industrial premises.