

13. VALUERS' LETTER

(Prepared for the inclusion in this Prospectus)

C H Williams Talhar & Wong

C H Williams Talhar & Wong Sdn Bhd (18149-U)

Juruukur Berkanun
Chartered Surveyors

Perunding Harta Antarabangsa
International Property Consultants

Our Ref : BV02.1588/TL/fth/sh

Date : **16 DEC 2003**

M/s Dreamgate Corporation Bhd
No. 8, Green Hall
10200 Penang

Dear Sirs,

**VALUATION OF P.T. NO. 48, H S (D) NO. 38496,
(FORMERLY H S (D) NO. 145), MUKIM 1,
SEBERANG PERAI TENGAH, PULAU PINANG
(NO. 2017, SOLOK PERUSAHAAN 3,
KAWASAN PERUSAHAAN PERAI, 13600 PERAI)**

This Certificate has been prepared for inclusion in the Prospectus to be dated **19 DEC 2003** in relation to the proposed listing of Dreamgate Corporation Bhd on the Mesdaq Market of the Kuala Lumpur Stock Exchange in accordance with Chapter 15 of the Prospectus Guidelines issued by the Securities Commission, Malaysia on 1st April, 2003.

We received an instruction from Dreamgate Corporation Bhd to value the above mentioned property for the purpose of submission to the Securities Commission, Malaysia.

We had inspected the property on 31st December, 2002 and the date of inspection is taken as the date of valuation.

The basis of the valuation is the market value of the subject property. The market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuation had been prepared in accordance with the requirements as set out in the Guidelines on Asset Valuation for Submission to the Securities Commission, Malaysia and the Malaysian Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents, Malaysia.

We have valued the property as mentioned above by the Comparison Method and Investment Method of Valuation and the valuation details are shown in our Valuation Report under Reference No. BV02.1588/TL/fth/sh dated 8th January, 2003.



WTW
INTERNATIONAL

33, Jalan Todak 4
Pusat Bandar Seberang Jaya
13700 Seberang Jaya
Malaysia

Tel : 04-398 1188
Fax : 04-397 1188
E-mail: wtw@po.jaring.my
Website: www.wtw.com.my

Mohd Talhar A Rahman
FRICS, FISM, MSISV, APEPS

David Khoo Tiang Huat
MBA, FRICS, FISM, APEPS

Goh Tian Sui
B.Sc., FRICS, FISM, APEPS

P'ng Soo Theng
B.Sc., FRICS, MISM, APEPS

Chong Pah Aung SWP
B.Sc., FRICS, FISM, APEPS

Tew You Kian
B.Surv., MISM, APEPS

Md Baharuddin Mustafa
B.Surv., FISM, MMIM, APEPS

Wan Nordin Wan Salleh
Dip in Val., Dip in Est. Mgt., MISM, APEPS

Danny Yeo Soon Kee
Dip in Val., MISM, APEPS

Foo Gee Jen
B.Surv., MISM, APEPS

Tony Lee Eng Kow
B.Sc., MISM, APEPS

Ku Fuziah Ku Hamzah
B.Sc., MISM, APEPS

Aziah Mohd Yusoff
MBA, BLE, MRICS, MISM, APEPS

Heng Kiang Hai
MBA, B.Surv., MISM, APEPS

Consultants

Abdul Halim Othman
B.Sc., FRICS, FISM, APEPS

John S. C. Loh



13. VALUERS' LETTER (Cont'd)**C H Williams Talhar & Wong**

C H Williams Talhar & Wong Sdn Bhd (18149-U)

Brief description of the subject property is as follows :-

Property held for owner occupation

Property (Title Details / Address)	Description, Age and Tenure	Market Value
<p><u>Lot No. :</u> P.T. No. 48, Mukim 1, Seberang Perai Tengah, Pulau Pinang</p> <p><u>Title No. :</u> H S (D) No. 38496 (formerly H S (D) No. 145)</p> <p><u>Land Area :</u> 1,784.2374 sq. m. (19,206 sq. ft.)</p> <p><u>Address :</u> No. 2017, Solok Perusahaan 3, Kawasan Perusahaan Perai, 13600 Perai</p> <p><u>Registered Owner :</u> RGB Sdn Bhd</p> <p><u>Category of Land Use :</u> Industry</p> <p><u>Tenure :</u> 99-year lease expiring on 12th December, 2074</p> <p><u>Express Conditions :</u> 1) The proprietor shall, within two years from the date of alienation or within such further term as may be approved by the State Authority, erect a factory building or buildings on the land hereby alienated in accordance with the plan approved by the local authority and shall maintain the building or buildings so erected to the satisfaction of the Collector of Land Revenue, Bukit Mertajam.</p>	<p>The subject property is a single storey semi-detached factory of developer's standard design and construction. It has been completely refurbished and extended.</p> <p><u>Site</u> The subject site is rectangular in shape with a frontage of approximately 30.18 metre onto Solok Perusahaan 3 and a depth of approximately 59.13 metres.</p> <p>The land is flat and at about the level of the metalled road.</p> <p>It is enclosed with new brickwall fencing with metal grille over at the front and side perimeters and brickwall fencing with barbed wires over at the rear perimeter.</p> <p>The main entrance is via a metal grille sliding gate.</p> <p>The driveway and compound is fully of tarmac.</p> <p><u>Buildings</u> The buildings erected on the subject site include a single storey semi-detached factory and a guard house.</p> <p>A brief description of these buildings is as follows :- 1) The single storey semi-detached factory comprise an office section and a factory section.</p> <p>The office section is constructed of reinforced concrete framework, plastered brickwalls and a new roof of metal roofing streets.</p> <p>The ceiling is of suspended gypsum boards and floor is finished with cement screed.</p>	<p>RM1,600,000/-</p>

13. VALUERS' LETTER (Cont'd)**C H Williams Talhar & Wong**

C H Williams Talhar & Wong Sdn Bhd (18149-U)

Property (Title Details / Address)	Description, Age and Tenure	Market Value
<p><u>Express Conditions (cont'd)</u></p> <p>2) The proprietor shall, treat and dispose of, or cause to be treated and disposed of, trade effluents in a manner to the satisfaction of the Collector of Land Revenue, Bukit Mertajam.</p> <p>3) The proprietor shall pay and discharge all taxes, rates, assessments and charges whatsoever which may be payable for the time being in respect of the land hereby alienated or any part thereof, whether levied by the District Council Central, Province Wellesley, or any other authority.</p> <p>4) The proprietor shall ensure that 25% of the employees engaged in the business for which the land is hereby alienated shall by Malays and the rest Federal Citizens.</p> <p><u>Restrictions-In-Interest :</u></p> <p>The land hereby alienated shall not be transferred, charged, leased, sub-leased or otherwise in any manner dealt with or disposed of without the written sanction of the State Authority.</p> <p><u>Encumbrances</u></p> <p>A charge entered by Hong Leong Bank Berhad by virtue of Gadaian Perserahan No. 27077/1997 Jilid No. 793 Folio No. 65 dated 29th December, 1997.</p>	<p>It has a gross floor area of approximately 89.76 square metres.</p> <p>The factory section is constructed of steel portal framework, reinforced concrete floor plastered brickwalls and a new roof of metal sheets.</p> <p>There is an open sided lean-to extension at the rear.</p> <p>The gross floor area of the factory section is approximately 810 square metres and that of the lean-to extension is approximately 123.75 square metres.</p> <p>The extension and refurbishment plans were approved by the Majlis Perbandaran Seberang Perai vide Bil (1A) dlm.MPSP/40/5-I31/1644 dated 16th December, 2002.</p> <p>2) The guard house is constructed of reinforced concrete framework with plastered brickwalls and a metal decking roof.</p> <p>It has a gross floor area of approximately 5.76 square metres.</p> <p>There is an open sided punch card area of approximately 5.76 square metres adjoining the guard house.</p> <p>The buildings are in good state of repairs.</p> <p>The present land use is in compliance with the category of land use, stated in the title, i.e. "industry".</p>	

13. VALUERS' LETTER (Cont'd)

C H Williams Talhar & Wong



C H Williams Talhar & Wong Sdn Bhd (18149-U)

The extension and refurbishments to the subject premises have been issued with Certificate of Fitness for Occupation by the Majlis Perbandaran Seberang Perai vide Certificate No. 118/I/2003 dated 8th September, 2003.

In our opinion, the market value of the subject property free from all encumbrances is **RM1,600,000/-** (Ringgit Malaysia : One Million And Six Hundred Thousand Only)

Yours faithfully,
for and on behalf of
C H Williams Talhar & Wong Sdn Bhd

LEE ENG KOW
B Sc (Hons) Estate Management, MISM,
Registered Valuer (V-412)

13. VALUERS' LETTER (Cont'd)

C H Williams Talhar & Wong

C H Williams Talhar & Wong Sdn Bhd (18149-U)

Juruukur Berkanun Perunding Harta Antarabangsa
Chartered Surveyors International Property Consultants



35 Green Hall
P.O. Box 1161
10850 Penang
Malaysia

Tel : 04-263 3377
Fax : 04-263 0359
E-mail: wtwpg@po.jaring.my
Website: www.wtw.com.my

Our Ref: 2002/P468/KTH/kbj/ss

Date: **16 DEC 2003**

Dreamgate Corporation Bhd.
No. 8, Green Hall
10200 Penang

Dear Sirs,

**RE: 4-STOREY OFFICE BUILDING ERECTED
ON LOTS 59, 348, 349, 350, 518 & 520 (6 LOTS),
SECTION 19, TOWN OF GEORGE TOWN,
NORTH EAST DISTRICT, PENANG.
(NO. 8, GREEN HALL)**

Mohd Talhar A Rahman
FRICS, FISM, MSISV, APEPS
David Khoo Tiang Huat
MBA, FRICS, FISM, APEPS
Goh Tian Sui
B.Sc., FRICS, FISM, APEPS
P'ng Soo Theng
B.Sc., FRICS, FISM, APEPS
Chong Pah Aung SMP
B.Sc., FRICS, FISM, APEPS
Tew You Kian
B.Sc., FISM, APEPS
Md Baharuddin Mustafa
B.Sc., FISM, FIMM, APEPS
Wan Nordin Wan Salleh
Dip in Val., Dip in Est. Mgt., FISM, APEPS
Danny Yeo Soon Kee
Dip in Val., FISM, APEPS
Foo Gee Jen
B.Sc., FISM, APEPS
Tony Lee Eng Kow
B.Sc., FISM, APEPS
Ku Fuziah Ku Hamzah
B.Sc., FISM, APEPS
Aziah Mohd Yusoff
MBA, BLE, MRICS, FISM, APEPS
Heng Kiang Hai
MBA, B.Sc., FISM, APEPS

This Certificate has been prepared for inclusion in the Prospectus to be dated **19 DEC 2003** in relation to the proposed listing of Dreamgate Corporation Bhd on the Mesdaq Market of the Kuala Lumpur Stock Exchange in accordance with the Prospectus Guidelines (chapter 15) issued by the Securities Commission dated 1st April, 2003.

Consultants
Abdul Halim Othman
B.Sc., FRICS, FISM, APEPS

We received an instruction from Dreamgate Corporation Bhd to value the above mentioned property for the purpose of submission to the Securities Commission, Malaysia.

We had inspected the property on 31st December, 2002 and the date of inspection is taken as the date of valuation.

The basis of the valuation is the market value of the subject property. The market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuation had been prepared in accordance with the requirements as set out in the Guidelines on Asset Valuation for Submission to the Securities Commission, Malaysia and the Malaysian Valuation Standards issued by the Boards of Valuers, Appraisers and Estate Agents, Malaysia.

We have valued the property as mentioned above by Comparison Method and Investment Method of Valuation and the valuation details are shown in our Valuation Report under Reference No. 2002/P468/KTH/kbj/ss dated 21st January, 2003.



13. VALUERS' LETTER (Cont'd)**C H Williams Taihar & Wong**

C H Williams Taihar & Wong Sdn Bhd (18149-U)

Brief description of the subject property is as follows:-

Property held for owner occupation

<u>Property (Title Details/Address)</u>	<u>Description, Age and Tenure</u>	<u>Market Value</u>
<p><u>Lot Nos:</u> 59, 348, 349, 350, 518 & 520 (6 Lots), Section 19, Town of George Town, North East District, Penang</p> <p><u>Title Nos:</u> Geran 11653, 40011, 40012, 40013, 37461 & 37463 – First Grade</p> <p><u>Gross Land Area</u> 9,331 sq. feet</p> <p><u>Address:</u> No. 8, Green Hall, 10200 Penang</p> <p><u>Registered Owner (all Lots):</u> Data Touch Sdn Bhd</p> <p><u>Category of Land Use (all Lots):</u> NIL</p> <p><u>Tenure (all Lots)</u> In perpetuity</p> <p><u>Express Conditions:</u> The Express Conditions stated in all the titles are as follows:- (First Grade) The land comprised in this title:- a) shall not be affected by any provision of the National Land Code limiting the compensation payable on the exercise by the State Authority of a right of access or use conferred by Chapter 3 of Part Three of the Code or on the creation of a Collector's right of way; and b) subject to the implied condition that land is liable to be re-entered if it is abandoned for more than three years, shall revert to the State only if the proprietor for the time being dies without heirs.</p>	<p>The subject property is a 4-storey office building of individual design and construction.</p> <p><u>Site</u> The 4-storey office block stand on six adjoining lots which were formerly the site of double-storey terraced houses. After redevelopment, part of the land has been given up for roads and a portion is leased back from Majlis Perbandaran Pulau Pinang yearly for use as egress from the car park for a payment of RM365 a year. The site measures about 30.78 metres along the road and 19.6 metres in depth. The approximate net land area for the site is about 603.29 sq. metres (6,494 sq. ft).</p> <p><u>Building</u> Erected on the subject site is a 4-storey office block. The building was completed in 1979. The Occupational Certificate was issued in January, 1979. Alterations and Improvements were mainly carried out in 1995 and again in 2000. A brief description of the building is as follows:- The building is constructed of reinforced concrete framework and plastered infilling brickwalls and a reinforced concrete flat roof. The building is fitted with glass panel, timber frame glass casement, timber and metal doors. There are aluminium framed glass casement windows. Access to the upper floors is by means of a lift and a reinforced concrete staircase. A reinforced concrete fire escape staircase is also located at the rear of the building.</p>	<p>RM3,700,000/-</p>

13. VALUERS' LETTER (Cont'd)**C H Williams Taihar & Wong**

C H Williams Taihar & Wong Sdn Bhd (18149-U)



<u>Express Condition (Cont'd)</u>	<u>Building (Cont'd)</u>	
<p>and the title shall confer the absolute right to all forest produce and to all oil, mineral and other natural deposits on or below the surface of the land (including the right to work or extract any such produce or deposit and remove it beyond the boundaries of the land).</p>	<p>There is a lobby, store room, 15 car parking bays, motorcycle parking bays a switch room and electric substation room on the ground floor.</p>	
<p><u>Restriction-in-Interest (all Lots)</u></p>	<p>Alterations and Improvements have been also been carried out mainly to the first, second and third floor.</p>	
<p>NIL</p>	<p>An application had been made to rectify these alteration works and also to add an additional floor to the building. Planning approval was given on 24th April, 2003 (JPB/KM/2853/A). Building Plan No. 40076 has been submitted and is under consideration.</p>	
<p><u>Encumbrances (all Lots)</u></p>	<p>The improvements include :-</p>	
<ol style="list-style-type: none"> 1. A charge entered by OCBC Bank (Malaysia) Berhad by virtue of Gadaian Menjamin Wang Pokok No. Perserahan 15119/1995 Jilid 656 Folio 187 dated 7th September, 1995 (All Lots). 2. Part of the land was leased to Lembaga Letrik Negara Tanah Melayu for 30 years expiring 31st August, 2011 vide Pajakan Sebahagian Tanah No. Perserahan 4894/1982 Jilid 4 Folio 48 dated 8th April, 1982 (Lot 520). 	<ol style="list-style-type: none"> 1. Plaster glass ceiling with cornices and recess lightings for the 2nd and 3rd floor. The first floor has mainly concrete ceiling. 2. The original internal infilling partitions had been demolished and new layout and partitions have been erected. They are of timber, plastered brickwalls and glass panel with timber skirting. There are timber panel, frosted glass, granite tiles and wall paper finishes for the internal partitions. 3. Improvements of the floor finishes were evidenced mainly on the 2nd and 3rd floor. 	
	<p>Separate male and female toilet facilities are available at each office floor.</p>	
	<p>Air-conditioning is provided by both central and split air cool units.</p>	
	<p>Fire fighting equipment installed include a fire alarm system, hose reels, dry risers, fire extinguishers and smoke detectors.</p>	
	<p>Security alarm system has also been installed to the building.</p>	
	<p>Modern sanitary fittings are installed at the premises.</p>	
	<p>The building has a gross floor area of approximately 2,387.16 sq. metres.</p>	
	<p>It is well maintained and is in a good state of repair.</p>	
	<p>The recommended land use is "Commercial".</p>	

13. VALUERS' LETTER (Cont'd)



C H Williams Talhar & Wong

C H Williams Talhar & Wong Sdn Bhd (18149-U)

In our opinion, the market value of the subject property free from encumbrances is **RM3,700,000/-** (Ringgit Malaysia: Three Million And Seven Hundred Thousand Only).

Yours faithfully
for and on behalf of
C H Williams Talhar & Wong Sdn Bhd

LEE ENG KOW
B.Sc. (Hons) Estate Management, MISM
Registered Valuer (V-412)

13. VALUERS' LETTER (Cont'd)

CBRE
CB RICHARD ELLIS

CB Richard Ellis (Pte) Ltd

6 Battery Road #32-01
Singapore 049909

T 65 6224 8181
F 65 6225 1987

www.cbre.com.sg

Our Ref: MISC/04/03/SHY/ML

16 DEC 2003

M/s Dreamgate Corporation Bhd
No. 8, Green Hall
10200 Penang

Dear Sirs

**VALUATION OF 65 SIMS AVENUE # 08-04
YI XIU FACTORY BUILDING, SINGAPORE**

This Certificate has been prepared for inclusion in the Prospectus to be dated **19 DEC 2003** in relation to the proposed listing of Dreamgate Corporation Bhd on the Mesdaq Market of the Kuala Lumpur Stock Exchange in accordance with Chapter 15 of the Prospectus Guidelines issued by the Securities Commission, Malaysia on 1st April 2003.

We received an instruction from Dreamgate Corporation Bhd to value the above mentioned property for the purpose of submission to the Securities Commission, Malaysia.

We have inspected the property on 30th December 2002 and this is taken as the date of valuation.

The basis of the valuation is the market value of the subject property. Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuation had been prepared in accordance with the requirements as set out in the Guidelines on Asset Valuation for Submission to the Securities Commission, Malaysia and the Malaysian Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents, Malaysia and the RICS Appraisal and Valuation Standards.

We have valued the property as mentioned above by the Comparison Method of Valuation and Income Method of Valuation and the valuation details are shown in our Valuation Report under Reference No. MISC/04/03/SHY/ML dated 30th December 2002.



Managing Director: Wily P Y Shee FSISV Dip Urb Val (Auski) SNZPI
Executive Directors: Pauline Goh BSc (Est Man) FSISV Christopher Fossick MBA BSc (Urb Est Man) MRICS
Li Hiaw Ho FSISV Dip Urb Val (Auski) SNZPI Soon Su Lin BSc (Est Man) Hons MBA MSISV Jeremy N Lake BSc (Urb Est Man) Hons MRICS
Lim Lay See BSc (Est Man) Hons MSISV Sim Hwee Yan BSc (Est Man) Hons FSISV
Moray Armstrong BLE (Land Econ) MRICS Tay H Tuan BSc (Est Man) Hons MSc MSISV
Directors: Joseph Tan Chir Teck Chuan BSc (Est Man) Hons Mavis Seow BSc (Est Man) Hons

13. VALUERS' LETTER (Cont'd)

Brief description of the subject property is as follows :-

Property held for owner occupation

Property (Title Details / Address)	Description, Age and Tenure	Market Value
<p><u>Subject Interest</u></p> <p>Strata Lot U18283W (formerly Lot 5833/U77, Mukim 24, District of Kallang, Singapore)</p> <p><u>Address :</u></p> <p>65 Sims Avenue # 08-04 Yi Xiu Factory Building Singapore</p> <p><u>Registered Owner :</u></p> <p>RGB Sdn Bhd</p> <p><u>Tenure :</u></p> <p>Estate in Fee Simple (freehold)</p> <p><u>Encumbrances :</u></p> <p>Mortgaged to Oversea-Chinese Banking Corporation Limited</p>	<p>The subject property is an intermediate factory unit on the 8th storey (Level 8) of Yi Xiu Factory Building located along Sims Avenue.</p> <p><u>Site</u></p> <p>Yi Xiu Factory Building is developed on a near rectangular plot of land with a frontage of about 86 metres to Sims Avenue and an average depth of 60 metres.</p> <p><u>Buildings</u></p> <p>Yi Xiu Factory Building is a 9 storey with basement level flatted factory building completed in the early 1980's.</p> <p>The basement level accommodates car parking lots with warehousing space on the 1st storey and factory space on the 2nd to 9th storeys.</p> <p>Vertical access is provided by 2 cargo lifts, 1 passenger lift and 3 staircases.</p> <p>Floor loading on the 8th storey is 1,000 kg per square metre.</p> <p>Floor finishes to the subject unit is generally of carpet and vinyl tiles.</p> <p>Fire fighting equipment in the subject unit comprise fire sprinklers.</p>	<p>S\$320,000/- or RM694,400/- (based on the exchange rate of S\$1/- to RM2.17 as at 30th December, 2002)</p>

13. VALUERS' LETTER (Cont'd)

Property (Title Details / Address)	Description, Age and Tenure	Market Value
	It has a strata floor area of 113 square metres. The internal condition of the unit is generally average.	

In our opinion, the market value of the subject property is **S\$320,000/-** (Singapore Dollars: Three Hundred and Twenty Thousand Only) or **RM694,400/-** (Ringgit Malaysia: Six Hundred Ninety Four Thousand And Four Hundred Only) based on the exchange rate of S\$1/- to RM2.17 as at 30th December, 2002.

Yours faithfully,
for and on behalf of
CB Richard Ellis (Pte) Ltd

C H Williams Talhar & Wong Sdn Bhd



SIM HWEE YAN
B Sc (Est Man) Hons, FSISV
Appraiser's Licence No. AD041-2004155J



LEE ENG KOW
B Sc (Est Mgt) Hons, MISM
Registered Valuer (V-412)