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## 8. DIRECTORS' REPORT

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MEDA INC

MEDA INC. BERHAD (507785-P)  
17th Floor, Menara Summit  
Persiaran Kewajipan, USJ 1  
47600 UEP Subang Jaya  
Selangor Darul Ehsan  
Malaysia

TEL 03 724 8866  
FAX 03 724 8966

Date : 25 January 2002

The Shareholders  
Meda Inc. Berhad  
9<sup>th</sup> Floor Menara Summit  
Persiaran Kewajipan USJ 1  
47600 UEP Subang Jaya  
Selangor Darul Ehsan  
Malaysia

Dear Sir/Madam,

On behalf of the Board of Meda Inc. Berhad ("Meda Inc." or the "Company"), I report after due inquiry that during the period from 31 July 2001 being a date to which the last audited accounts of the Company and its subsidiary companies have been made up to the date hereof, being a date not earlier than fourteen (14) days before the issue of this Prospectus that:

- (a) the business of the Company and its subsidiary companies have, in the opinion of the Directors, been satisfactorily maintained;
- (b) in the opinion of the Directors, no circumstances have arisen since the last audited accounts of the Company and its subsidiary companies which have adversely affected the trading or the value of the assets of the Company or any of its subsidiary companies;
- (c) the current assets of the Company and its subsidiary companies appear in the books at values which are believed to be realizable in the ordinary course of business;
- (d) there are no contingent liabilities by reason of any guarantees or indemnities given by the Company or any of its subsidiary companies; and
- (e) since the last audited accounts of the Company and its subsidiary companies save as disclosed in the Accountants Report as set out in Section 10 of this Prospectus, there have been no changes in published reserves or any unusual factors affecting the profits of the Company and its subsidiary companies.

Yours faithfully  
On behalf of the Board of Directors of  
**MEDA INC. BERHAD**

  
**TEOH SENG KIAN**  
Group Managing Director

## 9. VALUERS' LETTERS

*(Prepared for inclusion in this Prospectus – the Valuers' letters should be read in conjunction with Section 6.5 of this Prospectus on the Summary of Landed Properties)*



No. 25, Jalan Yap Ah Shak, Off Jalan Dang Wangi, 50300 Kuala Lumpur, Malaysia.  
Fax: 03-26925771 (Marketing), 03-26943484 (Valuation), 03-26941261 (Agency), 03-26945543 (Admin)  
Tel: 03-26942212 Email: hblimal@po.jaring.my Website: www.henrybutchermalaysia.com

INTERNATIONAL, REAL ESTATE AND PLANT & MACHINERY  
CONSULTANTS, VALUERS, AUCTIONEERS, AGENTS,  
PROJECT AND PROPERTY MANAGERS.

Date: 25 January 2002

**The Board of Directors**  
**Meda Inc. Berhad**  
17<sup>th</sup> Floor, Menara Summit,  
Persiaran Kewajipan USJ 1,  
47600 UEP Subang Jaya,  
Selangor Darul Ehsan.

Dear Sirs,

**MEDA INC. BERHAD (“MEDA INC.”)**  
**Prospectus In Relation To The Listing Of Meda Inc. On The Main Board Of The**  
**Kuala Lumpur Stock Exchange**

This letter has been prepared for inclusion in the Prospectus of Meda Inc. to be dated 31 Jan 2002 in connection with the Proposed Listing of Meda Inc. on the Main Board of the Kuala Lumpur Stock Exchange.

We have been instructed by Meda Inc. Berhad to value the property set out below and we have adopted the Comparison Method and Investment Method of valuation. The Comparison Method is the Market Approach of comparing the subject property with similar properties that were either transacted recently or listed for sale within the same location or other comparable localities. In comparing properties, due consideration is given to factors such as location, size, improvements and amenities, time element and other relevant factors to arrive at our opinion of value.

The Investment Method is an approach where the capital value is derived from an estimate of the Open Market Rental, which the subject property can reasonably be let for. Outgoings, such as property tax, repairs and maintenance, insurance and management are then deducted from the annual rental income. The net annual rental income is then capitalized at an appropriate current market yield to arrive at its indicative capital value.

We confirm that we have valued the property based on the valuation methods as stated above. The valuation reports has been prepared in accordance with the Guidelines on Asset Valuation for Submission to the Securities Commission and also the Malaysian Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents, Malaysia and other professional bodies.




Pursuant to the instruction, we had inspected the subject property on June 5, 2000, details of which are attached overleaf.

The details on the title was extracted from copy of the Title Document provided by our client and private search carried out at the Registry of Land Titles, Shah Alam and are assumed to be correct for the purpose of the abovementioned exercise.

Our opinion of the Market Value of the subject property, based on our Valuation Report, is attached below.

Yours faithfully,  
**HENRY BUTCHER, LIM & LONG SDN. BHD.**

  
**LONG TIAN CHEK**  
B.Sc., MRICS, MIS(M)  
Registered Valuer (V-241)

LTC/zd


## 9. VALUERS' LETTERS ..... cont'd



## (A) Property held for Investment.

Valuation Report Ref. No : V/B06-2000/0675

Date of Valuation / Property Details	Description	Market Value
<p>Date of Original Valuation Report : July 6, 2000 Date of Valuation : June 5, 2000 Date of Subsequent Review : March 23, 2001</p> <p>The individual strata titles for the subject property has yet to be issued. The following details were obtained from private search of Master Title.</p> <p>The Particulars are as follows: -</p> <p>Master Title No. : HS(D) 121185 Master Lot No. : PT 8 Provisional Land Area : 35,269.40 sq.m. (379,636.29 sq.ft.) Mukim : Pekan Subang Jaya District : Petaling State : Selangor Annual Rent : RM 66,054.00 Tenure : Freehold Category of Land Use : Building Registered Owner : Meda Development Sdn. Bhd. Express Condition : Tanah ini hendaklah digunakan bagi Pembinaan bangunan-bangunan mengikut pelan tataatur yang diperakukan oleh Jabatan Perancang Bandar dan Desa Negeri Selangor. Restriction In Interest : Nil Encumbrances : Charged to Arab Malaysian Merchant Bank Berhad vide as follows :- i) Pres. No. 35355/95 Vol. 65 Fol. 108 dated August 10, 1995. ii) Pres. No. 213/99 Vol. 1 Fol. 21 dated August 1, 1999. Caveats : Private caveat entered as follows :- i) Perwira Affin Merchant Bank Bhd vide Pres. No. 12588/99 Vol. 28 Fol. 125 dated May 10, 1999. ii) Malayan Banking Berhad vide Pres. No. 6706/00 Vol. 17 Fol. 113 dated February 23, 2000.</p>	<p>The subject property comprises the unsold units of shopping complex, office tower, hotel and car parking bays located within an integrated development of 6 levels of a commercial and recreational complex with twin towers comprising one block of office building and one block of hotel building, situated near the intersection of the Shah Alam Expressway and Jalan Kewajipan.</p> <p>Brief details of the abovementioned unsold units are as follows :-</p> <p><b>Shopping Complex</b></p> <p>No. of Level : 6 Total Net Lettable Area (NLA) : 702,368.37 sq.ft. NLA Included In The Subject Property : 520,759.78 sq.ft. Occupancy Rate : 89.73 % Range of Rentals : RM0.23 psf. to RM37.14 psf.</p> <p><b>Office Building</b></p> <p>No. of Level : 13 Total Net Lettable Area (NLA) : 114,282 sq.ft. NLA Included In The Subject Property : 114,282 sq.ft. Occupancy Rate : 60.13% Range of Rentals : RM2.20 psf. to RM3.80 psf.</p> <p><b>Hotel</b></p> <p>No. of Storey : 17 Star Rating : 4-Star No. of Rooms : 333 rooms Average Occupancy Rate : NA Average Room Rate : NA</p> <p><b>Car Parking</b></p> <p>No. of Levels : 3 No. of Parking Bay : 2,136 bays.</p>	<p>RM 318,000,000</p> <p>Valuation Method : Comparison &amp; Investment Method.</p>

  
LONG TIAN CHEK  
B.Sc., MRICS, MIS(M)  
Registered Valuer (V-241)

LTC/zd

 **HENRY BUTCHER,**  
Lim & Long (North) Sdn. Bhd. (177498-P)

No. 2708, Chalm Ferry Road, Kimsar Garden, 13700 Prai, Malaysia.  
Tel: 3988999 Fax: 04-3988666

**INTERNATIONAL REAL ESTATE AND PLANT & MACHINERY  
CONSULTANTS, VALUERS, AUCTIONEERS, AGENTS,  
PROJECT AND PROPERTY MANAGERS.**

Date : 25 January 2002

The Board of Directors  
Meda Inc. Berhad  
17<sup>th</sup> Floor, Menara Summit  
Persiaran Kewajipan USJ 1  
47600 UEP Subang Jaya  
Selangor Darul Ehsan

Dear Sirs,

**MEDA INC. BERHAD ("MEDA INC.")**  
**Prospectus In Relation To The Listing Of Meda Inc. On The Main Board Of The Kuala Lumpur Stock Exchange**

This letter has been prepared for inclusion in the Prospectus to be dated 31/01/02 in relation to the proposed listing of Meda Inc. on the Main Board of the Kuala Lumpur Stock Exchange.

In accordance with your instructions, we have assessed the Market Values of the properties set out below. We have inspected the properties on 12<sup>th</sup> June 2000 and valued the properties vide our valuation report bearing the reference number V/BW/DHH/00 dated 10 July 2000 and reviewed on 23 March 2001 in the table set out below. In comparing properties, due consideration has been given to factors such as location, size, improvements and amenities, time element and other relevant factors to arrive at our opinion of value. Further details of the Valuation of the Properties are set out in our Valuation Report.

The basis of the Valuation is Market Value based on the guidelines on Asset Valuation for Submission to the Securities Commission and the Manual of Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents, Malaysia.

THE INTERNATIONAL NETWORK

• Hong Kong • Singapore • Kuala Lumpur • Penang • Butterworth • Kedah • Johor • Sarawak • Manila • London • Birmingham  
• Leeds • Bristol • Cardiff • Edinburgh • Glasgow • Aberdeen • Dublin • Belfast • Leicester • Southampton • Warsaw  
Associates throughout Europe, Australasia, North and South America

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**9. VALUERS' LETTERS ..... cont'd**


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Our opinion of the Market Values of the Properties subject to the properties being free from all encumbrances are as follows:

A) Properties held as investment

Particulars of Properties	Description, age and tenure	Brief Particulars of tenancies	Net annual rent receivable	Market Value
Held Under H.S.(D) 182, PT No. 15, Section 4, Town of Bukit Mertajam. Situated within the Summit Plaza, Jalan Arumugam Pillai, 14000 Bkit Mertajam Registered proprietor is Perbadanan Pembangunan Bandar.	Retails lots within a 5-storey shopping podium and a 2-level basement car-park with 664 bays. The total net lettable area (NLA) of the complex is 415,620 sq. ft. NLA involved in subject valuation is 262,230 sq. ft. Completed in 1997. Freehold Individual strata titles has been applied for and is pending issuance.	Let out to individual tenants, the main anchor tenant being The Store (Plaza Bukit Merzajam) Sdn. Bhd. Net rentals (exclusive) of service charges) ranges from RM0.50 psf to RM6.50 psf. Occupancy rate is 95%	RM4,122,090/- (assuming 10% voids)	RM72,660,000/-

**9. VALUERS' LETTERS ..... cont'd****B) Properties being developed as at date of valuation report**

Property (title details, address)	Description, tenure and stage of completion	Pre let/pre-sale	Estimated Completion Date	Market Value in existing state	Market Value when completed
Held Under H.S.(D) 182, PT No. 15, Section 4, Town of Bukit Mertajam. Situated within the Summit Plaza, Jalan Arumugam Pillai, 14000 Bkit Mertajam. Registered proprietor is Perbadanan Pembangunan Bandar.	Two tower blocks comprising: a) 9-level office with a total net lettable area (NLA) of 94,308 sq. ft. NLA involved in subject valuation is 69,226 sq. ft. b) 9-level 189 room business class hotel. Freehold. Nearing completion. Individual strata title has been applied for and is pending issuance	Hotel block is pre-let to the Summit Prescott Hotel. Average occupancy rate is 25%. Average room rate is about RM80/= ++. The hotel has not applied for star rating yet.	November 2000	RM38,340,000/-	RM48,490,000/-

Yours faithfully,

**HENRY BUTCHER, Lim & Long (North) Sdn. Bhd.**

**KHOR BOON SOO**  
Registered Valuer (V440)  
MISM

9. VALUERS' LETTERS ..... cont'd



اکرام عندک  
**AKRAM & CO**

JURUKUR PENILAIAN BERKANUN  
EJEN, PENGURUS & PERUNDING HARTA  
CHARTERED VALUATION SURVEYOR  
PROPERTY AGENTS, MANAGERS & CONSULTANTS

Tingkat 2, Bangunan Koperasi Mercantile  
No. 21, Jalan Medan Tuanku  
50300 Kuala Lumpur  
Tel: 03-26927892 Fax: 03-26919809

Date : 25 January 2002

**The Board of Directors  
Meda Inc. Berhad  
17<sup>th</sup> Floor, Menara Summit  
Persiaran Kewajipan USJ 1  
47600 UEP Subang Jaya  
Selangor Darul Ehsan**

Dear Sirs,

**Re : MEDA INC. BERHAD ("MEDA INC" OR "THE COMPANY")  
Prospectus In Relation To The Listing Of Meda Inc. On The Main Board Of  
The Kuala Lumpur Stock Exchange**

This letter is prepared for inclusion in the Prospectus to be dated 31 January 2002 in relation to the Public Issue and offer for sale.

The subject of this valuation refers to a parcel of alienated development land which is about 171.65 hectares (424.19 acres) in area located in the Mukim of Hulu Bernam Timur, District of Batang Padang, State of Perak. The registered owner of the land is Perbadanan Kemajuan Negeri Perak. The project is being developed in four (4) phases ie. Phase 1, 1B, 2 and 3. Phase 1 is under ongoing development.

Pursuant to the instruction, we have inspected the subject properties on 12<sup>th</sup> May, 2000. The material date of valuation is 30<sup>th</sup> April, 2000. A report and valuation dated 10<sup>th</sup> July, 2000 issued was subsequently reviewed on 23<sup>rd</sup> March, 2001 with the date of valuation remaining at 30<sup>th</sup> April, 2000. The review was made to take into account revision in development projections.

We confirm that we have valued the properties listed below in accordance with the Guidelines on Asset Valuation for Submission to The Securities Commission and Valuation standards issued by the Securities Commission and Board of Valuers, Appraisers and Estate Agents, Malaysia respectively.

The basis of valuation is the market value in the existing state.

The methods of valuation used are the Discounted Cash Flow Method for ongoing development on Phase 1 and the Residual Method/Redevelopment Method for Phases 1B, 2 and 3.

As a check we have also attempted the Comparison Method notwithstanding the dearth of transactions involving lands of comparable size and features.

**MOHD. SALLEH AKRAM** FRICS, FISM  
REGISTERED VALUER (V-106)  
& ESTATE AGENT(E-28)



## 9. VALUERS' LETTERS ..... cont'd



In our opinion, the Market Value of the properties listed below is :-

Development Properties.

Properties (Title, Details and Address)	Description of Property	Tenure	Stage of completion	Pre let/Pre sale	Estimated completion date	Market Value in the existing state
424.19 acres of Development Land in Bernam industrial Park, located in the Mukim of Hulu Bernam Timur, District of Batang Padang, State of Perak.	The Development for each phase comprises the following :-	Leasehold 99 years expiring on 4 <sup>th</sup> January, 2097		None		
Approved for alienation to Perbadanan Kemajuan Negeri Perak for comprehensive development purpose via letter- Bil (20) dlm PTG. PK. 251/6-27 (D) dated 23/9/92 and Bil (24) dlm PTG. PK. 257/6-55 (D) dated 30/7/96.						
Bernam Industrial Park development has been approved by the Perak State Town Planning department via the letter Bik (8) dlm JPBD PK A.10/UBT/003 Bhg II dated 18/07/1996.						

9. VALUERS' LETTERS ..... cont'd



<p>i) Phase 1 Individual titles have been issued for respective subdivided units.</p>	<p>- Ongoing project. Overall sale performance at about 54% as of 30/4/2000.</p> <p>Two to four-storey shopoffices, 1 ½- storey terrace factory buildings, 1 ½-storey semi-detached factory buildings, 1 ½-storey detached factory buildings, industrial lots, petrol kiosk, commercial complex and food court 1 &amp; 2.</p>	<p style="text-align: center;"><u>Units</u></p> <p>2/s shopoffices - 54 3/s shopoffices - 24 4/s shopoffices - 8 1 ½ terrace factory - 88 1 ½ semi-detached factory - 98 1 ½ detached factory - 1 <b>Total 273</b></p> <p style="text-align: center;"><u>Lots</u></p> <p>Industrial lots - 18 Petrol kiosk - 1 Commercial complex - 1 <b>Total 20</b></p>	
			<p style="text-align: center;">Year 2002</p>

## 9. VALUERS' LETTERS ..... cont'd

<p>ii) Phase 1B</p> <p>5 (five) vacant industrial lots viz. P.T. Nos. 7791 to 7795 formerly included in the Phase 1 have been redesignated as Phase 1B. These lots have been converted to 'Building' land use category vide a letter bearing the reference PKNPK 25/101/1-1 Jld II, Bil (6) dlm. PTG. PK. Dated 14/5/99.</p>	<p>1 and 2-storey terrace houses, 2-storey medium cost terrace houses, 5-storey low-cost apartments and 2-storey detached houses.</p> <p>Total units : 333</p>	<p>the development yet to commence.</p>	<p>4<sup>th</sup> quarter 2001</p> <p><u>Note :-</u> Assuming the construction will be completed in the above-mentioned period.</p>													
<p>iii) Phase 2</p> <p>(P.T. 7796, H.S.(D) BP 4969)</p>	<p>2-storey bungalows, 2-storey terrace houses of Type A &amp; B, 2-storey semi-detached houses, Hostel Site, Administrative centre site, Industrial Training Centre, Warehouse lot and Industrial lots.</p> <table border="0" data-bbox="1021 1500 1212 1780"> <tr> <td>Units</td> <td></td> </tr> <tr> <td>2/s bungalow</td> <td>- 40</td> </tr> <tr> <td>2/s terrace type A</td> <td>- 70</td> </tr> <tr> <td>2/s terrace type B</td> <td>- 181</td> </tr> <tr> <td>2/s semi-detached house</td> <td>- 62</td> </tr> <tr> <td><b>Total</b></td> <td><b>353</b></td> </tr> </table>	Units		2/s bungalow	- 40	2/s terrace type A	- 70	2/s terrace type B	- 181	2/s semi-detached house	- 62	<b>Total</b>	<b>353</b>	<p>the development yet to commence.</p>	<p>4<sup>th</sup> quarter 2005</p> <p><u>Note :-</u> Assuming the construction will be completed in the above-mentioned period.</p>	
Units																
2/s bungalow	- 40															
2/s terrace type A	- 70															
2/s terrace type B	- 181															
2/s semi-detached house	- 62															
<b>Total</b>	<b>353</b>															

9. VALUERS' LETTERS ..... cont'd

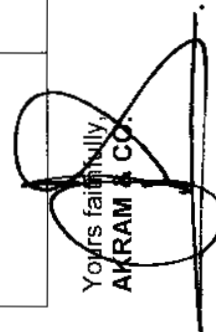


<p>iv) Phase 3 (P.T. 7797, H.S.(D) BP 4970)</p>	<p>Lots - 1 Hostel site Administrative Centre site - 1 Industrial Training Centre - 1 Warehouse lot - 1 Industrial lot - 11 <b>Total 15</b></p>	<p>the development yet to commence.</p>		<p>2<sup>nd</sup> quarter 2006</p>	
	<p>Club house, Exhibition centre, Industrial lots of Type A &amp; B, 3-storey shopoffices, 2-storey terrace houses of Type A, B &amp; C and 8-storey Apartments</p>			<p>Note :- Assuming the construction will be completed in the above- mentioned period.</p>	
	<p>Lots - 1 Club House Exhibition Centre - 1 Industrial lot type A - 27 Industrial lot type B - 24 <b>Total 53</b></p>				

9. VALUERS' LETTERS ..... cont'd



	<p>Units</p> <p>3/s Shopoffice - 11</p> <p>2/s terrace house type A - 134</p> <p>2/s terrace house type B - 88</p> <p>2/s terrace house type C - 200</p> <p>Low-rise apartment - 470</p> <p><b>Total 903</b></p>			<p style="text-align: center;"><b>Total</b></p> <p style="text-align: right;"><b>RM76,000,000.00</b></p>
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Yours faithfully,  
  
**AKRAM & CO.**

**MOHD SALLEH AKRAM FRICS, FISM**  
**Chartered & Registered Valuer**  
**VE(3)0074**  
 Meda, Inc zz(i)  
 /hy (disk - JN34)



**HENRY BUTCHER,**  
Lim, Long & Teoh (South) Sdn. Bhd. (199150-H)

No. 52 & 52A, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru.  
Tel: 07-3348060 (Hunting Line) Fax: 07-3348057

**INTERNATIONAL REAL ESTATE AND PLANT & MACHINERY  
CONSULTANTS, VALUERS, AUCTIONEERS, AGENTS,  
PROJECT AND PROPERTY MANAGER.**

Date : 25 January 2002

The Board of Directors  
**Meda Inc. Berhad**  
17<sup>th</sup> Floor, Menara Summit  
Persiaran Kewajipan USJ 1  
47600 UEP Subang Jaya  
Selangor Darul Ehsan

Dear Sirs

**MEDA INC. BERHAD ("MEDA INC.")  
PROSPECTUS IN RELATION TO THE LISTING OF MEDA INC. ON THE MAIN  
BOARD OF THE KUALA LUMPUR STOCK EXCHANGE.**

This letter has been prepared for inclusion in the prospectus to be dated 31 January 2002 in relation to the proposed listing of Meda Inc. Berhad of the Kuala Lumpur Stock Exchange.

In accordance with your instructions, we have assessed the Development Rights of the property set out below. We have valued the Development Rights by using the Discounted Cashflow Method dated June 26, 2000 vide our valuation report bearing the reference number in the table set out below. Further details of the valuation of the Development Rights are set out in our Valuation Report dated June 26, 2000 and revised Valuation Report dated April 2, 2001.

The "Discounted Cashflow Method" involves the inflow and outflow of money incurred according to the progress of a proposed development on a yearly basis. The surplus or deficit of the cashflow is then discounted at an appropriate rate of interest (yield) reflecting the security of future incomes.

The cash inflow is the money received from the sale of the proposed developments, whilst the cash outflow is the estimated costs of completing the proposed development which includes building and infrastructure costs, professional fees, project management, sales and marketing and an allowance for contingencies.

Our valuation is prepared in accordance with the Guidelines on Asset Valuations for submission to the Securities Commission and is in compliance with the Manual of Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents, Malaysia.

Information and data of the abovementioned valuation were obtained from various sources, which include the Valuation and Property Services Department and enquires made on the field and information from the client.

**THE INTERNATIONAL NETWORK**

• Hong Kong • Singapore • Manila • London • Birmingham • Leeds • Bristol • Cardiff • Edinburgh • Glasgow • Aberdeen  
• Dublin • Belfast • Leicester • Southampton • Warsaw • Associates throughout Europe, Australasia, North and South America

## 9. VALUERS' LETTERS ..... cont'd



Our opinion of the Development Rights of the property subject to the property being free from all encumbrances are as follows :

Properties Being Developed :

Date of Valuation/Date of inspection / Reference No.	Property (Title Details/Address)	Type of Property/Tenure/ Stage of Completion	Estimated Completion Date	Valuation Method	Development Rights Value
26 June, 2000/ 10 May, 2000 / V/JB02-00/136/AZ  Revised Valuation Report dated 2 April, 2001	3 parcels of agricultural lands and zoned for residential development.  Lot PTB 20203, PTB 20455 and PTB 20458 Township and District of Johor Bahru, Johor.  Total area : 28.604 acres  Land Owner: Kumpulan Prasarana Rakyat Johor Sdn Bhd	-Vacant Development land and pending for approval.  -Proposed development: <u>Phase I:</u> -Low cost flat (50 units) -Medium cost Apartment (472 units)  <u>Phase II:</u> -Shopoffice – Lower Ground Floor (40 units) -Shopoffice – Ground Floor (40 units) -Apartment – 2 <sup>nd</sup> Floor (80 units) -Apartment – 3 <sup>rd</sup> Floor (80 units) - Medium Cost Apartment (1146 units)  <u>Phase III:</u> -Medium cost Apartment (356 units)  - Not launched and constructed yet.  -Leasehold 99 years expiring on May 25, 2099	Year 2004	Discounted Cashflow Method	RM20,000,000

9. VALUERS' LETTERS ..... cont'd

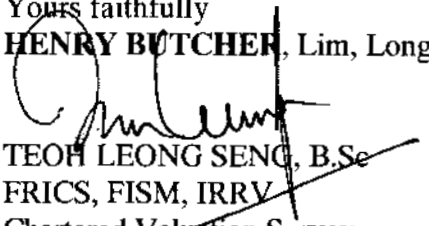


Our opinion of Development Rights of the property was arrived after taking into account the following:

1. The property at the time of valuation is held under agriculture titles, zoned for residential use and the proposed development layout plan was submitted to relevant authority and pending for approval. We have taking into consideration the market conditions, Johor State Government Policy on Bumiputra allocations and the Development Agreements between KPRJ and Genting Unggul Sdn Bhd.
2. In accordance with the Development Agreement, First Supplemental Development Agreement and Second Supplemental Development Agreement between KPRJ and Genting Unggul Sdn Bhd dated 4 November, 1996, 30 April, 1997 and 28 March, 2001 respectively, the following are some of the pertinent terms and conditions:-
  - a. Genting Unggul Sdn Bhd has been granted the sole and exclusive rights to develop all the lands under the agreement in accordance with the layout plan and approved by the relevant authorities and shall complete the whole project within seven (7) years from the date of delivery of vacant possession of the land to the Developer or such extended time as the parties may mutually agree;
  - b. Genting Unggul Sdn Bhd shall bear all costs and expenses related to the development project;
  - c. KPRJ's entitlement is at 6% of the total sales proceeds with a minimum of RM5.00 per square foot of the project land area as alienated by the state Authority;
  - d. KPRJ covenants undertakes warrants and represents to the Developer that:-
    - i. it shall use its best endeavour to assist and support the Developer in applying for the approvals, licences, consents and permits from the Relevant Authorities pertaining to the Project PROVIDED ALWAYS such assistants or supports shall not be construed in any manner whatsoever as a guarantee or assurance that the same shall be granted or obtained;
    - ii. deliver possession of the Project Land to the Developer free from all encumbrances in due time for the Developer to commence the Project Works with due diligence and regularly;
    - iii. obtain the requisite consent of the State Authority (if required) for the transfer and/or charge of the titles to the Units to the Purchasers and their financiers respectively.

Yours faithfully

**HENRY BUTCHER**, Lim, Long & Teoh (South) Sdn Bhd

  
TEOH LEONG SENQ, B.Sc  
FRICS, FISM, IRRV  
Chartered Valuation Surveyor  
Registered Valuer (V183)





# HENRY BUTCHER,

Lim & Long (Malacca) Sdn. Bhd. (Company No. 246114-T)

335-A, Taman Melaka Raya, 75000 Melaka.  
Tel: 06-2812188 Fax: 06-2812189

INTERNATIONAL REAL ESTATE AND PLANT & MACHINERY  
CONSULTANTS, VALUERS, AUCTIONEERS, AGENTS,  
PROJECT AND PROPERTY MANAGER

Date : 25 January 2002

The Board of Directors  
Meda Inc. Berhad  
17<sup>th</sup> Floor, Menara Summit,  
Persiaran Kewajipan, USJ 1,  
47600 UEP Subang Jaya,  
Selangor Darul Ehsan, Malaysia.

Dear Sirs,

- **MEDA INC. BERHAD ("MEDA INC.")**

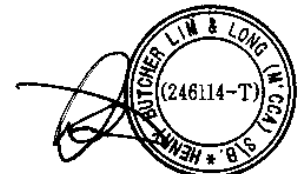
- **PROSPECTUS IN RELATION TO THE LISTING OF MEDA INC. ON THE MAIN BOARD OF THE KUALA LUMPUR STOCK EXCHANGE.**

This letter has been prepared for inclusion in the Prospectus to be dated 31 January 2002 in relation to the proposed listing of Meda Inc. Berhad on the Main Board of the Kuala Lumpur Stock Exchange.

In accordance with your instruction, we have assessed the Market Value of the property set out below. We have valued the Property by the Comparison Method vide our valuation report bearing the reference number in the table set out below. The Comparison Method entails comparing the subject property with similar properties that were either transacted recently or listed for sale within the same location or other comparable localities. In comparing properties, due consideration is given to factors such as location, size, land tenure, title conditions, restriction on dealings, building, improvements and amenities, time element and other relevant factors to arrive at our opinion of value. Further details of the valuation of the property are set out in our Valuation Report.

The basis of the valuation is Market Value based on the guidelines on Asset Valuation for submission to the Securities Commission and the Manual of Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents, Malaysia.

We have inspected the property on 6 June 2000. Our opinion on the Market Value of the property subject to the property being free from all encumbrances is as follows :-



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## 9. VALUERS' LETTERS ..... cont'd



Property held as investment :-

File Ref No.	Property (Title details, Address)	Description, Age and Tenure	Market Value (Date Of Valuation : 6 June 2000)
M/V00/1742/AG	<p>(i) HS(D) 566, Mukim Kuala Linggi, HS(D) 567, Geran 2110 &amp; Geran 2111, Mukim Kuala Sungei Baru, Daerah Alor Gajah, Melaka.</p> <p>(ii) Collectively known as "Sri Lingga Estate, Alor Gajah"</p> <p>(iii) Registered Land Owner : Sri Lingga Sdn. Bhd.</p> <p>(iv) Located off Jalan Masjid Tanah/Kuala Sungei Baru/Kampung Kuala Linggi, situated in Daerah Alor Gajah, Melaka; approximately 48 ½ kilometers north - west of Malacca Town centre and 33 ¾ kilometers south - east of Port Dickson Town centre, Negeri Sembilan.</p>	<p>(i) Agricultural estate planted with oil palms</p> <p>(ii) Agricultural use</p> <p>(iii) Land Area : 541.4633 hectares (or 1,337.983 acres)</p> <p>(iv) Land Tenure: a) HS(D) 566 : 99-year lease with remaining term of about 74 years b) HS(D) 567 : 99-year lease with a remaining term of about 74 years c) Geran 2110 : Freehold d) Geran 2111 : Freehold</p>	RM 41,500,000.00 (By Comparison Method)

Yours faithfully,

  
**LIM CHOW WAH, MISM**  
Registered Valuer (V-332)



## C H Williams Talhar & Wong

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

Juruukur Berkanun Perunding Harta Antarabangsa  
Chartered Surveyors International Property Consultants



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Malaysia  
Tel : 03-2693 8888  
Fax : 03-2693 6565  
E-mail: wtw@wtw.po.my  
Website: www.wtw.com.my

Our Ref : 8337/00/TKL/wk

Date : 25 January 2002

The Board of Directors  
Meda Inc. Berhad  
17<sup>th</sup> Floor Menara Summit  
Persiaran Kewajipan USJ 1  
47600 UEP Subang Jaya, Selangor

Dear Sirs

### **MEDA INC. BERHAD ("MEDA INC.") PROSPECTUS IN RELATION TO THE LISTING OF MEDA INC. ON THE MAIN BOARD OF THE KUALA LUMPUR STOCK EXCHANGE**

This certificate has been prepared for inclusion in the Prospectus to be dated 31 January 2002 in relation to the proposed listing of Meda Inc. on the Main Board of the Kuala Lumpur Stock Exchange.

We received an instruction from Meda Inc. Berhad for preparing this certificate for inclusion in the Prospectus.

We have inspected the property on 30<sup>th</sup> May 2000 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 has 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 of Valuation and the valuation details are shown in our Valuation Report under Reference No. 8337/00/TKL/wk dated 5<sup>th</sup> June 2000.

Mohd Talhar A Rahman  
FRICS, FISM, MSISV, APEPS

John S C Loh SSA PJK  
M Sc., MBA, FRICS, FISM, FIREC, APEPS

David Khoo Tiang Huat  
MBA, FRICS, FISM, APEPS

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

Png Soo Theng  
B Sc., FRICS, FISM, APEPS

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

Tew You Kian  
B Surv., MISM, APEPS

Md Baharuddin Mustafa  
B Surv., MISM, MIMM, APEPS

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

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

Foo Gee Jen  
B Surv., MISM, APEPS

Tony Lee Eng Kow  
B Sc., MISM, APEPS

Consultant

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

Aziah Mohd Yusoff  
MBA, BSc, FRICS, FISM, APEPS

Kuala Lumpur Petaling Jaya Penang Johor Bahru Kuantan Malacca Ipoh Alor Setar Butterworth Kota Bharu Batu Pahat Kuala Terengganu Seremban  
Kota Kinabalu Sandakan Tawau Lahad Datu Labuan Kuching Sibiu Miri Bintulu Brunei

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**9. VALUERS' LETTERS ..... cont'd****C H Williams Talhar & Wong**

C H Williams Talhar &amp; Wong Sdn Bhd (16149-U)



Page 2

Our Ref : 8337/00/TKL/wk

Brief description of the subject property is as follows: -

Properties held as investment

Property (Title Details)	Description, age and Tenure	Brief particulars of tenancies	Net annual rents	Market Value
	The property comprises six (6) parcels vacant commercial land held under six (6) leasehold titles. Details extracted are as follows: -	Not Applicable	Not applicable	RM30,000,000/-
<u>Lot No.</u>	<u>Title No.</u>	<u>Land Area (sq.m)</u>	<u>Tenure</u>	
47080	PN (WP) 14014	1,510	Leasehold 85 years expiring 21/12/2076	
47081	PN (WP) 9359	1,514	Leasehold 99 years expiring 14/12/2076	
47082	PN (WP) 6419	1,526	Leasehold 99 years expiring 16/07/2077	
47083	PN (WP) 11334	1,527	Leasehold 99 years expiring 26/12/2089	
47084	PN (WP) 7465	1,527	Leasehold 99 years expiring 14/08/2077	
47085	PN (WP) 6420	1,490	Leasehold 99 years expiring 04/11/2076	
Mukim : District : State :	Kuala Lumpur Kuala Lumpur Federal Territory of Kuala Lumpur			
Registered Owners :	<u>Lots 47080 and 47081</u> Nandex Trading Sdn Bhd  <u>Lots 47082 and 47083</u> Everlasting Growth Sdn Bhd  <u>Lots 47084 and 47085</u> Impressive Performance Sdn Bhd  <u>Description</u> The property comprises six (6) parcels of vacant commercial lands located along Jalan Semantan, Damansara Heights, Kuala Lumpur. Each lots are generally regular in shape and having frontages onto Jalan Semantan and Jalan Bukit Ledang. The combined land area is 9,094 square metres. The land inclines upward at a steep gradient from Jalan Semantan and is below Jalan Bukit Ledang. At the time of inspection, the lands were generally covered with trees and heavy undergrowth. In accordance with the new Development Order bearing Ref No. (16)dim.DBKL.JP&KB.6149/91 dated 7 <sup>th</sup> June 1999, the subject property has been approved for 2 blocks of 6-storey office with 2½-storey basement car park developments.			

In our opinion, the market value of the subject property free from all encumbrances is RM30,000,000/- (Ringgit Malaysia : Thirty Million Only).

Yours faithfully  
for and on behalf of

**C H Williams Talhar & Wong Sdn Bhd**

  
**CHONG PAH AUNG**

BSc (Estate Management) FRICS FISM  
Chartered Valuation Surveyor & Registered Valuer (V-153)