

12. VALUATION CERTIFICATE (Cont'd)

COLLIERS
JORDAN LEE & JAAFAR

Registered Proprietor (s)	Particulars	Valuation Reports	Market Value (RM)	Method of Valuation
Poh Kong Jewellers (Ampang Point) Sdn Bhd.	<p>Ref. No. V02/JH/GIPC/SC/ P80C1931941/MFA</p> <p>Lot No 26451 Strata Title No PM 807/M7/4/241 Mukim of Ampang District of Hulu Langat Selangor Darul Ehsan.</p> <p><u>Tenure</u> - Leasehold interest for 99 years expiring on 28/2/2088 leaving an unexpired term of approx. 85 years</p> <p><u>Encumbrances</u> - Currently charged to <i>Public Bank Berhad</i> vide Pres No 11404/2002 dated 19/11/2002.</p> <p>Three Bedroom Apartment unit.</p>	<p>The Subject Premises is identified as Unit No 33, 3rd Floor, Block Melur, Apartment Desa 288, Jalan Memanda 1, Taman Dato Ahmad Razali, 68000 Ampang, Selangor Darul Ehsan.</p> <p>The Floor Area is approx. 95.0 sqm (1,022.5 sqft). The age of the building is approx. 10 years as per Certificate of Fitness for Occupation.</p>	140,000.00	<p>1) Comparison Method 2) Income Approach</p>
Highlands & Lowlands Berhad	<p>Ref. No. V02/JH/GIPC/SC/ P81G1941942/MFA</p> <p>Lot No PT 17654 Title No HS(D) 142709 Mukim of Damansara District of Petaling Selangor Darul Ehsan</p> <p><u>Tenure</u> - Grant in perpetuity</p> <p><u>Note</u> - The Subject Property is assign to <i>Affin Bank Berhad</i>. (Pending perfection of charged)</p> <p>A parcel of Industrial Land</p>	<p>The Subject Property is improved upon with a Double-Storey Detached Factory cum Office Building incorporating a Basement Floor and two (2) units of Guardhouse identified as Lot 1, Jalan Astaka U8/81, Seksyen U8, Bukit Jelutong Industrial Park, 40150 Shah Alam, Selangor Darul Ehsan.</p> <p>The Site is generally rectangular in shape with a provisional land area of approx. 7,570.3 sqm (81,486.1 sqft or 1.87 ac).</p> <p>The Site is generally flat in terrain and lies slightly higher than the frontage service road and at the same level with the neighbouring lots. The front boundary of the site is demarcated by two layers fencing. The outside boundaries is demarcated by 12.0 feet plastered brickwalls with iron railing over whilst the front inside boundary is demarcated by metal grilles on top of lower brick fencing.</p> <p>The Gross Floor Area of the building is approx. 5,709.0 sqm (61,487.5 sqft). The age of the building is approx. 1.5 years as per Certificate of Fitness for Occupation.</p>	12,600,000.00	<p>1) Cost Method 2) Income Approach</p>

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Poh Kong Jewellery Manufacturer Sdn Bhd	<p>Ref. No. V02/JH/CIPC/SC/P83C1961943/ZL</p> <p>Lot No PT 3867 Title No HS(M) 10549 Mukim of Sungai Buloh District of Petaling Selangor Darul Ehsan</p> <p><u>Tenure</u> – Leasehold interest for 99 years expiring on 20/10/2070 leaving an unexpired term of approx. 67 years</p> <p><u>Encumbrances</u> – Currently charged to <i>Bank of Commerce (M) Berhad</i> (currently known as <i>Bumiputra Commerce Bank Berhad</i>) vide Pres No 2150/98, Vol No 362, Fol No 79 dated 8/5/1998.</p> <p>A parcel of Agricultural Land (zoned for Industrial Land use)</p>	<p>The Subject Property is identified as Lot PT 3867, located along Jalan 4/D, Kg Baru Subang, Seksyen U6, Shah Alam, Selangor Darul Ehsan.</p> <p>The Site is generally triangular in shape with a provisional land area of approx. 0.6146 ha (about 1.5187 ac).</p> <p>The Site is generally hilly in terrain with its topography ranging from flat to undulating in terrain. The Site sloping downward toward to the northern boundary and about level with the frontage service road at the southern boundary.</p> <p>Part of the site is planted with fruits trees and some other parts are overgrown with bushes. The boundaries of the site are demarcated by chain-link fencing. A pair of metal gates hinged onto (2) two brick post securing the main entrance.</p>	900,000-00	Comparison Method
<p>Pending issuance of Strata Title. Until strata title is issued, we understand that the interest of the Subject Premises is protected by Sale & Purchase Agreement with Ref. No. 200.80491_A043 dated 17/2/2001 made between <i>Salient Range Sdn Bhd</i> (Vendors), <i>Country Heights Golf Resort Bhd</i> (Proprietor) and <i>Poh Kong Jewellers (The Mines) Sdn Bhd</i>,</p>	<p>Ref. No. V02/JH/CIPC/SC/P83C1961944/ZL</p> <p>Parcel No 8-10, Storey No 8, Pangsapuri Seri Indah, Timb Sg Besi Indah, Seri Kembangan, Selangor Darul Ehsan (Parent Lot No 385, Pekan Baru Sg Besi District of Petaling, Selangor Darul Ehsan.</p> <p><u>Tenure</u> – The Strata Title of the Subject Premises will be issued in due course conveying a leasehold interest 99 years.</p> <p><u>Note</u> – The Subject Premises is assigned to <i>Malayan Banking Berhad</i>.</p> <p>Four Bedroom Apartment Unit</p>	<p>The Subject Premises is identified as Unit No 8-10, 8th Floor, Pangsapuri Seri Indah, Jalan Sg Besi Indah 3, Taman Sg Besi Indah, 43300 Seri Kembangan, Selangor Darul Ehsan.</p> <p>The Floor Area is approx. 108.4 sqm (1,167.0 sqft). The age of the building is approx. 2 years as per Certificate of Fitness for Occupation.</p>	140,000-00	<p>1) Comparison Method</p> <p>2) Income Approach</p>

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Registered Proprietor (s)	Particulars	Valuation Reports	Market Value (RM)	Method of Valuation
<p>Pending issuance of Strata Title. Until strata title is issued, we understand that the interest of the Subject Premises is protected by Sale & Purchase Agreements made between :-</p> <p><u>Unit 33A-8-7, 8th Floor</u> Cheah See Han (Vendors), and Poh Kong Jewellers (The Mall) Sdn Bhd, with Ref. No. AG/JY/20627/00/S&P/PKJSB dated 27/3/2000</p> <p><u>Unit 33A-17-5, 17th Floor</u> Woo King Wah, Peter (Vendors), and Poh Kong Jewellers (The Mall) Sdn Bhd, with Ref. No. AY/C/10/96/MKH/SPA dated 6/4/1996</p>	<p>Ref. No. V02/JH/CIPC/SC/P84C1971945/ZL</p> <p>Unit Nos 33A-8-7, 8th Floor & 33A-17-5, 17th Floor, Villa Putra Condominium (Parent Lot Nos 36 & PT 4, Seksyen 51, Town of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur).</p> <p>Tenure - The Strata Title of the Subject Premises will be issued in due course conveying a freehold interest.</p> <p>Note - The Subject Premises is assigned to RHB Bank Berhad.</p> <p>Two (2) units of Three-Bedroom Condominium</p>	<p>The Subject Premises is identified as Unit Nos 33A-8-7, 8th Floor & 33A-17-5, 17th Floor, Block A, Villa Putra Condominium, Jalan Tun Ismail, 50480 Kuala Lumpur.</p> <p>The total Floor Area is approx. 213.78 sqm (2,301.13 sqft). The age of the building is approx. 4 years as per Certificate of Fitness for Occupation.</p>	520,000-00	<p>1) Comparison Method</p> <p>2) Income Approach</p>
<p>Pending issuance of Strata Title. Until strata title is issued, we understand that the interest of the Subject Premises is protected by Sale & Purchase Agreement with Ref. No. MS/B2358/94/S&P/ong dated 21/11/1994 made between Atkbee Timbers Sdn Bhd (Vendors) and Poh Kong Jewellers (Old Klang Road) Sdn Bhd</p>	<p>Ref. No. V02/JH/CIPC/SC/P85C1981946/ZL</p> <p>Parcel No C-9-20, Type D (Parent Lot No 36139, Mukim of Petaling, Wilayah Persekutuan Kuala Lumpur).</p> <p>Tenure - The Strata Title of the Subject Premises will be issued in due course conveying a freehold interest.</p> <p>Note - The Subject Premises is assigned to Bumiputra Commerce Bank Berhad.</p> <p>A Two Bedroom Condominium Unit</p>	<p>The Subject Premises is identified as Unit No 1C-9-20, 9th Floor, Block C, Pearl Point Condominium, Jalan Sepadu 3, Batu 5, Off Jalan Klang Lama, 58000 Kuala Lumpur.</p> <p>The total Floor Area is approx. 100.0 sqm (1,076.4 sqft). The age of the building is approx. 5 years as per Certificate of Fitness for Occupation.</p>	170,000-00	<p>1) Comparison Method</p> <p>2) Income Approach</p>

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Registered Proprietor (s)	Particulars	Valuation Reports	Market Value (RM)	Method of Valuation
Pending issuance of Strata Title. Until strata title is issued, we understand that the interest of the Subject Premises is protected by Sale & Purchase Agreement dated 8/2/1995, made between Meda Development Sdn Bhd (Vendors) and Poh Kong Properties Sdn Bhd.	Ref. No. V02/JH/CIPC/SC/P86C1991947/MFA Unit No LG-48, Lower Ground Floor, The Summit (Parent Lot Nos PT 12201 & PT 12202, Mukim of Damansara, District of Petaling, Selangor Darul Ehsan. Tenure - The Strata Title of the Subject Premises will be issued in due course conveying a freehold interest. Note - The Subject Premises is assigned to Ambank Berhad. A Commercial Shoplot	The Subject Premises is identified as Unit No LG-48, Lower Ground Floor, The Summit, Subang USJ, 47600 Subang Jaya, Selangor Darul Ehsan. In general, the Subject Premises is located in the prime area of The Summit. The Subject Premises shares a common partition wall in the form of painted and plastered brickwalls with the neighbouring shoplots. The Floor Area is approx. 51.19 sqm (550.98 sqft). The age of the building is approx. 5 years.	520,000-00	1) Comparison Method 2) Income Approach
Pending issuance of Strata Title. Until strata title is issued, we understand that the interest of the Subject Premises is protected by Sale & Purchase Agreement dated 30/8/1994, made between Meda Kompleks Sdn Bhd (Vendors) and Poh Kong Properties Sdn Bhd.	Ref. No. V02/JH/CIPC/SC/P87C2001948/MKK Unit No G-13, Ground Floor, Summit Parade (Parent Lot No PT 3273, Mukim of Bandar Penggaram, District of Batu Pahat, Johor Darul Ta'zim Tenure - The Strata Title of the Subject Premises will be issued in due course conveying a freehold interest. Note - The Subject Premises is assigned to Malayan Banking Berhad. A Commercial Shoplot	The Subject Premises is identified as Unit No G-13, Ground Floor, Summit Parade, Jalan Bakau Chondong, 83000 Batu Pahat, Johor Darul Ta'zim. The Subject Premises shares a common partition wall in the form of painted and plastered brickwalls with the neighbouring shoplots. It enjoys frontage onto a corridor near the main entrance, frontage to the Exhibition Area at the main entrance. The Floor Area is approx. 100.0 sqm (1,076.4 sqft). The age of the building is approx. 3 years as per Certificate of Fitness for Occupation.	900,000-00	1) Comparison Method 2) Income Approach

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Registered Proprietor (s)	Particulars	Valuation Reports	Market Value (RM)	Method of Valuation
<p>Pending issuance of Strata Title. Until strata title is issued, we understand that the interest of the Subject Premises is protected by Sale & Purchase Agreements made between <i>Lion Mahkota Parade Sdn Bhd (Vendors)</i> and <i>Poh Kong Properties Sdn Bhd</i> vide the followings:-</p> <p><i>Unit G 14</i> - Ref. No. PNLION-MP/G.14(11)/98(12) dated 3/3/1999</p> <p><i>Unit G 29</i> - Ref. No. PNLION-MO/G.29(12)/98(12) dated 13/3/1999</p>	<p>Ref. No. V02/JH/C/PC/SC/P89C2011949/MKK</p> <p>Unit Nos G-14 & G-29, Ground Floor, Mahkota Parade (Parent Lot No 2, Bandar of XLII (42), District of Melaka Tengah, Melaka.</p> <p><u>Tenure</u> - The Strata Title of the Subject Premises will be issued in due course conveying leasehold interest as per the leasehold 99 years interest stated in the Master Title.</p> <p><u>Note</u> - The Subject Premises is assigned to <i>Malayan Banking Berhad</i>.</p> <p>Two (2) units of Commercial Shoplot</p>	<p>The Subject Premises is identified as Unit No G-14 & G-29, Ground Floor, Mahkota Parade, Jalan Merdeka, 75000 Melaka.</p> <p>The Total Floor Area is approx. 187.94 sqm (2,023.00 sqft).</p> <p>The age of the building is approx. 10 years as per Certificate of Fitness for Occupation.</p>	2,680,000.00	<p>1) Comparison Method</p> <p>2) Income Approach</p>
<p>Poh Kong Jewellers (Malacca) Sdn Bhd</p>	<p>Ref. No. V02/JH/C/PC/SC/P89C2011950/MKK</p> <p>Lot No 6352 (Formerly PT 1207) Title No PN 11986 (Formerly HS(D) 15333) Mukim of Bukit Baru District of Melaka Tengah State of Melaka</p> <p><u>Tenure</u> - Leasehold interest for 99 years expiring on 20/12/2086 leaving an unexpired terms of approx. 84 years.</p> <p><u>Encumbrances</u> - Currently charged to <i>Public Bank Berhad</i> vide the followings</p> <p>i) Pres No 2534/1998, Vol No 607, Fol No 88 dated 2/4/1998.</p> <p>ii) Pres No 2535/1998, vol No 607, Fol No 89 dated 2/4/1998.</p> <p>An intermediate unit of Single-Storey Terrace House</p>	<p>The Subject Property is identified as No 302-L, Taman Bukit Baru, 75460 Bukit Beruang, Melaka.</p> <p>The Site is generally rectangular in shape with a title land area of approx. 130.0 sqm (1,400.00 sqft).</p> <p>The Site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries are demarcated with low-plastered brickwalls with metal grills over and two (2) pairs of metal gates hinged onto concrete posts secured to the main entrance.</p> <p>The Gross Floor Area of the building is approx. 124.5 sqm (1,340.0 sqft). The age of the building is estimated at 13 years.</p>	100,000.00	<p>1) Comparison Method</p> <p>2) Income Approach</p>

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Registered Proprietor (s)	Particulars	Valuation Reports	Market Value (RM)	Method of Valuation
Jungmax Property Sdn Bhd	Ref. No. V03/JH/SC/ P29001481/ZL	The Subject Property is identified as Lot PT 31176, located within Revolusi Hijau Batu 5, Kg Johon Setia, Klang, Selangor Darul Ehsan.	130,000.00	Comparison Method
We noted that the Subject property has been purchased by Jungmax Property Sdn Bhd vide a Form of Transfer of Securities.	Lot No PT 31176 Title No HS(M) 23999 Mukim and District of Kelang-Selangor Darul Ehsan	The Site is generally rectangular in shape with a provisional land area of approx. 0.8093 ha (about 2.0000 ac).		
	Tenure - Leasehold interest for 99 years expiring on 10/11/2092 leaving an unexpired term of approx. 89 years.	The Site is generally flat in terrain with its topography ranging from flat to undulating in terrain whilst the Site is heavy undergrowth.		
	Encumbrances - NIL			
	A parcel of Agricultural Land (zoned for Residential Land Use).			