

XIII. VALUATION CERTIFICATES

(Prepared for inclusion in this Prospectus)

These Valuation Certificates are to be read in conjunction with pages 39 to 40 (Section VII.2 (ii)) and page 83 (Section X.2) of this Prospectus – Information on the DEB Group).

**KGV-Lambert
Smith Hampton**

September 12 2003

The Board of Directors
Dominant Enterprise Berhad
No. 18, Jalan Belati 1, Off Jalan Kempas Lama
Taman Perindustrian Maju Jaya
81330 Skudai, Johor Darul Takzim.

Dear Sir,

VALUATION OF PROPERTIES AT

1. **LOT NO 37602 (FORMERLY PTD NO. 65854), MUKIM OF TEBRAU, DISTRICT OF JOHOR BAHRU, STATE OF JOHOR DARUL TAKZIM (No 18, Jalan Belati 1, Taman Perindustrian Maju Jaya 81330 Johor Darul Takzim).**
2. **MLO NO. 5502 (NEW LOT NO 8619), MUKIM OF SENAI-KULAI, DISTRICT OF JOHOR BAHRU, STATE OF JOHOR DARUL TAKZIM (LOT No 8619, Desa Perindustrian Kulai, Batu 24½, Jalan Air Hitam 81000 Kulai, Johor Darul Takzim).**
3. **PTD NO. 1508, MUKIM OF SUNGAI TERAP, DISTRICT OF MUAR, STATE OF JOHOR DARUL TAKZIM (PLO No 46, Jalan Rami 4, Kawasan Perindustrian Bukit Pasir 84300 Bukit Pasir, Muar, Johor Darul Takzim).**
4. **PT 348, MUKIM OF 13, DISTRICT OF SEBERANG PRAI TENGAH, STATE OF PULAU PINANG (Plot No 14A, Lorong Perindustrian Bukit Minyak 7, Kawasan Perindustrian Bukit Minyak 14600 Simpang Ampat, Seberang Prai Tengah, Pulau Pinang).**

Property Valuers
Machinery Valuers
Property Managers
Projects Managers
Auctioneers
Property Consultants
Real Estate Agents

Other Offices: Malaysia
Unit B-9-9, Blok B
Megan Phileo Avenue
12, Jalan Yap Kwan Seng
50450 Kuala Lumpur
Tel : (60)3-2161 5355
Fax : (60)3-2164 5355
E-mail: kgv-lsh@tm.net.my
Internet: http://www.realty.com.my

Other Offices: Overseas
Athens
Atlanta
Belfast
Beverly Hills
Birmingham
Bristol
Cambridge
Clearwater
Dublin
Glasgow
Guildford
Hemel Hempstead
Leeds
Leicester
London
Luton
Maidenhead
Manchester
Milton Keynes
Northampton
Nottingham
Oxford
Peterborough
Reading
San Diego
Sheffield
Slough
Smyrna
Wellingborough

This letter has been prepared for inclusion in the Prospectus of Dominant Enterprise Berhad dated 22 September 2003 in connection with the Public issue of 8,600,000 new ordinary shares of RM0.50 each at an issue price of RM0.65 per ordinary share and offer for sale of 17,200,000 ordinary shares of RM0.50 each in Dominant Enterprise Berhad.

We have valued the abovementioned properties and the valuation details are shown in our Report and Valuation dated August 13 2002, August 8 2002, August 5 2002 and August 23 2002 respectively. The dates of inspection for Lot No 37602 is August 1 2002, MLO No 5502 is July 26 2002, PTD No 1508 is July 29 2002 and PT 348 is August 5 2002 are taken to be the date of Valuation. We have also verified the title particulars in relation to the said properties. We have valued the properties vide our valuation reports bearing Reference No. KGVA2208162-J(ZBA), KGVA2208087-J(MBA), KGVA 2208049-J(NKS), KGVA 2208107-J(FDZ). The reports have been prepared in accordance with the Asset Valuation Guidelines issued by the Securities Commission and the Malaysian Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents.

The basis of valuation is the Market Value. We have adopted the Comparison and Cost Approaches in arriving at the Market Value.



KGV-LAMBERT SMITH HAMPTON (JOHOR) SDN BHD
(214438-H)

UNIT 9-01, LEVEL 9, JOHOR BAHRU CITY SQUARE (OFFICE TOWER)
NOS 106-108, JALAN WONG AH FOOK, 80000 JOHOR BAHRU, JOHOR DARUL TAKZIM, MALAYSIA.
TEL: (6)07-224 2022 TELEFAX: (6)07-223 1366
E-mail: johor@kgv-lsh.com


XIII. VALUATION CERTIFICATES (Cont'd)

**KGV-Lambert
Smith Hampton**

In connection with this Prospectus, we are pleased to certify that the total Market Value of the abovementioned properties is **Ringgit Malaysia Eleven Million Only (RM11,000,000.00)**.

Some details of the properties valued are appended for easy reference.

Yours faithfully,
KGV-LAMBERT SMITH HAMPTON



SAMUEL TAN WEE CHENG
B Surv (Hons) Property Management
Registered Valuer V291
Director

NKS/dzes

XIII. VALUATION CERTIFICATES (Cont'd)
**KGV-Lambert
Smith Hampton**

No	Property Identification	General Description of Property	Market Value
	a) Title No b) Lot No/Mukim/District/State c) Location of Property d) Details on Tenure e) Category of Land Use f) Registered Proprietor g) Encumbrances h) Restriction-In-Interest i) Occupancy	a) Brief Description b) Gross Building Area c) Total Land Area d) Existing Use e) Planning Details	a) Valuation Date b) Method of Valuation
1.	a) Geran No 74521 (Formerly HS(D) No 218324) b) Lot No 37602 (Formerly PTD No 65854) Mukim of Tebrau District of Johor Bahru State of Johor Darul Takzim c) No 18, Jalan Belati 1 Taman Perindustrian Maju Jaya 81330 Johor Bahru Johor Darul Takzim. d) Freehold e) Industrial f) Combi Trading Sdn Bhd g) Charged to a financial institution h) The land that is in this title shall not be permitted to be transferred in whatever manner until the factory building stated in the express condition has commenced construction in accordance to the plan approved by the relevant local authority. i) Owner-occupied	a) The subject property of this valuation comprises a renovated 1½-storey detached factory of approximately 7 years old. b) 1,335.0 sq m (14,371.2 sq ft) c) 2,485.0 sq m (26,748.5 sq ft) d) The existing land use of the subject property contravenes the expressed condition stated for light industrial semi-detached use. However, it is approved by the local authority for its present use as a light industrial detached factory. e) The subject locality is designated for light industrial use	RM2,350,000.00 a) August 1 2002 b) Comparison and Cost Approaches

XIII. VALUATION CERTIFICATES (Cont'd)
**KGV-Lambert
Smith Hampton**

No	Property Identification	General Description of Property	Market Value
	a) Title No b) Lot No/Mukim/District/State c) Location of Property d) Details on Tenure e) Category of Land Use f) Registered Proprietor g) Encumbrances h) Restriction-In-Interest i) Occupancy	a) Brief Description b) Gross Building Area c) Total Land Area d) Existing Use e) Planning Details	a) Valuation Date b) Method of Valuation
2.	a) HS(D) No 11272 b) MLO No 5502 (New Lot No 8619) Mukim of Senai-Kulai District of Johor Bahru State of Johor c) Lot No 8619 Desa Perindustrian Kulai Batu 24½, Jalan Air Hitam 81000 Kulai Johor Darul Takzim d) Freehold e) Building f) Premier Wood Profile Sdn Bhd g) Charged to a financial institution h) None i) Owner-occupied	a) The subject property comprises a lofty single-storey detached factory with a double-storey front office annex, a TNB substation and a canteen of approximately 11 years old, except for the front office annex which is approximately 4 years old b) 4,261.2 sq m (45,869.0 sq ft) c) 10,421.0 sq m (112,167.0 sq ft) or 1.0421 hectares (2.5750 acres) d) The existing land use of the subject property is in accordance with the abovementioned description e) The subject locality is designated for Light industrial use	RM5,000,000.00 a) July 26 2002 b) Comparison and Cost Approaches

XIII. VALUATION CERTIFICATES (Cont'd)
**KGV-Lambert
Smith Hampton**

No	Property Identification	General Description of Property	Market Value
	a) Title No b) Lot No/Mukim/District/State c) Location of Property d) Details on Tenure e) Category of Land Use f) Registered Proprietor g) Encumbrances h) Restriction-In-Interest i) Occupancy	a) Brief Description b) Gross Building Area c) Total Land Area d) Existing Use e) Planning Details	a) Valuation Date b) Method of Valuation
3.	a) HS(D) No 21332 b) PTD No 1508 Mukim of Sungai Terap District of Muar State of Johor Darul Takzim c) PLO No 46, Jalan Rami 4 Kawasan Perindustrian Bukit Pasir 84300 Bukit Pasir Muar, Johor Darul Takzim d) 60 year leasehold expiring on May 20 2056. It has a remaining unexpired term of approximately 54 years e) Industrial f) Kemajuan Trio Sakti Sdn Bhd (Presently known as Bripanel Industries Sdn Bhd) g) Free from legal encumbrance h) The land alienated shall not be sold, leased, charged, mortgaged or transferred in whatever manner including any agreement purposed to sell the land without the consent of the State Authority. i) Tenanted to Combi-Trading Sdn Bhd (an associate company) at RM4,000.00 per month for 1 year from July 1 2002 with an option to extend for another year. This option has been exercised at the same monthly rental.	a) A renovated single-storey detached factory with a double-storey office annex of approximately 5 years old b) 1,992.6 sq m (21,449.3 sq ft) c) 2,266.2 sq m (24,393.6 sq ft) or 0.2266 hectare (0.5600 acre) d) The existing land use is in accordance with the abovementioned description e) The subject locality is designated for light industrial use	RM1,250,000.00 a) July 29 2002 b) Comparison and Cost Approaches

XIII. VALUATION CERTIFICATES (Cont'd)
**KGVLambert
Smith Hampton**

No	Property Identification	General Description of Property	Market Value
	a) Title No b) Lot No/Mukim/District/State c) Location of Property d) Details on Tenure e) Category of Land Use f) Registered Proprietor g) Encumbrances h) Restriction-In-Interest i) Occupancy	a) Brief Description b) Gross Building Area c) Total Land Area d) Existing Use e) Planning Details	a) Valuation Date b) Method of Valuation
4.	a) HS(D) No 26394 b) PT No 348, Mukim of 13 District of Seberang Prai Tengah State of Pulau Pinang c) Plot No 14A, Lorong Perindustrian Bukit Minyak 7 Kawasan Perindustrian Bukit Minyak, 14600 Simpang Ampat Seberang Prai Tengah, Pulau Pinang. d) 60 years leasehold expiring on August 24 2058. It has a remaining unexpired term of approximately 56 years e) Industrial f) Ikta Sdn Bhd g) Charged to a financial institution. h) i. The land titled shall not be transferred, charged, leased or sub-leased, tenanted or disposed without the written consent of the State Authority; ii. The land titled shall not be subdivided or partitioned; iii. The land titled and any building on it shall not be used for any purposes other than that approved by the Perbadanan Pembangunan Pulau Pinang and State Authority. (i) Ground Floor is owner-occupied whilst the First Floor is tenanted to third party for 3 years at RM7,350.00 per month till December 14 2003	a) A single-storey detached factory with a double-storey office annex of approximately 6 years old b) 2,017.3 sq m (21,715.0 sq ft) c) 4,049.0 sq m (43,581.8 sq ft) or 0.4049 hectare (1.0005 acres) d) The existing land use of the subject property is in accordance with the abovementioned description. e) This subject locality is designated for light industrial use.	RM2,400,000.00 a) August 5 2002 b) Comparison and Cost Approaches

XIII. VALUATION CERTIFICATES (Cont'd)

**KGV-Lambert
Smith Hampton**

September 12 2003

The Board of Directors
Dominant Enterprise Berhad
No. 18, Jalan Belati 1, Off Jalan Kempas Lama
Taman Perindustrian Maju Jaya
81330 Skudai, Johor Darul Takzim.

Dear Sir,

**VALUATION OF PROPERTY AT
LOT NO PT 43314, MUKIM & DISTRICT OF PETALING, STATE OF
SELANGOR DARUL EHSAN (No 10, Jalan BP 4/2, Bandar Bukit Puchong
47100 Puchong, Selangor Darul Ehsan)**

This letter has been prepared for inclusion in the Prospectus of Dominant Enterprise Berhad dated 22 September 2003 in connection with the Public issue of 8,600,000 new ordinary shares of RM0.50 each at an issue price of RM0.65 per ordinary share and offer for sale of 17,200,000 ordinary shares of RM0.50 each in Dominant Enterprise Berhad.


We have valued the abovementioned property and the valuation details are shown in our Report and Valuation dated August 29 2002 and the date of inspection July 30 2002 is taken as the date of Valuation. We have also verified the title particulars in relation to the said property. We have valued the property vide our valuation report bearing Reference No. KGV-LSH 0208145. The report has been prepared in accordance with the Asset Valuation Guidelines issued by the Securities Commission and the Malaysian Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents.

The basis of valuation is the Market Value. We have adopted the Comparison and Investment Approaches in arriving at the Market Value.

In connection with this Prospectus, we are pleased to certify that the Market Value of the abovementioned property is **Ringgit Malaysia Three Million Four Hundred And Fifty Thousand Only (RM3,450,000.00)**.

Some details of the property valued are appended for easy reference.

Yours faithfully,
KGV-LAMBERT SMITH HAMPTON


ANTHONY CHUA KIAN BENG
B Surv (Hons) Ppty Mgmt, MIS(M)
Registered Valuer V445
Director (Valuation)

NKS/dzes

Property Valuers
Machinery Valuers
Property Managers
Project Managers
Auctioneers
Property Consultants
Real Estate Agents

Other Offices:

Malaysia
Johor Bahru
Tel: (60)7-224 2022
Fax: (60)7-223 1366

Overseas
Athens
Atlanta
Belfast
Beverly Hills
Birmingham
Bristol
Cambridge
Clearwater
Dublin
Glasgow
Guildford
Hemel Hempstead
Leeds
Leicester
London
Luton
Maidenhead
Manchester
Milton Keynes
Northampton
Nottingham
Oxford
Peterborough
Reading
San Diego
Sheffield
Slough
Smyrna
Wellingborough



benchmark
IN QUALITY

ISO 9001



Pejabat
(VE(1)0018)

KGV-LAMBERT SMITH HAMPTON (M) SDN BHD
(125852-D)

B-9-9, BLOK B, MEGAN AVENUE II, 12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR, MALAYSIA.
TEL: (60)3-2161 5355 TELEFAX: (60)3-2164 5355, 2164 1355
E-mail: kgv-lsh@tm.net.my
Internet: http://www.realty.com.my

XIII. VALUATION CERTIFICATES (Cont'd)
**KGV-Lambert
Smith Hampton**

No	Property Identification	General Description of Property	Market Value
	a) Title No b) Lot No/Mukim/District/State c) Location of Property d) Details on Tenure e) Category of Land Use f) Registered Proprietor g) Encumbrances h) Restriction-In-Interest i) Occupancy	a) Brief Description b) Gross Building Area c) Total Land Area d) Existing Use e) Planning Details	a) Valuation Date b) Method of Valuation
1.	a) HS(D) No 128747 b) Lot No PT 43314 Mukim and District of Petaling State of Selangor Darul Ehsan c) No 10, Jalan BP 4/2 Bandar Bukit Puchong 47100 Puchong Selangor Darul Ehsan d) Freehold e) Industrial f) Ikta Sdn Bhd g) Charged to a financial institution. h) None i) Ground floor office and front portion of the Factory are owner- occupied while the first floor office and the rear portion of the Factory are tenanted by third party at RM5,000.00 per month from October 1 1999 expiring on December 1 2004.	a) The subject property of this valuation comprises a single- storey detached factory with a double-storey office annex of approximately 5 years old b) 2,295.3 sq m (24,707.1 sq ft) c) 4,047.0 sq m (43,563.0 sq ft) d) The existing land use of the subject property is in accordance with the abovementioned description. e) The subject locality is designated for industrial use.	RM3,450,000.00 a) July 30 2002 b) Comparison and Investment Approaches


 benchmark
IN QUALITY

ISO 9001

XIII. VALUATION CERTIFICATES (Cont'd)



September 12 2003

The Board of Directors
Dominant Enterprise Berhad
No. 18, Jalan Belati 1, Off Jalan Kempas Lama
Taman Perindustrian Maju Jaya
81330 Skudai, Johor Darul Takzim.

Dear Sir,

**VALUATION OF PROPERTY AT
LOT MK7-3134M
NO 22, TUAS VIEW SQUARE, SINGAPORE 637603.**

This letter has been prepared for inclusion in the Prospectus of Dominant Enterprise Berhad dated 22 September 2003 in connection with the Public Issue of 8,600,000 new ordinary shares of RM0.50 each at an issue price of RM0.65 per ordinary share and offer for sale of 17,200,000 ordinary shares of RM0.50 each in Dominant Enterprise Berhad.

We have valued the abovementioned property and the valuation details are shown in our Report and Valuation dated August 6 2002 and the date of inspection, August 3 2002 is taken as the date of valuation. We have also verified the title particulars in relation to the said property. We have valued the property vide our valuation report bearing Reference No. VAL/11642/2002/JAS/SL. The report has been prepared in accordance with the Asset Valuation Guidelines issued by the Securities Commission and the Malaysian Valuation Standards issued by the Board of Valuers, Appraisers and Estate Agents and the Valuation Standards issued by the Singapore Institute of Valuers and Surveyors.

The basis of valuation is the Market Value. We have adopted the Comparison and Cost Approaches in arriving at the Market Value.

In connection with this Prospectus, we are pleased to certify that the Market Value of the abovementioned property is Singapore Dollar Two Million and Eight Hundred Thousand Only (SGD2,800,000.00) or Ringgit Malaysia Six Million Eighty One Thousand and Six Hundred Only (RM6,081,600.00) [Note: Exchange rate taken at SGD1.00 = RM2.1720 as at August 2 2002, Source: Malayan Banking Berhad].

Some details of the property valued are appended for easy reference.

Yours faithfully,
CKS PROPERTY CONSULTANTS PTE LTD

A handwritten signature in black ink, appearing to read 'Ho Chi Chew'.

PAUL HO CHI CHEW
Licensed Appraiser
Appraiser License No AD041-2003753D

NKS/dzes

KGV-LAMBERT SMITH HAMPTON

A handwritten signature in black ink, appearing to read 'Samuel Tan Wee Cheng'.

SAMUEL TAN WEE CHENG
B Surveying (Hons) Property Management
Registered Valuer V291
Director



Cert No: 0167

CKS PROPERTY CONSULTANTS PTE LTD 250 North Bridge Road #09-02 Reflecs City Tower Singapore 179101

Tel: (65) 6533 0220 Fax: (65) 6533 5103 website: www.cks.com.sg

XIII. VALUATION CERTIFICATES (Cont'd)CKS PROPERTY CONSULTANTS PTE LTDTM

No	Property Identification	General Description of Property	Market Value
	a) Title No b) Lot No/Mukim/District/State c) Location of Property d) Details on Tenure e) Category of Land Use f) Registered Proprietor g) Encumbrances h) Restriction-in-interest i) Occupancy	a) Brief Description b) Gross Building Area c) Total Land Area d) Existing Use e) Planning Details	a) Valuation Date b) Method of Valuation
1.	a) - b) Lot MK7-3134M c) No 22, Tuas View Square Singapore 637603 d) 60 year leasehold commencing from October 30 1996 and expiring on October 29 2056 e) General Industry f) Akati Impex Pte Ltd g) Mortgaged to a financial institution h) None i) Owner-occupied	a) The subject is a single-storey detached factory with 3-storey ancillary office of approximately 2 years old b) 1,520.62 sq m (16,368.35 sq ft) c) 2,166.0 sq m (23,315.0 sq ft) d) The existing land use is in accordance with the abovementioned description e) The subject property is designated for industrial use in the Master Plan (1998) zoning	SGD2,800,000.00 equivalent to RM6,081,600.00 (Exchange rate taken at SGD1.00=RM2.1720 as at August 2 2002, Source: Malayan Banking Berhad) a) August 3 2002 b) Comparison and Cost Approaches

XIV. DIRECTORS' REPORT

DOMINANT ENTERPRISE BHD 多敏企業有限公司 (221206-D)

18, Jalan Belati 1, Off Jalan Kempas Lama, Taman Perindustrian Maju Jaya, 81330 Skudai, Johor, Malaysia.
Tel: 607-558 8318 Fax: 607-554 3720 E-mail: debgroup@dominant.com.my

(Prepared for inclusion in this Prospectus)

Registered Office:

19, Jalan Tun Abdul Razak Susur 1/1
80000 Johor Bahru
Johor Darul Takzim

12 September 2003

The Shareholders

Dominant Enterprise Berhad

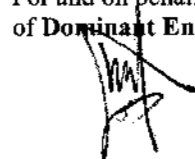
Dear Sirs/Madam

On behalf of the Directors of Dominant Enterprise Berhad ("DEB"), I report after due inquiry that during the period from 31 March 2003 (being the date to which the last audited accounts of DEB and its subsidiaries ("DEB Group") have been made up) to 12 September 2003 (being a date not earlier than fourteen (14) days before the issue of this Prospectus):

- (a) The business of the DEB Group has, in the opinion of the Directors, been satisfactorily maintained;
- (b) In the opinion of the Directors, no circumstances have arisen subsequent to the last audited accounts of the DEB Group which have adversely affected the trading or the value of the assets of the DEB Group;
- (c) The current assets of the DEB Group appear in the books at values, which are believed to be realisable in the ordinary course of business;
- (d) Save as disclosed in Section II.9(iii) and XI.1(c)(iii) of this Prospectus, there are no contingent liabilities by reason of any guarantees or indemnities given by the DEB Group;
- (e) Save as disclosed in the Accountants' Report and the Proforma Consolidated Balance Sheet in this Prospectus, there have been no changes in the published reserves or any unusual factors affecting the profit of the DEB Group since the last audited financial statements of the DEB Group; and
- (f) There have been, since the last audited financial statements of the DEB Group, no default or any known event that could give rise to a default situation, in respect of payments of either interest and/or principal sums in respect of any borrowings.

Yours faithfully

For and on behalf of the Board of Directors
of **Dominant Enterprise Berhad**



Cha Aku Wai @ Sia Ah Kow
Managing Director