



**VALUATION FOR BURSA MALAYSIA SECURITIES BERHAD AND/OR
SECURITIES COMMISSION MALAYSIA**

PROPERTY CONSULTANCY & CORPORATE REAL ESTATE ADVISORY

VALUATION OF REAL ESTATE AND PLANT & MACHINERY

REAL ESTATE AGENCY & PROJECT MARKETING

PROPERTY & FACILITIES MANAGEMENT

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Registered Valuer / Estate Agent

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(V-457/E-1392)

Registered Valuer / Estate Agent

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MANAGEMENT PROFILE

<p>Managing Director & Chief Valuer</p> <p>Irhamy Ahmad BSc (Land Admin) (London) DipEstMan MRICS MRISM APEPS ICVS Chartered Valuation Surveyor & Registered Valuer / Estate Agent (V457/E-1392)</p> <p>Professional Qualifications :</p> <ol style="list-style-type: none"> 1. Professional Member of the Royal Institution of Chartered Surveyors United Kingdom 2. Member of the Royal Institution of Surveyors Malaysia 3. Member of the Association of Valuers and Property Consultants in Private Practice Malaysia
<p>Director</p> <p>Tan Pek Voon BSc (Hons) Property Management, Business Administration Ph.D, Registered Valuer / Estate Agent (V-514/E-1534)</p> <p>Professional Qualifications :</p> <ol style="list-style-type: none"> 1. Fellow of the Royal Institution of Surveyors Malaysia 2. Registered Valuer with the Board of Valuers, Appraisers & Estate Agents Malaysia (V-0514) 3. Registered Estate Agent with the Board of Valuers, Appraisers & Estate Agents Malaysia (E-1534) <p>Research Paper:</p> <ol style="list-style-type: none"> 1.The Housing Market Performance: A Comparative Study between Malaysia, England and Korea, 2008. 2.Demand Function For Residential Property In Kuala Lumpur, MBA Dissertation Paper, 2000 3.Foreign Ownership In Malaysia – A Look at Issues Journal Of Valuation and Property Services, Vol. 1, No. 1, 1998 4.Foreign Acquisition Policy In Malaysia – A Look At Issues (Co-authored with Dr. Rahah Ismail) 5.The Industrial Property Market in Shah Alam Departmental Research Paper, 1997
<p>Valuation Surveyors / Property Management Surveyors</p> <p>Nik Luqman Md Nordin BSc (Hons) Pty Man (UTM) Nur Nadia Binti Jasni B.(Hons) Dip in Estate Man (UiTM) Mohd Arif Fikri Mohd Zamri BSc (Hons) Pty Man (UTM) Nik Noor Salawati Nik Abdullah Dip in Estate Man (UiTM) Roslan Bin Abdul Rasit</p>

CURRENT / PAST MAJOR PROFESSIONAL WORK

VALUATION FOR VALUATION FOR BURSA MALAYSIA SECURITIES BERHAD AND/OR SECURITIES COMMISSION MALAYSIA

No.	Projects	Purpose	Market Value (RM)	Client
1	Corporate Valuation Consultancy	Corporate Management / Disposal / SC & Bursa Submission	13,060,000.00	Bina Puri Holdings Berhad
2	Corporate Valuation Consultancy	Joint-Venture / SC & Bursa Submission	60,000,000.00	Compugates Development & Mining Sdn Bhd
3	Corporate Valuation Consultancy	Corporate Management / Disposal / SC & Bursa Submission	100,000,000.00	Compugates Development & Mining Sdn Bhd
4	Corporate Valuation Consultancy of Mining	Corporate Management / Acquisition / SC & Bursa Submission	20,000,000.00	Minetech Resources Berhad
5	Corporate Valuation Consultancy of Lekir Bulk & Lumut Maritime Terminals	Corporate Management / Disposal / SC & Bursa Submission	326,100,000.00	Integrax Berhad
6	Corporate valuation consultancy of various properties for Bursa Submission	Corporate Management / Disposal / SC & Bursa Submission	170,000,000.00	Compugates Sdn Bhd
7	Corporate Valuation Consultancy of Pulau Indah Integrated Fabrication Yard	Corporate Management / Disposal / SC & Bursa Submission	128,000,000.00	TH Heavy Engineering Berhad

FABRICATION / SHIPYARD VALUATION

No.	Project	Purposes	Market Value (RM)	Client
1	Valuation of a purposed built heavy engineering/offshore oil and gas fabrication facility in Mukim Tanjung Kupang, Johor	Disposal / International Arbitration Centre Singapore	160,000,000.00	Gerisik Jaya Sdn Bhd
2	Corporate valuation consultancy of Pulau Indah Integrated Fabrication Yard	Corporate Management / Disposal / SC & Bursa Submission	128,000,000.00	TH Heavy Engineering Berhad
3	Corporate valuation consultancy of Yarrunga Street Fabrication Yard, Prestons, New South Wales, Australia	Bursa Malaysia & Securities Commission (SC) Submission	47,718,000.00	Muhibbah Engineering (M) Berhad & Favelle Favco Berhad
4	Corporate valuation consultancy for submission to Bursa Malaysia and Securities Commission of Pulau Indah Integrated Fabrication Yard	Bursa Malaysia & Securities Commission (SC) Submission	86,000,000.00	Ramunia Holdings Berhad
5	Valuation of Muhibbah Marine Engineering shipyard, a shipyard and fabrication facility	Corporate Management	110,085,000.00	Muhibbah Engineering (M) Berhad
6	Valuation of Teluk Ramunia Fabrication Yard for Sime Darby Engineering Sdn Bhd	Corporate Management/Disposal SC Submission	434,694,000.00	Ramunia Holdings Berhad
7	Valuation of Steel Fabrication Facility at Mukim of Pantai Timor, District of Kota Tinggi and State of Johor	Financing	140,000,000.00	RHB Bank Berhad

POWER PLANT VALUATION / CONSULTANCY

No.	Project	Purposes	Market Value (RM)	Client
1	Valuation a Tanjung Bin Power Plant, Johor	Corporate Management / Purchase	-	Malakoff Corporation Berhad
2	Valuation a Power Plant in Port Dickson, Negeri Sembilan	Corporate Management / Purchase	300,000,000.00	Malakoff Corporation Berhad
3	Valuation a parcel of land proposed Power Plant in Sepang, Selangor Darul Ehsan	Corporate Management / Purchase	37,000,000.00	Malakoff Corporation Berhad
4	Valuation a parcel of land proposed Power Plant in Mukim of Jugra, Selangor Darul Ehsan	Corporate Management / Purchase	35,000,000.00	Malakoff Corporation Berhad

PLANT & MACHINERY / ASSET VALUATION

No	Project	Purposes	Market Value (RM)	Client
1	Valuation a Crawler Crane - Manitowoc 400MT, in Pulau Indah, Selangor Darul Ehsan	Disposal	16,000,000.00	THHE Fabricators Sdn Bhd
2	Valuation a palm kernel crushing plant comprising land, buildings, plant, machinery and associated equipments located in Lumut Port Industrial Park, Lumut, Perak	Internal Management	30,000,000.00	United Fleet Palms Sdn Bhd
3	Valuation a shipyard and fabrication facility comprising land, buildings and improvements located in Kuala Perlis, Perlis	Internal Management	9,500,000.00	Perlis Marine Engineering Sdn Bhd
4	Valuation of Malaysia's biggest Carpet Manufacturing Facility located in Nilai 3, Negeri Sembilan	Financing	220,000,000.00	Premier Pillar Sdn Bhd
5	Valuation of CX5 Data Centre and Crucial Cooling Power Plant in Cyberjaya	Corporate Management	370,800,000.00	Permodalan Nasional Berhad
6	Valuation of CX5 Data Centre and Crucial Cooling Power Plant in Cyberjaya	Corporate Management	370,800,000.00	Permodalan Nasional Berhad
7	Valuation of Plastic Manufacturing Facility in Ayer Keroh, Melaka	Disposal	2,250,000.00	Loongsen Plastic Sdn Bhd
8	Valuation of purpose built Oil Tanker "Taiko 1"	Financing	1,200,000.00	Marine Outsourcing Sdn Bhd
9	Valuation of VLCC Crude Oil Tanker "FSO Taurus"	Financial Reporting Standards	73,764,000.00	Petrol One Resources Berhad
10	Valuation of VLCC Crude Oil Tanker "FSO One Emerald"	Financial Reporting Standards	86,620,000.00	Petrol One Resources Berhad
11	Valuation of Chemical Storage Terminal at Kawasan Perdagangan Bebas Johor Port, Pasir Gudang, Johor Darul Takzim	Financial Reporting Standards	17,300,000.00	Industrial Resins (Malaysia) Bhd

CORPORATE CONSULTANCY & VALUATION

No	Projects	Purpose	Market Value	Client
1	Valuation of 50 Properties of Breeder and Broiler Farm & Processing Plant	Corporate Management	RM 180,000,000	Lay Hong Berhad
2	Valuation a Menara L&G, Putrajaya	Corporate Management	RM 200,000,000	Land & General Sdn Bhd
3	Valuation a Putrajaya International Convention Centre (PICC) [On Going]	Corporate Management	RM 780,000,000	Major Insurance Company
4	Valuation a parcel of land for Hotel Development purposes [On Going]	Corporate Management	RM 120,000,000	China's Company

FEASIBILITY / MARKET STUDY

No.	Project	Purposes	Client
1	Market/Investment Study For Proposed Joint Development Between PR1MA Corporation And Langkawi Development Authority (Lada) For Mix Develoment In Mukim Kuah, Langkawi, Kedah	Corporate Management	Perbadanan PR1MA
2	Market Study for PR1MA Homes @ Marketability Of High-Rise In Kuala Terengganu, Terengganu	Corporate Management	Perbadanan PR1MA
3	Market study to propose a Selling Price of PR1MA Housing Project in East Coast - Kelantan, Terengganu & Pahang	Corporate Management	Perbadanan PR1MA
4	Feasibility Study of proposed development of Service Apartment in Tampoi, Johor Bahru	Corporate Management	UDA Land (South) Sdn Bhd
5	Feasibility study to propose New Housing Project in Mukim Semenyih, Daerah Hulu Langat, Selangor Darul Ehsan	Corporate Management	Amalan Setar Sdn Bhd
6	Feasibility Study of One Damansara Development in Damansara Damai Petaling Jaya, Selangor Darul Ehsan	Bridging Finance	MK Land Holding Berhad










RATING VALUATION















No.	Project	Annual Value (RM)	Client
1	Valuation of Vale Terminal, Oil Palm & livestock Industry in Seri Manjung, Perak	31,500,000.00	Majlis Perbandaran Manjung
2	Valuation of additional building at TNB Janamanjung 2100 MW Power Plant, Seri Manjung, Perak Darul Ridzuan	380,000.00	Majlis Perbandaran Manjung


ESTATE AGENCY & PROJECT SALES

No.	Project	Client
1	Exclusive Agent for selling of en bloc office located in Plaza Sentral worth RM50,000,000	Malakoff Corporation Berhad
2	Exclusive Agent for selling of 400 properties in Taman Tiara Perdana, Simpang Renggam, Johor	Syarikat Perumahan Negera Berhad (SPNB)
3	Exclusive Agent for selling of 1,006 properties in Taman Sutera Wangi, Batu Berendam, Melaka	Syarikat Perumahan Negera Berhad (SPNB)
4	Disposal of land for McDonald's drive-in at Bandar Sri Damansara	Golden Arches Restaurants Sdn Bhd
5	Exclusive Agent for new housing project at Sungai Buloh, Selangor	Westmine Development Sdn Bhd

INSTITUTIONAL / CORPORATE CLIENTS

No	CORPORATE CLIENTS	
1	SYARIKAT PERUMAHAN NEGARA BERHAD (SPNB)	
2	PENGURUSAN DANAHARTA NASIONAL BERHAD	
3	PERMODALAN NASIONAL BERHAD	
4	LAND & GENERAL BERHAD	
5	MAGNA PARK SDN BHD	
6	SRI DAMANSARA SDN BHD	
7	WORLDWIDE HOLDINGS BERHAD	
8	MALAKOFF CORPORATION BERHAD	
9	MALAYSIAN RESOURCES CORPORATION BERHAD	
10	RAMUNIA HOLDINGS BERHAD	
11	SIME DARBY PROPERTY	
12	ISLAND & PENINSULAR BERHAD	
13	RAILWAY ASSET CORPORATION	

14	ZELLECO ENGINEERING SDN BHD	
15	MOL.COM BERHAD	
16	GOLDEN ARCHES SDN BHD	
17	GOLDEN HOPE DEVELOPMENT SDN BHD	
18	THR GEGAR	
19	MISC INTEGRATED LOGISTICS SDN BHD	
20	KUALITI ALAM SDN BHD	 Kualiti Alam Sdn. Bhd.
21	MUhibbah ENGINEERING (M) BHD	
22	JOHOR CORPORATION	
23	MMC CORPORATION BERHAD	
24	INTEGRAX BERHAD	
25	SUNSURIA GROUP	
26	SEGARI ENERGY VENTURES SDN BHD	
27	PETROL ONE RESOURCES BERHAD	

28	MARINE OUTSOURCING SDN. BHD.	
29	THHEAVY ENGINEERING BERHAD (formerly known as Ramunia Holdings Berhad) An associate Company of Tabung Haji	
30	WHITEX GARMENTS SDN BHD	
31	TAIKO METAL SDN BHD	
32	MK LAND HOLDING BERHAD	
33	DPIK CONSULT SDN BHD	

No	INSTITUTIONAL CLIENTS	
1	MAJLIS PERBANDARAN SEBERANG PERAI	
2	MAJLIS PERBANDARAN MANJUNG	
3	MAJLIS PERBANDARAN SEPANG	
4	MAJLIS PERBANDARAN SELAYANG	
5	MINISTRY OF TRANSPORT MALAYSIA	

PANELS BANK

No	INSTITUTIONAL / CORPORATE CLIENTS	
1	RHB BANK BERHAD	
2	MAYBANK BERHAD	
3	CIMB BANK BERHAD	
4	BANK RAKYAT MALAYSIA BERHAD	
5	BANK MUAMALAT MALAYSIA BERHAD	
6	BANK ISLAM MALAYSIA BERHAD	
7	BANK PEMBANGUNAN MALAYSIA BERHAD	
8	SME BANK BERHAD	
9	MALAYSIA BUILDING SOCIETY BERHAD	

PROFESIONAL INDEMNITY INSURANCE

Limit Cover : RM10,000,000.00
 Policy : CLI-L0130642-Y4
 Insurer : Etiqa Insurance Berhad
 Policy Period : 29th April 2018 – 28th April 2019