

GENERAL ANNOUNCEMENT

ANALABS RESOURCES BERHAD (“ANALABS” OR “THE COMPANY”) -REVALUATION OF PROPERTIES

1. INTRODUCTION

The Board of Directors of the Company wishes to announce that Analabs and its subsidiary companies (“Group”) had undertaken a revaluation exercise on the properties held by the Group. The Board had approved the incorporation of the revaluation surplus/deficit arising from the revaluation in the unaudited results for the fourth quarter ended 30 April 2019.

2. PURPOSE OF REVALUATION

The revaluation was carried out in accordance with the Group’s accounting policy to revalue the Group’s property, plant & equipment comprising land and buildings at regular intervals of at least once in every five years.

3. APPROVAL CONDITION

The valuation is not subject to the approval of regulatory authorities.

4. REVALUATION SURPLUS/DEFICIT

The details of the revaluation surplus/deficit are as follows:-

| Property | Description | Date of Valuation | Valuer | Market Value | Revaluation Surplus |
|---|---|-------------------|--|--------------------|---------------------|
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| Lots PT 743 & PT 747, Mukim of Setul, District of Serenmban, Negeri Sembilan Darul Khusus (The Industrial Premises Owned By Centralised Watse Treatment Plant Sdn Bhd bearing Address Lots PT 743 & 747, Off Jalan Emas, Nilai Industrial Estate 71800 Nilai) | A single storey factory with a 2-storey office section at the front | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM6,000,000 | RM2,193,310 |
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| | <i>Age of building : 26 years old</i> | | | | |
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| Lots PT 754 & PT 755, Mukim of Setul, District of Serenmban, Negeri Sembilan Darul Khusus (The Industrial Premises Owned By Centralised Watse Treatment Plant Sdn Bhd bearing Address Lots PT 754 & 755, Off Jalan Emas, Nilai Industrial Estate 71800 Nilai) | A single storey Warehouse | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | | |
| | <i>Age of building : 26 years old</i> | | | | |
| Lot 750, Muim of Kapar, District of Klang, Selangor Darul Ehsan (The Industrial Premises Bearing address No, Lot 750, Jalan Haji Sirat, Off Jalan Kapar, 41200 Klang | 3 storey office block, | 15/04/2019 | Hartamas Valuation & Consultancy Sdn Bhd | RM23,000,000 | RM5,097,329 |
| | <i>Age of building : 22 years old</i> | | | | |
| HS (M) 9632, PT 11445 Lot 25742, Batu 4, Mukim Kapar, Klang, Selangor. | <i>Leasehold residential building Intermediate 1-Storey terraced house</i> | 15/04/2019 | Hartamas Valuation & Consultancy Sdn Bhd | RM180,000 | RM87,328 |
| HOUSE SINGLE STOREY | <i>Expiring: 16.05.2089</i> | | | | |
| 16 LRG SG PULUH 8, TAMAN CEMPAKASARI BT 4, 42100 KLANG. | <i>Age of building : 29 years old</i> | | | | |

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| A Lease Interest On Lot 3851, Mukim and District of Port Dickson, Negeri Sembilan Darul Khusus (The Industrial Premises Bearing Address Lot 3851, Batu 2, Jalan Pantai, 71000 Port Dickson) | 2-storey factory cum administration office, 2 interconnecting single storey warehouses, a laboratory/canteen building, 1 1/2-storey rustilo building, a drum filing building, a TNB sub-station, a surau, a compressor house, a guard house, a fire hydrant pump house, a plant tank farm, a hazardous drum storage area, a refuse chamber, a scrap yard and an open sided shed. | 15/04/2019 | Hartamas Valuation & Consultancy Sdn Bhd | RM12,500,000 | RM3,611,622 |
| | <i>Age of the Building : 30 years old</i> | | | | |
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| Lot 28590, Seksyen 4, in Pekan Kapar, District of Klang, Selangor Darul Ehsan (House No. 30, Lorong Hamzah Alang 77, Taman Jaya, 42200 Kapar) | Single storey terrace house | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM150,000 | RM65,000 |
| | <i>Age of building : 21 years old</i> | | | | |
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|---|---|------------|---|---------------------|--------------------|
| Lot 15825, Mukim of Kapar, District of Klang Selangor Darl Ehsan (A 1.5896-Acre Parcel of Vacant Industrial Land Located Along Lorong Padang Jawa 2, Kampung Padang Jawa, Shah Alam) | Vacant Industrial Land | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM3,500,000 | RM1,215,000 |
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| Lot 6493, Mukim of Kapar, District of Klang, Selangor Darul Ehsan (The Industrial Premises Owned by Inagro Sdn Bhd Bearing Address Lot 6493, Batu 5 3/4, Lorong Sungai Puloh, Off Jalan Kapar 42200 Klang) | 2-storey office building, a single storey warehouse, 2 single storey storage buildings, 2 single storey factory buildings, 3 open sidd structure and a guard house | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM21,000,000 | RM6,320,653 |
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| | <i>Age of building : 22 years old</i> | | | | |
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| Lot 182924, Mukim of Plentong, District of Johor Bahru (A 1 1/2- storey Semi- Detached Factory Bearing Address No. 27, Jalan Sri Plentong 3, Taman Perindustrian Sri Plentong 81750 Masai) | 1 1/2-storey Semi-Detached Factory | 15/04/2019 | Hartamas Valuation & Consultancy Sdn Bhd | RM2,800,000 | RM562,822 |
| | <i>Age of building : 28 years old</i> | | | | |
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| Lot 46922, In Bandar Selayang, District of Gombak, Selangor Daru Ehsan (The Industrial Premises Bearing Address No, Lot 16435, Jalan 4, Kawasan Perindustrian Selayang, 68100 Batu Caves) | A 3-storey office building with a single storey factory and a car parking shed. | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM9,000,000 | RM2,597,368 |
| | <i>Age of building : 22 years old</i> | | | | |
| 7-18-5, Menara Riverview, Jalan Jelutong, 11600 Penang. | <i>Apartment</i> | 15/04/2019 | Hartamas Valuation & Consultancy Sdn Bhd | RM350,000 | RM172,111 |
| | <i>Age of building : 25 years old</i> | | | | |
| Lots 55, Section 92A, Bandar Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur (2 Adjoining Units of 4-storey Terrace Factories bearing address Nos. 18, Jalan 6/89B, Kawasan Perindustrian Trisegi Off Jalan Sungai Besi, 57100 Kuala Lumpur) | 4-storey terrace factories: No. 18 Jalan 6/89B (End) | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM1,000,000 | RM426,142 |
| | <i>Age of building : 36 years old</i> | | | RM980,000 | RM420,681 |
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|---|--|-----------|--|--------------------|--------------------|
| Lots 54, Section 92A, Bandar Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur (2 Adjoining Units of 4-storey Terrace Factories bearing address Nos. 20, Jalan 6/89B, Kawasan Perindustrian Trisegi Off Jalan Sungai Besi, 57100 Kuala Lumpur) | 4-storey terrace factories: No. 20, Jalan 6/89B (intermediate) | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM980,000 | RM420,681 |
| | | | | | |
| | <i>Age of building : 36 years old</i> | | | | |
| | | | | | |
| Lot 5782 (Formerly known as PT 388) Mukim 12, District of Barat Daya, Pulau Pinang (The Industrial Premises Owned by M-Field Sdn Bhd Located Within The Bayan Lepas Industrial Park) | A single storey warehouse with a 2-storey office section at the front. | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM8,000,000 | RM3,026,139 |
| | <i>Age of building : 29 years old</i> | | | | |
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| Lot No.33, Seksyen 48, No.302, 2/12/Mile, Jalan Ipoh, 51200 Kuala Lumpur | <i>2 units of four-storey shop/offices (intermediate unit)</i> | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM3,350,000 | RM420,963 |
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| | <i>Age of building : 38 years old</i> | | | | |
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| Lot No.34, Seksyen 48, No.304, 2/12/Mile, Jalan Ipoh, 51200 Kuala Lumpur | <i>2 units of four-storey shop/offices (intermediate unit)</i> | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM3,350,000 | RM420,963 |

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|---|---|-----------|---|---------------------|--------------------|
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| | <i>Age of building : 38 years old</i> | | | | |
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| Lot 38227, Pekan Baru Hicom, District of Petaling, Selangor Darul Ehsan (The Industrial Premises Owned by Resources Conservation Sdn Bhd Bearing Address No, 2- 21, Jalab SU 6, Lion Industrial Park, Section 22, Shah Alam) | 2-storey office building with a single storey factory, an alkaline acid recycle plant building, a water treatment plant, an open plant factory and a guard house. | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM8,000,000 | RM1,753,530 |
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| | <i>Age of building : 20 years old</i> | | | | |
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| Lot PT 43449, Mukim & District of Klang, Selangor Darul Ehsan (The A industrial Premises Owned by Resources Sdn Bhd Bearing Address No. 2, Jalan Gambus Satu 33/4A Sectin 33, Elite Industrial Area, Shah Alam) | A 2-storey Office Building with a single storey factory and 2 guard houses | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM11,000,000 | RM2,584,743 |
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| | <i>Age of building : 21 years</i> | | | | |
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| Lot 87, mukim of Damansara, District of Petaling, Selangor Darul Ehsan (A 0.23-Hectare Parcel of Industrial Land Located Within Lion Industrial Park, Section 22, Shah Alam) | Industrial land built upon with some simple structures and utilized as a chemical storage area and supporting plants and machineries of Resources Conservation Sdn Bhd (a subsidiary of Analabs Resources Berhad). | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM3,600,000 | RM400,000 |
| | However we have excluded the value of the structures as they are clasified as part of the plants and machineries. | | | | |
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| PT 317 Seksyen 23, Bandar Shah Alam, Daerah Petaling, Negeri Selangor | A 1 1/2 storey semi-detached factory | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM4,000,000 | -RM612,170 |
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| | <i>Age of building : 9 years old</i> | | | | |
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| Lot PT 439, Mukim of Jugra, District of Kuala Langat, Selangor Darul Ehsan (A 103.5187-Hectare Parcel of Aquaculture Farm Located within Kampung Sungai Rambai, Pulau Carey) | Agricultural land currently use for prawn breeding purposes, warehouses & residential buildings used for staff quarters | 15-Apr-19 | Hartamas Valuation & Consultancy Sdn Bhd | RM26,500,000 | RM7,330,367 |
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|---|--|-----------|----------------------------------|---------------------|-------------------|
| MK 5 Lot 7889L (Private Lot A21282), (The Industrial Premises Bearing Address No 40 Penjuru Road, Singapore 609145) | A JTC purpose-built part 3-storey/ part single-storey detached factory. Leasehold 30 years commencing from 01 January 2002 | 30-Apr-19 | Pioneer Property Consultants LLP | RM12,161,200 | -RM910,183 |
| 287 Kaki Bukit Ave 1, Shun Li Industrial Park, Singapore 416078 | A 3-Storey Strata Terrace Factory Unit Leasehold 60 years commencing from 30 October 1996 | 30-Apr-19 | Pioneer Property Consultants LLP | RM6,536,645 | -RM405,328 |

5. EFFECTS OF THE REVALUATION SURPLUS ON THE NET ASSETS PER SHARE

The revaluation resulted in a net increase of RM36,778,390 in the property, increase of RM6,639,765 in deferred tax liability, increase of RM32,027,569 in revaluation reserve and impairment loss of RM1,888,944 expensed off to profit and loss for the financial year ended 30 April 2019. This revaluation surplus will increase Analabs Group's net assets per share from RM2.24 to RM2.48.

6. NAME OF VALUERS

The revaluation was carried out by the Independent Valuers, namely Hartamas Valuation & Consultancy Sdn Bhd and Pioneer Property Consultants LLP.

7. DOCUMENTS AVAILABLE FOR INSPECTION

The Valuation ReportS of the properties are available for inspection at the Registered Office of the Company at Unit 621, 6th Floor, Block A, Kelana Centre Point, No. 3 Jalan SS7/19, Kelana Jaya, Selangor Darul Ehsan during normal business hours from Monday to Friday (except public holidays) for three (3) months from the date of this Announcement.

This Announcement is dated 27 June 2019.