

## **FM GLOBAL LOGISTICS HOLDINGS BERHAD (“FM” OR “THE COMPANY”)**

### **VALUATION ON NON-CURRENT ASSETS**

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Pursuant to Paragraph 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Company wishes to announce that the Company had carried out a revaluation exercise of its non-current assets as follows:-

#### **1. PURPOSE OF THE VALUATION**

The revaluation was carried out to ascertain the current market value of the properties and lands under Revaluation Model in compliance with MFRS 116: Property, Plant and Equipment.

#### **2. THE DETAILS OF THE REVALUATION SURPLUS OR DEFICIT AND THE EFFECT ON THE NET ASSETS PER SHARE OF THE GROUP**

Please refer to Appendix A.

#### **3. THE NAME OF THE VALUER**

Please refer to Appendix A.

#### **4. THE DATE OF VALUATION**

The date of the valuation of all the above properties is on 30 June 2024.

#### **5. DOCUMENTS FOR INSPECTION**

The Valuation Reports in relation to the valuation of the above properties are available for inspection at the registered office of the Company at Unit 30-01, Level 30, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur during normal office hours from Mondays to Fridays (except public holidays) for a period of three (3) months from the date of this announcement.

This announcement is dated 22 October 2024.

**VALUATION ON NON-CURRENT ASSETS**

| No | Description of Property / Address                                                                                                                                                                                                                                                                            | Name of Valuer / Valuer Firm            | Revalued Amount (RM)  | Book Value Before Valuation (RM) | Revaluation Surplus / (Deficit) (RM) | Effect to Net Asset Per Share (RM) |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------|----------------------------------|--------------------------------------|------------------------------------|
| 1. | <b>Three (3) storey terrace shophouse</b><br>Geran No. 2893,<br>Lot 1841 Seksyen 4<br>Bandar Butterworth<br>Daerah Seberang Perai Utara<br>Pulau Pinang Pulau Mutiara                                                                                                                                        | JAZ International<br>Malaysia Sdn. Bhd. | 400,000<br>(Land)     | 330,000<br>(Land)                | 70,000<br>(Land)                     | 0.00013                            |
|    | Postal Address:<br>No. 4453, Jalan Bagan Luar<br>12000 Butterworth<br>Pulau Pinang Pulau Mutiara                                                                                                                                                                                                             |                                         | 350,000<br>(Building) | 309,168<br>(Building)            | 40,832<br>(Building)                 | 0.00007                            |
| 2. | <b>Three (3) storey terrace shophouse</b><br>Geran No. 2892,<br>Lot 1840, Seksyen 4, Bandar<br>Butterworth,<br>Daerah Seberang Perai Utara<br>Pulau Pinang Pulau Mutiara                                                                                                                                     | JAZ International<br>Malaysia Sdn. Bhd. | 400,000<br>(Land)     | 330,000<br>(Land)                | 70,000<br>(Land)                     | 0.00013                            |
|    | Postal Address:<br>No. 4454, Jalan Bagan Luar<br>12000 Butterworth<br>Pulau Pinang Pulau Mutiara                                                                                                                                                                                                             |                                         | 350,000<br>(Building) | 319,349<br>(Building)            | 30,651<br>(Building)                 | 0.00005                            |
| 3. | <b>Office Unit</b><br>Master Title:<br>H.S (D) 49488 and 49489<br>PT 49974 and 49975<br>Mukim Klang, Daerah Klang<br>Selangor Darul Ehsan<br><br>Postal Address:<br>No. 45-2A& 45-2B, 2nd Floor<br>Jalan Sungai Chandong 15<br>Bandar Armada Putra<br>Pulau Indah, 42920 Port Klang<br>Selangor Darul Ehsan. | JAZ International<br>Malaysia Sdn. Bhd  | 35,000<br>(Building)  | 24,525<br>(Building)             | 10,475<br>(Building)                 | 0.00002                            |

APPENDIX A

| No | Description of Property / Address                                                                                                                                                                                                                                                                                | Name of Valuer / Valuer Firm         | Revalued Amount (RM)  | Book Value Before Valuation (RM) | Revaluation Surplus / (Deficit) (RM) | Effect to Net Asset Per Share (RM) |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------|----------------------------------|--------------------------------------|------------------------------------|
| 4. | <b>Industrial Land / Warehouse cum 4-storey office building</b><br>H.S (D) 116412, PT 239,<br>Mukim Bandar Sultan Sulaiman,<br>Daerah Klang, Selangor Darul Ehsan.<br><br>Postal Address:<br>Lot 37, Jalan Lebu Sultan Mohamed 1<br>Kawasan Bandar Sultan Suleiman<br>42000 Port Klang<br>Selangor Darul Ehsan   | JAZ International Malaysia Sdn. Bhd. | 56,850,000 (Land)     | 43,131,843 (Land)                | 13,718,157 (Land)                    | 0.02456                            |
|    |                                                                                                                                                                                                                                                                                                                  |                                      | 65,000,000 (Building) | 60,069,121 (Building)            | 4,930,879 (Building)                 | 0.00883                            |
| 5. | <b>Industrial Land / Warehouse cum 2-storey office</b><br>H.S (D) 116367, PT 183<br>Mukim Bandar Sultan Sulaiman<br>Daerah Klang<br>Selangor Darul Ehsan<br><br>Postal Address:<br>Lot 24, Jalan Lebu Sultan Mohamed 1<br>Kawasan Perindustrian Bandar Sultan Suleiman, 42000 Port Klang<br>Selangor Darul Ehsan | JAZ International Malaysia Sdn. Bhd. | 20,585,000 (Land)     | 15,667,911 (Land)                | 4,917,089 (Land)                     | 0.00880                            |
|    |                                                                                                                                                                                                                                                                                                                  |                                      | 23,813,776 (Building) | 23,813,776 (Building)            | -                                    | -                                  |
| 6. | <b>Industrial Land / Warehouse cum 2-storey office</b><br>H.S (D) 37855, PT 478<br>Mukim 6<br>Daerah Seberang Perai Tengah<br>Pulau Pinang Pulau Mutiara<br><br>Postal Address:<br>No. 1077, Lorong Perusahaan Maju 1<br>Kawasan Perusahaan F4<br>13600 Perai<br>Pulau Pinang Pulau Mutiara                      | JAZ International Malaysia Sdn. Bhd. | 4,600,000 (Land)      | 4,168,750 (Land)                 | 431,250 (Land)                       | 0.00077                            |
|    |                                                                                                                                                                                                                                                                                                                  |                                      | 6,800,000 (Building)  | 5,800,071 (Building)             | 999,929 (Building)                   | 0.00179                            |

**APPENDIX A**

| No | Description of Property / Address                                                                                                                                           | Name of Valuer / Valuer Firm         | Revalued Amount (RM)     | Book Value Before Valuation (RM) | Revaluation Surplus / (Deficit) (RM) | Effect to Net Asset Per Share (RM) |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------|----------------------------------|--------------------------------------|------------------------------------|
| 7. | <b>Industrial Land / Warehouse cum 2-storey office</b><br>H.S (D) 261818, Lot No. PT598<br>Pekan Hicom, Daerah Petaling<br>Selangor Darul Ehsan                             | JAZ International Malaysia Sdn. Bhd. | 78,000,000<br>(Land)     | 65,000,000<br>(Land)             | 13,000,000<br>(Land)                 | 0.02328                            |
|    | Postal Address:<br>Lot 5, Persiaran Sabak Bernam<br>Section 26 (Hicom)<br>40400 Shah Alam<br>Selangor Darul Ehsan                                                           |                                      | 10,000,000<br>(Building) | 9,318,182<br>(Building)          | 681,818<br>(Building)                | 0.00122                            |
| 8. | <b>Industrial Land / Warehouse cum 2-storey office</b><br><br>HS (D) 37850, PT476, Mukim 6<br>Daerah Seberang Perai Tengah<br>Negeri Pulau Pinang                           | JAZ International Malaysia Sdn. Bhd. | 4,350,000<br>(Land)      | 3,967,633<br>(Land)              | 382,367<br>(Land)                    | 0.00068                            |
|    | Postal Address:<br>Plot No. 61, Lorong Perusahaan Maju 3<br>Kawasan Perusahaan Perai Fasa 4<br>13600 Perai, Pulau Pinang                                                    |                                      | 6,500,000<br>(Building)  | 6,680,973<br>(Building)          | (180,973)<br>(Building)              | (0.00032)                          |
| 9. | <b>Industrial Land</b><br>H.S.(M) 42050, PT 65647<br>Lot 95191 & 95192, Jalan Sultan<br>Alauddin 4, Bandar Sultan Sulaiman<br>42000 Pelabuhan Klang<br>Selangor Darul Ehsan | JAZ International Malaysia Sdn. Bhd. | 13,141,633<br>(Land)     | 11,218,891<br>(Land)             | 1,922,742<br>(Land)                  | 0.00344                            |
|    |                                                                                                                                                                             |                                      | 41,203,031<br>(Building) | 41,203,031<br>(Building)         | -                                    | -                                  |

**APPENDIX A**

| No  | Description of Property / Address                                                                                                                                                                                                                            | Name of Valuer / Valuer Firm         | Revalued Amount (RM) | Book Value Before Valuation (RM) | Revaluation Surplus / (Deficit) (RM) | Effect to Net Asset Per Share (RM) |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------|----------------------------------|--------------------------------------|------------------------------------|
| 10. | <b>Industrial Land</b><br>H.S. (M) 42053, PT65650<br>Lot 95191 & 95192, Jalan Sultan Alauddin 4, Bandar Sultan Sulaiman 42000 Pelabuhan Klang<br>Selangor Darul Ehsan                                                                                        | JAZ International Malaysia Sdn. Bhd. | 13,443,367<br>(Land) | 11,476,479<br>(Land)             | 1,966,888                            | 0.00352                            |
| 11. | <b>Industrial Land</b><br>H.S. (D) 164201, PT152623, Mukim Klang<br>Daerah Klang, Selangor Darul Ehsan<br><br>Postal Address:<br>Lot PT 152623,<br>Jalan Sungai Chandong 28/KS11<br>Pulau Indah Industrial Park<br>42920 Pulau Indah<br>Selangor Darul Ehsan | JAZ International Malaysia Sdn. Bhd. | 14,900,000<br>(Land) | 14,828,754<br>(Land)             | 71,246                               | 0.00013                            |