

## P.I.E INDUSTRIAL BERHAD (“PIE” or “THE COMPANY”)

### VALUATION ON NON-CURRENT ASSETS

#### 1. Introduction

Pursuant to Paragraph 9.19(46) of the Bursa Malaysia Securities Berhad Main Market Listing Requirements, the Board of Directors (“the Board”) of PIE wishes to announce that PAN-INTERNATIONAL ELECTRONICS (MALAYSIA) SDN. BHD. (“Pan-International”), a wholly-owned subsidiary of PIE has carried out a valuation exercise on its investment properties as detailed in paragraph 3 (“the Valuation”).

#### 2. Purpose

The said Valuation exercise was undertaken to reflect the fair value of the Group’s properties in the financial statements of the Group for the financial year ended 31 December 2019 (FYE2019). Such revaluation exercise is in compliance with MFRS 140 as well as the Group’s Revaluation Policy.

#### 3. Details of the Valuation

The Valuation exercise was conducted by Landserve (Penang) Sdn Bhd and Knight Frank Malaysia Sdn Bhd (“the Valuers”) on 31 December 2019. Detailed breakdowns of the Valuation are as follows:-

Valued by Landserve (Penang) Sdn Bhd:-

No.	Investment Properties			Net Book Value @ 31.12.2019 (RM)	Market Value @ 31.12.2019 (RM)	Fair Value Adjustment to Profit or Loss (RM)
	Type of Property	Particular of Property				
1.	Industrial complex	Lot PT 3188, HS(D) 37959, Mukim 1, District of Seberang Perai Tengah, Penang.	Land	5,100,000	5,360,000	260,000
	2 storey office cum factory complex, guard house and other out buildings.	Plot 557, Lorong Perusahaan 4, Free Trade Zone, Phase 1, Kawasan Perusahaan Perai, 13700 Perai, Penang.	Building	8,720,000	8,720,000	-
2.	Vacant Industrial Land	Lot 10247, Pajakan Negeri 11121, Mukim 1, District of Seberang Perai Tengah, Penang  Plot 557(a), Lorong Perusahaan 4, Free Trade Zone, Phase 1, Kawasan Perusahaan Perai, 13700 Perai, Penang.	Land	1,650,000	1,720,000	70,000

No.	Investment Properties			Net Book Value @ 31.12.2019 (RM)	Market Value @ 31.12.2019 (RM)	Fair Value Adjustment to Profit or Loss (RM)
	Type of Property	Particular of Property				
3.	Vacant Industrial Land	Lot 5017, Mukim 1, District of Seberang Perai Tengah, Penang  Plot 6, Lorong Jelawat 1, Taman Perindustrian Seberang Jaya, 13700 Perai, Penang.	Land	5,670,000	5,960,000	290,000
4.	2-storey detached office cum factory	Lot 5020, Pajakan Negeri 2441, Mukim 1, District of Seberang Perai Tengah, Penang.  Plot 11, Lorong Jelawat 1, Seberang Jaya Industrial Estate, 13700 Perai, Penang.	Land  Building	3,760,000  6,170,000	3,950,000  6,170,000	190,000  -
<b>TOTAL</b>				<b>31,070,000</b>	<b>31,880,000</b>	<b>810,000</b>

Valued by Knight Frank Malaysia Sdn Bhd:-

No.	Investment Properties			Net Book Value @ 31.12.2019 (RM)	Market Value @ 31.12.2019 (RM)	Fair Value Gain to Other Comprehensive Income (RM)
	Type of Property	Particular of Property				
5.	Industrial Complex	Lot 5019, Pajakan Negeri 3274, Mukim 1, District of Seberang Perai Tengah, Penang.  No.2629, Lorong Jelawat 1, Seberang Jaya Industrial Park, Penang.	Land & Building	13,340,422	16,000,000	2,659,578
<b>TOTAL</b>				<b>13,340,422</b>	<b>16,000,000</b>	<b>2,659,578</b>

The fair value of the Investment Properties as at 31 December 2019 is based on the market value as per the valuation reports and after adjustments as required by MFRS 140.

The Board of Directors of Pan-International approved the fair valuation gain of the Investment Properties on 20 March 2020.

**4. Effect on Net Assets ("NA") per Share**

Such fair valuation gain have been accounted for and recognised in the financial statements for the fourth quarter ended 31 December 2019.

The recognition of fair valuation gain has resulted in an increase in NA per share of the Group of approximately RM0.01 for the financial period ended 31 December 2019.

**5. Documents Available for Inspections**

Copies of valuation reports dated 31 December 2019 respectively prepared by the Valuers can be inspected at registered office of PIE at 51-8-E Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 George Town, Pulau Pinang during normal business hours for a period of three (3) months from the date of this announcement.

This Announcement is dated 20 March 2020.