

Announcement

OTHERS PARAGON UNION BERHAD ("PUB" OR "THE COMPANY") REVALUATION OF PROPERTIES

PARAGON UNION BERHAD

Type	Announcement
Subject	OTHERS
Description	PARAGON UNION BERHAD ("PUB" OR "THE COMPANY") REVALUATION OF PROPERTIES

Pursuant to Paragraph 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), the Board of Directors ("Board") of PUB wishes to announce that the Board has approved the incorporation of the revaluation surplus, net of deferred tax, of approximately RM32,628,000 in the consolidated financial statement of PUB for the financial year ended 31 December 2023.

Please refer to the attachment for further details.

This announcement is dated 26 February 2024.

Announcement Info

Company Name	PARAGON UNION BERHAD
Stock Name	PARAGON
Date Announced	26 Feb 2024
Category	General Announcement for PLC
Reference Number	GA1-21022024-00039



PARAGON UNION BERHAD

REVALUATION OF PROPERTIES

1. INTRODUCTION

Pursuant to Chapter 9, Clause 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”), the Board of Directors of Paragon Union Berhad (“PUB”) wishes to announce that the Board has approved the incorporation of the revaluation surplus, net of deferred tax, of approximately RM32,628,000 in the consolidated financial statement of PUB for the financial year ended 31 December 2023.

2. PURPOSE OF REVALUATION

The purpose of the revaluation is to ascertain the fair value of the Group’s properties.

3. DETAILS OF THE REVALUATION

Please refer to **Appendix A** as attached.

4. EFFECT ON NET ASSETS PER SHARE

The revaluation surplus, net of deferred tax, will increase the equity attributable to equity holders of the company by RM32,628,000.

The incorporation of the revaluation surplus in the financial year 31 December 2023 will increase the Net Assets per share of the Group by RM0.39 per share.

5. Name of the valuer and date of valuation

The valuation was carried out by Sr Stanley Toh Kim Seng of LaurelCap Sdn Bhd. The date of valuation is as of 31 December 2023.

6. DOCUMENTS FOR INSPECTION

Copies of the valuation reports and letters prepared by Laurelcap Sdn Bhd can be inspected at the registered office of PUB at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No.1, Medan Syed Putra Utara, 59200 Kuala Lumpur during normal business hours for three (3) months from the date of this announcement. Prior notice is appreciated.

This announcement is dated 26th February 2024.

REVALUATION OF NON-CURRENT ASSETS

Appendix A

	Non-current Assets	Description	Name of Valuer/ Date of Valuation	Carrying amount prior to revaluation	Valuation by Valuer and adopted by Board	Revaluation surplus / (deficit), net of deferred tax
				RM'000	RM'000	RM'000
1	Lot No. PT 7637 14, Jalan CJ 1/1 Kawasan Perindustrian Cheras Jaya Balakong, 43200 Cheras Selangor Darul Ehsan	Leasehold Land Factory & Office	LaurelCap Sdn Bhd, Valuation as of 31/12/2023	5,011	26,000	15,548
2	Lot No. PT 7641 11A, Jalan CJ 1/1 Kawasan Perindustrian Cheras Jaya Balakong, 43200 Cheras Selangor Darul Ehsan	Leasehold Land Factory & Office	LaurelCap Sdn Bhd, Valuation as of 31/12/2023	5,729	28,000	16,609
4	Lot No. PT 3301 No 12A, Jalan Semenyih Integrated 1, Semenyih Integrated Industrial Park, 43500 Semenyih, Selangor Darul Ehsan	Leasehold Land 3 Storey Semi Detached Factory	LaurelCap Sdn Bhd, Valuation as of 31/12/2023	3,294	3,500	157
4	Lot No. PT 3300 No 15, Jalan Semenyih Integrated 1, Semenyih Integrated Industrial Park, 43500 Semenyih, Selangor Darul Ehsan	Leasehold Land 3 Storey Semi Detached Factory	LaurelCap Sdn Bhd, Valuation as of 31/12/2023	3,294	3,500	157
5	Lot No. PT 3297 No 21, Jalan Semenyih Integrated 1, Semenyih Integrated Industrial Park, 43500 Semenyih, Selangor Darul Ehsan	Leasehold Land 3 Storey Semi Detached Factory	LaurelCap Sdn Bhd, Valuation as of 31/12/2023	3,294	3,500	157
TOTAL				20,622	64,500	32,628