

GREATECH TECHNOLOGY BERHAD ("the Company" or "GTB") - REVALUATION OF PROPERTIES

Type	Announcement
Subject	OTHERS
Description	GREATECH TECHNOLOGY BERHAD ("the Company" or "GTB") - REVALUATION OF PROPERTIES

1. INTRODUCTION

In compliance with Paragraph 9.19(46) of Chapter 9 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("**Bursa Securities**"), the Board of Directors of the Company is pleased to announce that a revaluation on the Land and Buildings ("**Properties**") has been carried out by the independent professional valuer, Messrs. Hartamas Valuation & Consultancy Sdn. Bhd., using the market value as the basis of valuation. The independent professional valuer have adopted the Cost Approach and Comparison Approach in this valuation exercise to reflect its fair value (hereinafter referred to as "**Revaluation**") and the resulting surplus of RM7.92 million and deferred tax of RM1.91 million has been incorporated into the unaudited interim financial report on consolidated results of GTB for the fourth quarter ended 31 December 2025 and shall appropriately reflect in the financial statements of GTB Group for the financial year ended 31 December 2025.

The net revaluation surplus after deferred tax amounting to RM6.01 million would result in the Group's consolidated net assets per share to increase by approximately 0.24 sen. The Company has recorded net assets per share of 39.88 sen based on the unaudited financial results of the Group for the fourth quarter ended 31 December 2025.

2. PURPOSE OF THE REVALUATION

The purpose of the Revaluation was mainly to ascertain the current market value of the Properties for accounting purposes, which is in line with the Group's revaluation policy on Properties.

3. DETAILS OF THE REVALUATION

The details of the Revaluation are set out below:

Location of Property	Description of the Property	Unaudited carry amount as at 31 December 2025 (RM'000)	Market value as at 31 December 2025 (RM'000)	Revaluation surplus (RM'000)	Revaluation deficit (RM'000)
Plot 287A, Lengkok Kampung Jawa Satu, Bayan Lepas Free Industrial Zone Phase 3, 11900 Bayan Lepas, Pulau Pinang	Leasehold land	8,408	9,400	992	-
	A three storey detached office block and an annexed double storey detached factory	14,132	13,600	-	532

Location of Property	Description of the Property	Unaudited carry amount as at 31 December 2025	Market value as at 31 December 2025	Revaluation surplus	Revaluation deficit
		(RM'000)	(RM'000)	(RM'000)	(RM'000)
Plot 287B, Lengkok Kampung Jawa Satu, Bayan Lepas Free Industrial Zone Phase 3, 11900 Bayan Lepas, Pulau Pinang	Leasehold land	3,578	3,900	322	-
	A double storey detached office block, an annexed single storey detached factory and a guard house	2,102	2,100	-	2
Plot 287C, Lengkok Kampung Jawa Satu, Bayan Lepas Free Industrial Zone Phase 3, 11900 Bayan Lepas, Pulau Pinang	Leasehold land	3,220	3,600	380	-
	A double storey detached office block, an annexed double storey detached factory and a guard house	3,130	3,100	-	30
Lot 72493, Mukim 12, Lengkok Kampung Jawa Satu, Daerah Barat Daya, Pulau Pinang ("Plot 287D")	Leasehold land with tar road and sidewalk	929	980	51	-
PMT 778, Persiaran Cassia Selatan 2, Taman Perindustrian Batu Kawan, 14110 Bandar Cassia, Seberang Perai Selatan, Pulau Pinang ("Batu Kawan I")	Leasehold land	11,303	12,800	1,497	-
	A double storey detached office block, an annexed single storey detached factory and a guard house	20,461	21,100	639	-

Location of Property	Description of the Property	Unaudited carry amount as at 31 December 2025 (RM'000)	Market value as at 31 December 2025 (RM'000)	Revaluation surplus (RM'000)	Revaluation deficit (RM'000)
PMT 800, Persiaran Cassia Selatan 6, Taman Perindustrian Batu Kawan, 14110 Bandar Cassia, Seberang Perai Selatan, Pulau Pinang ("Batu Kawan II")	Leasehold land	15,863	18,000	2,137	-
	A double storey detached office block, an annexed single storey detached factory and a guard house	31,367	32,600	1,233	-
PMT 807, Jalan Cassia Selatan 7/1, Taman Perindustrian Batu Kawan, 14110 Bandar Cassia, Seberang Perai Selatan, Pulau Pinang ("Batu Kawan III")	Leasehold land	19,001	19,900	899	-
	A double storey detached office block, an annexed single storey detached factory and a guard house	42,972	42,100	-	872
PMT 839, Persiaran Cassia Selatan 6, Taman Perindustrian Batu Kawan, 14110 Bandar Cassia, Seberang Perai Selatan, Pulau Pinang ("Batu Kawan IV")	Leasehold land	26,516	27,700	1,184	-
	A double storey detached office and double storey factory with a mezzanine floor and a guard house	129,533	129,550	17	-

4. DATE OF REVALUATION

The date of the report for the above Revaluation is 31 December 2025.

5. APPROVAL REQUIRED

The above valuation is not subject to the approval from the Securities Commission Malaysia.

6. EFFECT ON THE NET ASSETS PER SHARE

The revalued amount has been incorporated in the interim financial results for the period ended 31 December 2025 and the effect on the net assets per share of the Company arising from the Revaluation exercise is as follows: -

	Unaudited before revaluation	Effect of revaluation, net of deferred tax	After Revaluation
Equity attributable to owners of the parent (RM'000)	996,669	6,008	1,002,677
Number of ordinary shares in issue ('000)	2,514,544	2,514,544	2,514,544
Net assets per share (RM)	0.3964	0.0024	0.3988

7. DOCUMENTS AVAILABLE FOR INSPECTION

The relevant report on the Revaluation is available for inspection at the registered office of the Company, Suite 18.05, MWE Plaza, No. 8 Lebuh Farquhar, 10200 Georgetown, Penang from Mondays to Fridays (except public holidays) during normal office hours for a period of 3 months from the date of this announcement.

This announcement is dated 26 February 2026.