SAPURA RESOURCES BERHAD ("SRB" OR "THE COMPANY")
VALUATION IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 140 INVESTMENT PROPERTY

1. INTRODUCTION

Pursuant to Paragraph 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("MMLR"), the Board of Directors of Sapura Resources Berhad ("SRB" or "the Company") wishes to announce that the Company has incorporated the financial effects arising from the change in fair value of its investment properties ("Investment Properties") into the consolidated financial results for the fourth quarter and financial year ended 31 January 2026.

The valuation has been undertaken in connection with the Group's adoption of the fair value model for investment properties in accordance with MFRS 140 – Investment Property.

Details of the Investment Properties are set out in Section 2 below.

2. DETAILS OF INVESTMENT PROPERTIES

No	Title/Location	Description of Existing Use	Tenure of Land
1	Sapura@Mines No. 7, Jalan Tasik The Mines Resort City 43300 Seri Kembangan Selangor Darul Ehsan	10 storey office building with carparks	Leasehold
2	70% of office building through Master Lease Agreement Permata Sapura Lot 91, Jalan Kia Peng 50450 Kuala Lumpur	52 storey office building	Leased
3	P.T. No. 10A Jalan Tandang Seksyen 28 46050 Petaling Jaya Selangor Darul Ehsan	Warehouse, office and store	Leasehold
4	Lot 5, Jalan 219 Lebuhraya Persekutuan 46100 Petaling Jaya Selangor Darul Ehsan	Commercial Building	Leasehold

3. PURPOSE OF THE VALUATION

The valuation was undertaken for financial reporting purposes in accordance with the Group's accounting policy and in compliance with MFRS 140 – Investment Property.

4. AMOUNT OF CHANGE IN FAIR VALUE

The net fair value loss arising from the change in the value of Investment Properties amounted to RM17.4 million and has been incorporated in the unaudited consolidated statement of the comprehensive income of SRB for the financial year ended 31 January 2026.

5. EFFECTS OF VALUATION

The recognition of the fair value loss arising from a change in the fair value of Investment Properties has resulted in a decrease in the net assets per share of SRB by RM0.07 for the financial year ended 31 January 2026. Notwithstanding the fair value impact, the Group's net assets per share improved from RM1.46 as at 31st January 2025 to RM1.49 as at 31st January 2026.

6. DATE OF VALUATION

31 January 2026.

7. NAME OF VALUER

The valuation was carried out by Raine & Horne International Zaki + Partners Sdn Bhd, an independent professional valuer.

8. VALUE PLACED ON THE INVESTMENT PROPERTIES

The fair value of the Investment Properties amounted to RM583 Million.

9. DOCUMENTS AVAILABLE FOR INSPECTION

The valuation reports of the Investment Properties are available for inspection at SRB's registered office at Sapura@Mines, No 7 Jalan Tasik, The Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan, Malaysia during normal office hours from Monday to Friday (except Public Holidays), for a period of 3 months from the date of this announcement. A prior notice of three (3) working days is required.

This announcement is dated 31 March 2026.