GENERAL ANNOUNCEMENT

Company Name	:	**WONG ENGINEERING CORPORATION BERHAD [199601037606 (409959-W)]**
Stock Name	:	**WONG**
Type	:	**OTHERS**
Subject	:	**REVALUATION OF PROPERTY**

1. INTRODUCTION

The Board of Directors of Wong Engineering Corporation Berhad ("**WEC**" or "**the Company**") wishes to announce that a revaluation exercise ("**Revaluation**") was undertaken on the land and building ("**the Property**") held by its subsidiary, Wong Engineering Industries Sdn. Bhd..

The Board has approved the Valuation Report dated 14 November 2025 and the incorporation of the Revaluation surplus arising from the Revaluation in the Company's unaudited financial results for the fourth quarter ("**4Q**") of the financial year ended 31 October 2025 ("**FY2025**") and shall appropriately be reflected in the audited financial statements ("**AFS**") for FY2025.

2. PURPOSE OF THE VALUATION

The Revaluation exercise was carried out to reflect the fair value of the Property in the financial statements of WEC and its subsidiaries ("**WEC Group**") for FY2025. This Revaluation exercise is in compliance with MFRS 116 Property, Plant and Equipment ("**MFRS 116**"), MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors, MFRS 13 Fair Value Measurement and MFRS 112 Income Tax.

3. THE NAME OF THE VALUER

The valuation was conducted by the independent valuer, Knight Frank Malaysia Sdn. Bhd. ("**Valuer**").

4. VALUATION OF PROPERTY BY THE VALUER AND REVALUATION SURPLUS

Please refer the attachment marked as "Appendix A" for details of the valuation of Property and Revaluation surplus.

5. EFFECT OF THE REVALUATION SURPLUS ON THE NET ASSETS PER SHARE

The Revaluation surplus, net of deferred tax at value of RM20,121,785 were recognised in the revaluation reserve during 4Q FY2025 and financial period to-date, resulting in the Group's consolidated net asset per share to increase by RM0.08 per share.

6. DOCUMENTS AVAILABLE FOR INSPECTION

The Valuation Report is available for inspection at the Registered Office of WEC at 170-09-01 Livingston Tower, Jalan Argyll, 10050 George Town, Pulau Pinang, during normal business hours from Monday to Friday (except public holidays and days on which the registered office of the Company is closed) for a period of three (3) months from the date of this announcement.

This announcement is dated 22 December 2025.

Appendix A

WONG ENGINEERING CORPORATION BERHAD [Registration No. 199601037606 (409959-W)]

Details of the valuation of Property and Revaluation surplus

The details of the surplus arising from the Revaluation of the Property are set out below:

No.	Type of Property	Location of Property	Description of Property	Date of Valuation	Market value placed on the Property by the Valuer (RM'000)	Net Book Value as at 31 October 2025 (Prior to Revaluation) (RM'000)	Deferred Tax in 4Q FY2025 unaudited results (RM'000)	Revaluation surplus net of deferred tax in 4 4Q FY2025 unaudited results (RM'000)
1.	Land and Building	Title No. GRN 210060, Lot 4265, Seksyen 39, Bandar Kulim, District of Kulim, Kedah. Bearing postal address: Lot 24, Jalan Hi-Tech 4, Kulim Hi-Tech Park Phase 1, 09090 Kulim Hi-Tech Park, Kedah Darul Aman.	Industrial land erected with a double-storey office building (Block A), a double-storey canteen/ recreational building (Block B), four single-storey detached factories with mezzanine level (Block C, Block D, Block E and Block F), two three-storey detached factories (Block G and Block H) and ancillary building.	31 October 2025	43,000	16,524	6,354	20,122