

General Announcement
Reference No. GA1-29082018-00104

D'NONCE TECHNOLOGY BHD.
Acquisition of Property by Subsidiary Company

We refer to our announcements dated 23 August 2018 and 27 August 2018 (“the Announcements”) in respect of the Acquisition of Property by Subsidiary Company.

Unless otherwise stated, defined terms used in this announcement shall carry the same meaning as defined in the Announcements.

On behalf of the Board of Directors of the Company, we wish to further inform that the indicative value of RM20 per sq ft and RM50 per sq ft for the land area and built-up area respectively was arrived after taking into consideration the following sales of properties located within the same industrial park with the Property:-

Comparable	1	2	3
Description	Vacant land	Vacant land	Factory building and land (2 storey)
Location	Kawasan Perindustrian Pengkalan Chepa, Kota Bahru, Kelantan	Kawasan Perindustrian Pengkalan Chepa, Kota Bahru, Kelantan	Kawasan Perindustrian Pengkalan Chepa II. Kota Bahru, Kelantan
Land Area (acres)	5.108	5.122	1.103
Building Area (square metres)	-	-	891.87
Tenure (Leasehold)	66 Years	66 Years	66 Years
Zoning	Industrial	Industrial	Industrial
Transacted Price (RM)	4,672,291	4,685,853	1,800,000
Land Value (RM per sq ft)	21.00	21.00	-
Date of Transaction	4/3/2016	4/12/2016	4/4/2017

(Source : Jabatan Penilaian Dan Perkhidmatan Harta (JPPH))

Based on the Comparable No. 3, if using the basis of RM20 per sq ft for land and RM50 per sq ft for built up area, the simulated purchase price would be RM1.44 million. This is lower than the actual transacted price of RM1.8 million in April 2017 under Comparable No. 3.

Using the same basis of RM20 per sq ft for land and RM50 per sq ft for built up area, the Company’s estimated market value of the Acquisition should be RM5,153,820 as stated in our announcement dated 27 August 2018 as compared to our Purchase Price of RM4,300,000. In addition, in 2016 through a valuation certificate on said property it was valued at RM6,000,000.

Thus, the Company is of the opinion that Purchase Price of RM4,300,000 is therefore fair.

This announcement is dated 30 August 2018.