

SALUTICA BERHAD (“SALUTICA” OR “THE COMPANY”)

VALUATION OF NON-CURRENT ASSETS

1. INTRODUCTION

Pursuant to Paragraph 9.19(46) and Part H of Appendix 9A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Board of Directors (“the Board”) of Salutica wishes to announce that the Board has on 25 August 2025 resolved to approve the incorporation of the revaluation of the Group’s Land and Buildings (“Properties”) into the unaudited consolidated financial statements of Salutica for the financial year ended 30 June 2025.

The revaluation was carried out by an independent professional valuer, KGV International Property Consultants (M) Sdn. Bhd., who adopted the Comparison Approach per the Malaysian Valuation Standards in determining the fair value of the Properties (“Revaluation”). The Revaluation has resulted in a surplus, net of tax of RM12,557,080

2. PURPOSE OF REVALUATION

The valuation was carried out to update the carrying value of the Properties to reflect its current market value.

3. DETAILS OF THE REVALUATION

The details of the Revaluation are set out below:-

| | | |
|--|---|---|
| Property details/address | : | Lot 202124, PN94442, Mukim Hulu Kinta, Daerah Kinta Negeri Perak 3, Jalan Zarib 6, Kawasan Perindustrian Zarib, 31500 Lahat, Ipoh, Perak |
| Description | : | Allocated parking space for employees |
| Date of Valuation | : | 16 December 2024 ** |
| Carrying amount prior to revaluation (based on unaudited carrying amount as at 30 June 2025) | : | RM552,944 |
| Carrying amount after revaluation | : | RM1,470,000 |
| Revaluation surplus, net of tax | : | RM696,962 |

| | | |
|--|---|---|
| Property details/address | : | Lot 202125, PN94443, Mukim Hulu Kinta, Daerah Kinta Negeri Perak 3, Jalan Zarib 6, Kawasan Perindustrian Zarib, 31500 Lahat, Ipoh, Perak |
| Description | : | Allocated parking space for employees |
| Date of Valuation | : | 16 December 2024 ** |
| Carrying amount prior to revaluation (based on unaudited carrying amount as at 30 June 2025) | : | RM582,933 |
| Carrying amount after revaluation | : | RM1,395,000 |
| Revaluation surplus, net of tax | : | RM617,171 |

| | | |
|--|---|--|
| Property details/address | : | Lot 381631, PN314266, Mukim Hulu Kinta, Daerah Kinta Negeri Perak 3, Jalan Zarib 6, Kawasan Perindustrian Zarib, 31500 Lahat, Ipoh, Perak |
| Description | : | Manufacturing plant comprising a two (2)-storey office annexed to a two (2)-storey warehouse ("Phase Three") and factory ("Phase One and Two") ("Buildings") |
| Date of Valuation | : | 16 December 2024 ** |
| Carrying amount prior to revaluation (based on unaudited carrying amount as at 30 June 2025) | : | RM16,621,649 |
| Carrying amount after revaluation | : | RM31,415,000 |
| Revaluation surplus, net of tax | : | RM11,242,947 |

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

The revaluation surplus, net of tax, of RM12,557,080 is expected to have a marginal increase on the new assets per share of the Group and the effect on the net assets per share of the Group arising from the revaluation exercise is as follows:-

| | Value (RM) | No. of ordinary shares in issue (unit)* | Net assets per share (RM) |
|--|---------------|--|---------------------------------|
| Net assets prior to incorporating the revaluation surplus, net of tax, based on unaudited consolidated financial statement of the Group as at 30 June 2025 | 45,283,729 | 423,520,548 | 0.1069 |
| Revaluation Reserve | | | |
| Add: revaluation surplus | 16,522,474 | 423,520,548 | 0.0390 |
| Less: deferred taxation on revaluation | (3,965,394) | 423,520,548 | (0.0093) |
| Net assets after incorporating revaluation surplus | 57,840,809 | 423,520,548 | 0.1366 |

Notes:

* Based on weighted average number of ordinary shares as at 30 June 2025.

** The independent property valuer had confirmed the valuation remains unchanged as at 30 June 2025.

5. APPROVAL REQUIRED

The above revaluation is not subject to any approval of the shareholders of the Company or any relevant authority.

6. DOCUMENTS FOR INSPECTION

The reports of the Revaluation dated 18 December 2024 are available for inspection at the registered office of Salutica at Unit 1203 Level 12, Uptown 1, 1, Jalan SS 21/58, Damansara Uptown, 47400 Petaling Jaya, Selangor, during normal business hours from Mondays to Fridays (except public holidays) for a period of three (3) months from the date of this announcement.

This announcement is dated 25 August 2025.