



PUBLIC PACKAGES HOLDINGS BERHAD

REVALUATION OF PROPERTIES

1. INTRODUCTION

Pursuant to paragraph 9.19(46) of Listing Requirement of Bursa Malaysia Securities Berhad, the Board of Directors of Public Packages Holdings Berhad (198701003743 (162413-K)) (“**PPHB**” and “**the Company**”) wishes to announce that the PPHB Group has carried out a revaluation on its properties as detailed in paragraph 3 (“**the Revaluation**”).

2. PURPOSE OF REVALUATION

The said revaluation exercise was undertaken to reflect the fair value of the Group’s investment properties in the financial statements of the Group for the financial year ended 31 December 2025. Such revaluation exercise is in compliance with MFRS140 Investment property.

3. DETAILS OF THE REVALUATION

Details breakdowns of the Revaluation are as follows:

PPHB’s Investment Properties

Location	Revaluation on 31 December 2024	Revaluation on 31 December 2025	Fair Value Gain
Unit 1-15-3 Persiaran Gurney, Penang	1,300,000	1,300,000	-
No.A-17-02, Verticas Residensi, Jalan Ceylon, Kuala Lumpur	1,650,000	1,650,000	-
84 Lebuhraya Kapal Penang	520,000	560,000	40,000
No.368-2-4, Bellisa Row, Jalan Burma, 10350 Penang	650,000	650,000	-
No.1-4-3, Taman Desa Relau, Lebuh Relau 2, 11900 Penang	270,000	280,000	10,000
No.5-2-4, Edgecumbe Court, Jalan Edgecumbe, 10250 Penang	430,000	430,000	-
No.92A, Jalan Pisang Berangan, Farlim Square, 11500 Ayer Itam, Penang	2,300,000	2,600,000	300,000
Lot 741 Section 23	12,000,000	13,400,000	1,400,000
Lot 743 Section 23	5,700,000	6,400,000	700,000
		Total	2,450,000

PPHB's Joint Venture

Location	Revaluation on 31 December 2024	Revaluation on 31 December 2025	Fair Value Gain
No.3974, Jalan Cenderawasih, Nibong Tebal	55,500,000	66,000,000	10,500,000
		Total	10,500,000

4. EFFECT ON NET ASSETS (“NA”) PER SHARE

Such fair value changes on investment properties and increase in revaluation reserve will be accounted for and recognised in financial statements for the financial year ended 31 December 2025.

The recognition of fair value changes on investment properties and increase in revaluation reserve has resulted in an increase in Net Assets (“NA”) per share of the Group of approximately RM0.001 for the financial year ended 31 December 2025.

5. DOCUMENTS AVAILABLE FOR INSEPCIONS

Copies of Revaluation Report dated 31 December 2025 prepared by Nawawi Tie Leung Property Sdn. Bhd. can be inspected at registered office of PPHB at Wisma Public Packages, Plot 67 Lintang Kampong Jawa, Bayan Lepas Industrial Estate, 11900 Bayan Lepas, Penang, from 9.00a.m. to 5.00 p.m. during normal business hours for a period of 3 months the date of this announcement.

This announcement is dated 06 January 2026.