

Al-Salām Real Estate Investment Trust (“Al-Salām REIT”)

Revaluation of Investment Properties pursuant to Paragraph 10.02 (b)(i) of the Guidelines on Listed Real Estate Investment Trusts (“Listed REIT Guidelines”) issued by the Securities Commission Malaysia (“SC”).

1. Introduction

The Board of Directors of Damansara REIT Managers Sdn Berhad, the management company of Al-Salām REIT (“Manager”) wishes to announce that Al-Salām REIT has carried out a revaluation on each of the following investment properties of Al-Salām REIT (collectively referred to as “Properties”) in accordance with the purpose stated in section 2 below (hereinafter referred to as “Revaluation”):

- 1) KOMTAR JBCC, Johor Bahru City Centre, Johor Bahru, Johor
- 2) @Mart Kempas, Johor Bahru, Johor Darul Takzim
- 3) Menara KOMTAR, Johor Bahru City Centre, Johor Bahru, Johor
- 4) MCHM College, Bandar Dato' Onn, Johor Bahru, Johor
- 5) Mydin Hypermart Gong Badak, Kuala Terengganu, Terengganu
- 6) KFC Restaurant, Unit No. GF-12A, Queensbay Mall, Bayan Lepas, Pulau Pinang
- 7) KFC Restaurant, Unit No. 3A-G-18, Kompleks Bukit Jambul, Bayan Lepas, Pulau Pinang
- 8) KFC Restaurant, Unit No. G-103, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang
- 9) Pizza Hut Restaurant, Unit No. G-104, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang
- 10) Factory/Warehouse (QSR Stores), Lot 5, Lorong Tembaga 3, Kawasan MIEL, Kota Kinabalu Industrial Park, Sabah
- 11) Commissary (QSR Manufacturing), No. 31, Lorong IKS Juru 3, Taman IKS Juru, Pulau Pinang
- 12) Warehouse (QSR Stores), Premises No. 3, Lorong Gerudi 1, Off Jalan Pelabuhan Utara, Pelabuhan Klang, Selangor
- 13) Factory/Warehouse (Region Food Industries), Premises No. 6, Jalan Gerudi, Off Jalan Pelabuhan Utara, Pelabuhan Klang, Selangor
- 14) Factory (QSR Manufacturing), Nos. 17, 19 & 21, Hicom Glenmarie Industrial Park, Section U1, Shah Alam, Selangor
- 15) KFC Restaurant, Premises No. 34, Jalan Mahsuri, Bandar Bayan Baru, Bayan Lepas, Pulau Pinang
- 16) KFC Restaurant, Premises Nos. 60 & 62, Jalan PJS 11/28A, Bandar Sunway, Selangor
- 17) KFC Restaurant, Premises No. 5, Bangunan Joota Brothers, Jalan Sungai Korok, Jitra, Kedah
- 18) Pizza Hut Restaurant, Premises No. 1 & 1-1, Jalan Niaga, Kota Tinggi, Johor

- 19) Pizza Hut Restaurant, Premises No. 3, 3A & 3B, Jalan Resam 13, Taman Bukit Tiram, Ulu Tiram, Johor Darul Takzim
- 20) KFC Restaurant, Premises No. 1, Jalan Baru Bandar 1, Pusat Bandar Baru Ayer Hitam, Johor
- 21) KFC Restaurant, Premises No. 1, Jalan Mahajaya, Kawasan Penambakan Laut, Bandar Port Dickson, Negeri Sembilan
- 22) KFC Restaurant, Premises No. 9, Persiaran Putra Timur 1, Kuala Perlis, Perlis
- 23) KFC Restaurant, Premises Nos. 18 & 20, Jalan Sulaiman, Kajang, Selangor
- 24) KFC and Pizza Hut Restaurant (Drive Through), Lot 14083, Jalan Kuchai Lama, Kuala Lumpur
- 25) KFC and Pizza Hut Restaurant (Drive Through), Lot 59060, Jalan Prima 1, Metro Prima, Off Jalan Kepong, Kuala Lumpur
- 26) KFC and Pizza Hut Restaurant (Drive Through), PT No. 6878, Jalan 8/27A, Pusat Bandar Wangsa Maju, Kuala Lumpur
- 27) KFC Restaurant (Drive Through), PT No. 2281, Jalan Kuala Ketil, Bandar Puteri Jaya, Sungai Petani, Kedah
- 28) KFC and Pizza Hut Restaurant (Drive Through), PT No. 217643, Jalan Kuala Kangsar, Taman Tasek Mutiara, Ipoh, Perak
- 29) KFC and Pizza Hut Restaurant (Drive Through), PTD No. 171459, Jalan Persiaran Perling, Taman Perling, Johor Bahru, Johor
- 30) KFC and Pizza Hut (Drive Through), PTD 153154, Jalan Tampoi, Taman Damansara Aliff, Johor Bahru, Johor
- 31) KFC and Pizza Hut Restaurant (Drive Through), PT No. 19503, Lebuhraya Ayer Keroh, Hang Tuah Jaya, Melaka
- 32) KFC Restaurant (Drive Through), PTD 103231, Taman Impian Senai, Johor
- 33) KFC Restaurant with Drive Through Facility, No 10A, Jalan Masjid Negeri, Pulau Pinang
- 34) KFC and Pizza Hut Restaurant (Drive Through), Lot 22529, Jalan Bertam Mukim 6, Kepala Batas, Seberang Perai Utara, Pulau Pinang
- 35) KFC Restaurant, No.158, Jalan Idris, Kampar, Perak
- 36) KFC Restaurant, No. 65, Jalan Dato' Onn Jaafar, Ipoh, Perak
- 37) KFC Restaurant, No 79, Jalan Dato Lau Pak Khuan Ipoh Garden, Ipoh, Perak

- 38) Pizza Hut Restaurant, No 12C & 12D, Metrocity Commercial Precint, Lorong Metrocity Boulevard 3A, Kuching, Sarawak
- 39) KFC Warehouse, No 43A, Wisma KFC Sabah, Lorong Karamunsing C, Kota Kinabalu, Sabah
- 40) KFC Restaurant, Lot 25, Block 3 Bornion Centre, Jalan Kolam, Kota Kinabalu, Sabah
- 41) KFC Restaurant, No 140, Jalan Raja Laut, Kuala Lumpur
- 42) KFC Restaurant, No. 23 & 24, Jalan 54 Desa Jaya Kepong, Kepong, Kuala Lumpur
- 43) KFC Restaurant, 437, Wisma Hualang, Jalan Ipoh, Kuala Lumpur
- 44) KFC Restaurant, No. 20 & 21, Jalan Dato Sheikh Ahmad, Seremban, Negeri Sembilan.
- 45) KFC Restaurant, No. 24 & 26, Jalan Bunga Raya 7, Pusat Perniagaan Senawang, Senawang Negeri Sembilan
- 46) KFC Restaurant, No. 9, Jalan PPM 9, Plaza Pandan Malim Business Park, Balai Panjang, Melaka
- 47) KFC Restaurant (Drive Through), No 5, Jalan Persiaran Jaya 1, Taman Mutiara Rini, Skudai, Johor
- 48) KFC Restaurant (Drive Through), Lot 207318, KFC Seri Alam, Jalan Suria 1, Bandar Seri Alam, Johor Bahru, Johor
- 49) KFC Restaurant, No. 1 & 1A, Jalan Resam 13, Taman Bukit Tiram, Ulu Tiram, Johor
- 50) KFC Restaurant (Drive Through), No. PT 4294, Jalan Jasin-Merlimau, Bandar Baru Merlimau Utara, Merlimau Melaka
- 51) KFC Restaurant, No. 555, Plaza Melaka, Jalan Hang Tuah, Melaka
- 52) KFC Restaurant, No. 2105, Jalan 3/1, Bandar Baru Sungai Buloh, Selangor
- 53) KFC and Pizza Hut (Drive Through), Lot 33693, Central Business District, Seremban 2, Negeri Sembilan
- 54) KFC and Pizza Hut Restaurant (Drive Through), No. 5665, Persiaran Tasik Prima 3, Taman Tasik Prima, Puchong, Selangor

2. Purpose of the Revaluation

The Revaluation carried out on all the above Properties was to comply with Paragraph 10.02 (b)(i) of the SC's Listed REIT Guidelines where the Properties are required to be revalued at least once a financial year and for accounting purposes to be in line with the Malaysian Financial Reporting Standard 140. The Revaluation is not subject to the approval of the SC.

3. Revaluation Surplus / (Deficit)

The details of the Revaluation surplus / (deficit) are set out in the tabulation below:

No.	Properties	Carrying value as at 31 December 2022 (prior to valuation) RM	Market Value 31 December 2022 RM	Surplus/(Deficit) to be incorporated RM
1	KOMTAR JBCC, Johor Bahru, Johor	429,634,481	431,000,000	1,365,519
2	@ Mart Kempas, Johor Bahru, Johor	72,149,190	76,000,000	3,850,810
3	Menara KOMTAR, Johor Bahru, Johor	62,078,417	70,000,000	7,921,583
4	MCHM College, Bandar Dato' Onn, Johor Bahru, Johor	34,000,000	36,000,000	2,000,000
5	Mydin Hypermarket Gong Badak, Kuala Terengganu, Terengganu	168,593,176	170,000,000	1,406,824
6	KFC Restaurant, Unit No. GF-12A, Queensbay Mall, Pulau Pinang	14,000,000	14,800,000	800,000
7	KFC Restaurant, Unit No. 3A-G-18, Kompleks Bukit Jambul, Bayan Lepas, Pulau Pinang	2,850,000	3,400,000	550,000
8	KFC Restaurant, Unit No. G-103, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang	2,540,000	2,550,000	10,000
9	Pizza Hut Restaurant, Unit No. G-104, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang	1,110,000	1,120,000	10,000
10	Factory/Warehouse (QSR Stores), Lot 5, Lorong Tembaga 3, Kota Kinabalu Industrial Park, Kota Kinabalu, Sabah	3,000,000	3,000,000	-
11	Commissary (QSR Manufacturing), No. 31, Lorong IKS Juru 3, Taman IKS Juru, Pulau Pinang	1,600,000	1,600,000	-
12	Warehouse (QSR Stores), Premises No. 3, Lorong Gerudi 1, Pelabuhan Klang, Selangor	47,200,000	50,000,000	2,800,000

No.	Properties	Carrying value as at 31 December 2022 (prior to valuation) RM	Market Value 31 December 2022 RM	Surplus/(Deficit) to be incorporated RM
13	Factory/Warehouse (Region Food Industries), Premises No. 6, Jalan Gerudi, Pelabuhan Klang, Selangor	26,700,000	28,000,000	1,300,000
14	Factory (QSR Manufacturing), Nos. 17, 19 & 21, Jalan Pemaju U1/15, Hicom Glenmarie Industrial Park, Section U1, Shah Alam, Selangor	59,100,000	63,000,000	3,900,000
15	KFC Restaurant, No. 34, Jalan Mahsuri, Bandar Bayan Baru, Bayan Lepas, Pulau Pinang	4,000,000	4,500,000	500,000
16	KFC Restaurant, No. 60 & 62, Jalan PJS 11/28A, Bandar Sunway, Selangor	9,300,000	10,000,000	700,000
17	KFC Restaurant, Premises No. 5, Bangunan Joota Brothers, Jitra, Kedah	530,000	570,000	40,000
18	Pizza Hut Restaurant, No. 1 & 1-1, Jalan Niaga, Kota Tinggi, Johor	816,000	960,000	144,000
19	Pizza Hut Restaurant, Premises No. 3, 3A & 3B, Jalan Resam 13, Taman Bukit Tiram, Johor	936,000	1,100,000	164,000
20	KFC Restaurant, No. 1, Jalan Baru Bandar 1, Pusat Bandar Baru Ayer Hitam, 86100 Ayer Hitam, Johor	2,040,000	2,300,000	260,000
21	KFC Restaurant, No. 1, Jalan Mahajaya, Kawasan Penambakan Laut, Port Dickson, Negeri Sembilan	1,800,000	1,900,000	100,000
22	KFC Restaurant, No. 9, Persiaran Putra Timur 1, Kuala Perlis, Perlis	480,000	590,000	110,000
23	KFC Restaurant, No. 18 & 20, Jalan Sulaiman, Kajang, Selangor	9,700,000	11,000,000	1,300,000
24	KFC and Pizza Hut Restaurant (Drive Through) Lot 14083, Jalan Kuchai Lama, 58200 Kuala Lumpur	14,500,000	14,600,000	100,000

No.	Properties	Carrying value as at 31 December 2022 (prior to valuation) RM	Market Value 31 December 2022 RM	Surplus/(Deficit) to be incorporated RM
25	KFC and Pizza Hut Restaurant (Drive Through) Lot 59060, Jalan Prima 1, Metro Prima, Off Jalan Kepong, Kuala Lumpur	15,800,000	17,300,000	1,500,000
26	KFC and Pizza Hut Restaurant (Drive Through), PT No. 6878, Jalan 8/27A, Pusat Bandar Wangsa Maju, Kuala Lumpur	26,700,000	28,000,000	1,300,000
27	KFC Restaurant (Drive Through), PT No. 2281, Jalan Kuala Ketil, Bandar Puteri Jaya, Sungai Petani, Kedah	5,300,000	6,100,000	800,000
28	KFC and Pizza Hut Restaurant (Drive Through), PT No. 217643, Jalan Kuala Kangsar, Taman Tasek Mutiara, Ipoh, Perak	8,700,000	9,100,000	400,000
29	KFC and Pizza Hut Restaurant (Drive Through), PTD No. 171459, Jalan Persiaran Perling, Taman Perling, Johor Bahru, Johor	14,000,000	15,100,000	1,100,000
30	KFC and Pizza Hut Restaurant (Drive Through), PTD 153154, Jalan Tampoi, Taman Damansara Aliff, Johor Bahru, Johor	12,300,000	13,000,000	700,000
31	KFC and Pizza Hut (Drive Through), PT No. 19503, Lebuhraya Ayer Keroh, Hang Tuah Jaya, Melaka	10,700,000	10,700,000	-
32	KFC Restaurant (Drive Through), PTD 103231, Taman Impian Senai, Johor	8,800,000	9,900,000	1,100,000
33	KFC Restaurant (Drive Through), No 10A Jalan Masjid Negeri, Pulau Pinang	24,000,000	26,000,000	2,000,000
34	KFC and Pizza Hut Restaurant (Drive Through), Lot 22529, Jalan Bertam Mukim 6, Kepala Batas, Seberang Perai Utara, Pulau Pinang	6,900,000	7,800,000	900,000

No.	Properties	Carrying value as at 31 December 2022 (prior to valuation) RM	Market Value 31 December 2022 RM	Surplus/(Deficit) to be incorporated RM
35	KFC Restaurant, No.158 Jalan Idris, Kampar, Perak	1,400,000	1,600,000	200,000
36	KFC Restaurant, No 65, Jalan Dato' Onn Jaafar, Ipoh, Perak	3,400,000	4,000,000	600,000
37	KFC Restaurant, No 79 Jalan Dato Lau Pak Kuan, Ipoh Garden, Perak	2,000,000	2,200,000	200,000
38	Pizza Hut Restaurant, No 12C & 12D, Metrocity Commercial Precint, Kuching, Sarawak	4,000,000	4,000,000	-
39	KFC Warehouse, No 43A Wisma KFC Sabah, Lorong Karamunsing, Kota Kinabalu, Sabah	3,800,000	4,700,000	900,000
40	KFC Restaurant, Lot 25 Block 3, Bornion Centre, Kota Kinabalu, Sabah	2,800,000	3,000,000	200,000
41	KFC Restaurant, No 140, Jalan Raja Laut, Kuala Lumpur	4,700,000	4,700,000	-
42	KFC Restaurant, No 23 & 24, Jalan 54, Desa Jaya Kepong, Kuala Lumpur	7,300,000	7,300,000	-
43	KFC Restaurant, No. 437, Wisma Hualang, Jalan Ipoh, Kuala Lumpur	8,700,000	10,000,000	1,300,000
44	KFC Restaurant, No. 20 & 21, Jalan Dato Sheikh Ahmad, Seremban, Negeri Sembilan	3,900,000	4,400,000	500,000
45	KFC Restaurant, NO 24 & 26, Jalan Bunga Raya 7, Pusat Perniagaan Senawang, Negeri Sembilan	840,000	1,000,000	160,000
46	KFC Restaurant, No 9 Jalan PPM 9, Plaza Pandan Malim Malim Business Park, Melaka	980,000	1,200,000	220,000
47	KFC Restaurant (Drive Through), No. 5, Jalan Persiaran Jaya 1, Taman Mutiara Rini, Johor	8,000,000	9,400,000	1,400,000
48	KFC Restaurant (Drive Through), Lot 207318, Bandar Seri Alam, Johor Bahru, Johor	7,800,000	8,700,000	900,000
49	KFC Restaurant, No 1 & 1A Jalan Resam 13, Taman Bukit Tiram, Johor	1,648,000	1,800,000	152,000

No.	Properties	Carrying value as at 31 December 2022 (prior to valuation) RM	Market Value 31 December 2022 RM	Surplus/(Deficit) to be incorporated RM
50	KFC Restaurant (Drive Through), No. PT 4294, Bandar Baru Merlimau Utara, Melaka *	4,000,000	4,300,000	300,000
51	KFC Restaurant, No. 555, Plaza Melaka, Melaka *	2,090,000	2,300,000	210,000
52	KFC Restaurant, No 2105, Jalan 3/1, Bandar Baru Sungai Buloh, Selangor *	1,600,000	1,800,000	200,000
53	KFC & Pizza Hut Restaurant (Drive Through), Lot 33693, Central Business District, Seremban 2, Negeri Sembilan *	8,400,000	8,500,000	100,000
54	KFC & Pizza Hut Restaurant (Drive Through), No. 5665, Taman Tasik Prima, Puchong, Selangor *	15,100,000	15,100,000	-
	TOTAL	1,194,315,264	1,240,990,000	46,674,736

Notes: The properties were valued by Cheston International (KL) Sdn Bhd, an independent firm of professional valuers, registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia.

4. Effect on the Net Asset Value

The total revaluation surplus of RM46.7 million represents 3.9% over the unaudited net book value of RM1,194.3 million as at 31 December 2021 (before revaluation). Based on the unaudited results as at 31 December 2022, the net asset value per unit increased by RM0.0805 per unit upon incorporation of the revaluation surplus of RM46.7 million.

5. Documents Available for Inspection

The valuation reports in relation to the Revaluation are available for inspection at the management office at Damansara REIT Managers Sdn Berhad, Unit 1-19-02, Level 19, Block 1, VSQ Tower, 46000 Petaling Jaya, Selangor during normal office hours from Monday to Friday (except public holidays) for a period of three (3) months from the date of this announcement.

This announcement is dated 28 February 2023.