ECOSCIENCE INTERNATIONAL BERHAD ("EIB" OR THE "COMPANY")
- REVALUATION OF PROPERTIES

---

1. INTRODUCTION

Pursuant to Rule 9.19(46) of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), the Board of Directors of the Company ("Board") wishes to announce that the Company has undertaken a revaluation exercise on certain land and buildings held by the Company ("Properties") to determine their fair values ("Revaluation").

The Revaluation was carried out by independent professional valuers, namely One Asia Property Consultants (South) Sdn. Bhd., One Asia Property Consultants (PJ) Sdn. Bhd. and United Valuers & Consultants Pte. Ltd. (collectively, the "Independent Valuers"), who adopted the Comparison Approach and Cost Approach, as appropriate, in determining the market values of the Properties.

The Revaluation resulted in a gross revaluation surplus of RM12,624,000 ("Revaluation Surplus") and a net revaluation surplus of RM9,594,000 after taking into account the applicable deferred taxation. The Revaluation Surplus will be reflected in the Group's unaudited consolidated quarterly financial results for the third quarter ended 30 September 2026 and subsequently incorporated into the audited consolidated financial statements of the Group for the financial year ending 31 December 2026.

The net revaluation surplus of RM9,594,000 is expected to increase the Group's consolidated net assets per share by approximately 2.57 sen.

2. PURPOSE OF REVALUATION

The purpose of the Revaluation was mainly to ascertain the fair value of the Properties in accordance with the Company's accounting policies and the applicable Malaysian Financial Reporting Standards.

3. DETAILS OF THE REVALUATION

The details of the Properties, including their respective net book values, market values as determined by the Independent Valuers and the resulting revaluation surplus, are set out in **Appendix I** of this announcement.

4. EFFECTS ON NET ASSETS PER SHARE

The Revaluation resulted in a net revaluation surplus of RM9,594,000, after taking into account the applicable deferred taxation, which will increase the Group's consolidated net assets per share by approximately 2.57 sen as at 30 September 2026.

5. DATE OF REVALUATION

The valuation reports issued by the Independent Valuers in respect of the Properties are dated 30 September 2026.

6. NAME OF VALUERS

The Revaluation was carried out by the Independent Valuers, namely One Asia Property Consultants (South) Sdn. Bhd., One Asia Property Consultants (PJ) Sdn. Bhd. and United Valuers & Consultants Pte. Ltd.

Further details of the Independent Valuers and the respective Properties valued by them are set out in **Appendix I** of this announcement.

7. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the valuation reports are available for inspection at the registered office of the Company at Third Floor, No. 77, 79 & 81, Jalan SS21/60, Damansara Utama, 47400, Petaling Jaya, Selangor, during normal office hours from Mondays to Fridays (except public holidays) for a period of 3 months from the date of this announcement.

This announcement is dated 30 October 2026.

Appendix I

The details of the Revaluation Surplus are set out below:

Company	Property	Valuer	Date of valuation	Valuation at 30.09.2026 RM'000	Net Book Value at 30.09.2026 RM'000	Surplus RM'000
Ecoscience Manufacturing and and Engineering Sdn. Bhd.	Industrial Land erected with a Single-Storey detached Factory PLO 555 & PLO 556, Jalan Keluli 8, Kawasan Perindustrian Pasir Gudang, 81700 Pasir Gudang, Johor	One Asia Property Consultants (South) Sdn. Bhd.	30 September 2026	7,650 16,350	4,138 7,390	3,512 8,960
	Commercial Building Unit No. C-6-27, Blok C, Centum, Pusat Korporat Oasis, No. 2, Jalan PJU 1A/2, 47301 Petaling Jaya, Selangor	One Asia Property Consultants (PJ) Sdn. Bhd.	30 September 2026	500	458	42
	Serviced Apartment Unit No. D1-6-13, Blok D1, Medalla @ Oasis, Pusat Korporat Oasis, No. 2, Jalan PJU 1A/2, Ara Damansara, 47301 Petaling Jaya, Selangor	One Asia Property Consultants (PJ) Sdn. Bhd.	30 September 2026	590	586	4
Asia Ecoscience Pte. Ltd.	Office Unit 2 Venture Drive, #13-04 Vision Exchange, Singapore 608526	United Valuers & Consultants Pte. Ltd.	30 September 2026	3,356	3,250	106
Total				**28,446**	**15,822**	**12,624**
Less: deferred taxation						**3,030**
Net surplus						**9,594**
Attributable to:						
Owners of the Company						**9,594**
Non-controlling interests						**-**
						9,594