

# OTHERS Revaluation on Investment Property

## MERCURY SECURITIES GROUP BERHAD

Type	Announcement
Subject	OTHERS
Description	Revaluation on Investment Property

### 1. Introduction

Pursuant to Rule 9.19(46) of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad, the Board of Directors ("**Board**") of Mercury Securities Group Berhad ("**MSGB**" or "**Company**") wishes to announce that Mercury Securities Sdn Bhd, the wholly-owned subsidiary of the Company, had undertaken a revaluation exercise on its investment property ("**Investment Property**") ("**Revaluation**").

The Board has approved the incorporation of the revaluation surplus of RM150,000 arising from the Revaluation in the Company's unaudited consolidated financial statements for the fourth (4th) financial quarter ended 31 October 2024 and shall be appropriately reflected in the Company's audited consolidated financial statements for the financial year ended 31 October 2024.

### 2. Purpose of the Valuation

The Revaluation was carried out in accordance with the accounting policy of the Company and its subsidiaries ("**Group**") to determine and ascertain the fair value of the Investment Property pursuant to the Malaysian Financial Reporting Standard 140: Investment Property.

### 3. Details of the Revaluation Surplus and Investment Property

The details of the Investment Property are as follows:

Location/Address of Investment Property	Description of Investment Property	Valuer	Date of Valuation	Market Value as at 31 October 2024	Revaluation surplus
No.1 (Ground floor, 1st floor, 2nd floor and 3rd floor), Jalan Todak 5, Pusat Bandar Seberang Jaya, 13700 Prai, Pulau Pinang	4-storey shophouse held for rental purposes	AJC Property Surveyors Sdn Bhd	6 November 2024	RM4,650,000	RM150,000

### 4. Effect on the Net Assets Per Share

Based on the Company's unaudited consolidated financial statements for the financial quarter ended 31 October 2024, the net revaluation surplus of RM135,000 (net of deferred tax) has resulted in an increase of net assets per share of the Group by 0.0001 sen to 20.18 sen as at 31 October 2024.

## 5. Documents Available for Inspection

The valuation report of the Investment Property is available for inspection at the Registered Office of the Company located at Unit 30-01, Level 30, Tower A Vertical Business Suite, Avenue 3, Bangsar South No. 8, Jalan Kerinchi 59200 Kuala Lumpur during normal office hours from Monday to Friday (except for Public Holidays) for a period of three (3) months from the date of this announcement.

This announcement is dated 30 December 2024.

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### Announcement Info

<b>Company Name</b>	MERCURY SECURITIES GROUP BERHAD
<b>Stock Name</b>	MERSEC
<b>Date Announced</b>	30 Dec 2024
<b>Category</b>	General Announcement for PLC
<b>Reference Number</b>	GA1-30122024-00053