

**VPC Alliance (PJ) Sdn. Bhd.** (479204-W) VE (1) C  
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Purpose and procedures: To provide copy of the executive summary of the plant valuation by VPC Alliance, which valued the plant at approximately \$45mm USD. Refer to our assessment of the Company's impairment calculation at G-02

**VPC**  
MALAYSIA

Our Ref.: VPCPJ/08/22102/MC Tan

5<sup>th</sup> November, 2008

The Directors,  
Plant Biofuels Corporation Sdn Bhd,  
31C-3, Kelana Mall,  
Jalan SS 6/12, 47301 Petaling Jaya,  
Selangor Darul Ehsan, Malaysia.

Dear Sir/Madam,

**VALUATION OF LAND, BUILDINGS, PLANT AND MACHINERY (BIO-DIESEL PLANT)  
ON PROPERTY LOCATED AT LOT 122A, JALAN GEBENG 2/3, GEBENG INDUSTRIAL  
ESTATE, 26080 KUANTAN, PAHANG DARUL MAKMUR**

We thank you for your instruction to advise on the Market Value of the above-mentioned property for **FINANCIAL REPORTING** purposes.

We have inspected the subject property and investigated available information and data relevant to the property. We note that on the date of inspection, the subject property is in the final stage of construction for a bio-diesel plant.

The individual title of the subject property is yet to be issued by the relevant authority.

The land area of the subject property is approximately 11 acres (i.e. 479,160 square feet) as per a copy of the Sale and Purchase Agreement dated 7<sup>th</sup> November, 2006 between Perbadanan Kemajuan Negeri Pahang (vendor) and Plant Biofuels Corporation Sdn Bhd (purchaser) provided to us.

The land will be held under a 99-year leasehold tenure and the category of land use is "Industry".

Our basis of valuation is the **Market Value**. **Market Value** is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Paragraph 32 of **Financial Reporting Standard (FRS) 116** of the **Malaysian Accounting Standards Board (MASB)** states that "The fair value of land and building is usually determined from market based evidence by appraisal that is normally undertaken by professionally qualified valuers. The fair value of items of plant and equipment is usually their market value determined by appraisal".

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Paragraph 6 of the **Financial Reporting Standard (FRS) 116** defines **Fair Value** as the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction.

Paragraph 33 of **Financial Reporting Standard (FRS) 116** also states that "If there is no evidence of market based evidence of fair value because of the specialised nature of the property, plant and equipment and the items are rarely sold, except as part of a continuing business, an entity may need to estimate fair value using an income or a depreciated replacement cost approach.

As the subject property is a specialised property and rarely sold, we have adopted the depreciated replacement cost approach in arriving at the Market Value (Fair Value) of the subject property and the valuation is on the basis of the property, plant and equipment being in continuous use.

We are of the opinion, the **Market Value (Fair Value)** of the above-mentioned property with vacant possession and free from encumbrances is as follows:-

Land	RM4,310,000/-
Buildings	RM1,850,000/-
Infrastructure	RM2,870,000/-
Plant and Machinery	RM149,000,000/-
<b>Market Value</b>	<b>RM158,030,000/-</b>

Convert value to USD:  
Conversion rate on 11/5/08 is 1  
ringget = 0.28202 USD per  
oanda.com. Therefore:  
RM 158,030,000 = \$44,567,000

**Market Value (Fair Value): RM158,030,000/- (Ringgit Malaysia : One Hundred and Fifty Eight Million and Thirty Thousand Only).**

This certificate of value is issued in advance and is to be read in the context of a full valuation report which will follow shortly.

Yours faithfully,  
**VPC ALLIANCE (PJ) SDN BHD**



**LOH SOONG PARK**  
FRICS MIS (M)  
Registered Valuer (V-208)