

PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)



In exercise of the rights and powers conferred upon **HONG LEONG BANK BERHAD [193401000023 (97141-X)] / HONG LEONG ISLAMIC BANK BERHAD [200501009144 (686191-W)]** ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the respective Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE <https://praisemillion.com.my>**.

DATE: WEDNESDAY, THE 25TH OF FEBRUARY 2026

TIME: 10:30 A.M.

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE: Prospective bidders are advised to:- (1) inspect the subject property(ies) and check on the issuance of separate Individual Title(s)/Strata Title(s); (2) obtain a copy of the POS and seek independent legal advice; (3) conduct official Parent Title(s)/Individual Title(s) search at the relevant Land and Survey Office and/or other relevant authorities; (4) make the necessary enquiries with the Developer(s) and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and with the relevant authorities on the terms and consent to the sale prior to the auction sale; and (5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

LOT 1	MIRI	RESERVE PRICE	RM1,000,000.00
Double storey terraced corner Approx. 672.7 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : David Allan ST Advocates (Mr) Bank Ref : 25581011795 PMSB Ref : HLBB-2026-0407			
Lot 1580, Lorong Cahaya 3D/2, Siang Siang Garden, Off Jalan Cahaya, Lopeng, 98000 Miri, Sarawak			

LOT 2	MIRI	RESERVE PRICE	RM300,000.00
Single storey terraced intermediate Approx. 150.0 sqm.			
Assignee : Hong Leong Islamic Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 37591000794 / 37591000804 PMSB Ref : HLBB-2023-0253			
Lot 7009, Lorong Murni 2A-1a, Desa Murni, Bandar Baru Permyjaya, Tudan, 98000 Miri, Sarawak			

LOT 3	SIBU	RESERVE PRICE	RM320,000.00
Double storey low cost terraced intermediate Approx. 87.90 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25781008120 PMSB Ref : HLBB-2024-0296			
Lot 3424, Lorong Maludan Utara 1A, Maludan Garden, Off Jalan Salim, 96000 Sibul, Sarawak			

LOT 4	KOTA SAMARAHAN	RESERVE PRICE	RM440,000.00
Single storey terraced corner Approx. 282.40 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 28881014169 / 28881014152 PMSB Ref : HLBB-2026-0409			
Lot 3956, Lorong Samarindah Baru 12, Taman Samarindah, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak (Native Sarawak Reserved Lot)			

LOT 5	KOTA SAMARAHAN	RESERVE PRICE	RM186,300.00
Single storey terraced intermediate Approx. 82.40 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 25281006646 / 25281006639 / 25281006653 PMSB Ref : HLBB-2025-0355			
Lot 3223, Lorong Samarindah Baru 3J, Taman Samarindah, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak			

LOT 6	KOTA SAMARAHAN	RESERVE PRICE	RM490,000.00
Double storey terraced intermediate Approx. 178.70 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 28881010077 PMSB Ref : HLBB-2024-0315			
Lot 4578, Lorong Uni-Lodge 1, Jalan Uni-Lodge, Taman Uni-Lodge, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak			

LOT 7	SERIAN	RESERVE PRICE	RM200,000.00
Single storey terraced intermediate Approx. 107.90 sqm.			
Assignee : Hong Leong Islamic Bank Berhad Solicitors : David Allan ST Advocates (Kch) Bank Ref : 28891004224 / 28891004231 / 28891004248 PMSB Ref : HLBB-2026-0408			
Lot 1224, Lorong 4, Taman Harmony, Off 24th Mile, Jalan Kuching-Serian, 94200 Serian, Sarawak			

LOT 8	KUCHING	RESERVE PRICE	RM490,000.00
1 1/2-storey intermediate townhouse Approx. 109.10 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 28881021286 PMSB Ref : HLBB-2026-0410			
Parcel No. H-L-071, Block H, Kensho Townhouse, Off Jalan Batu Kawa, 93250 Kuching, Sarawak			

LOT 9	KUCHING	RESERVE PRICE	RM620,000.00
3-bedroom condominium Approx. 119.47 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 28881023033 PMSB Ref : HLBB-2026-0411			
No. B10A-3#3, Level 3, Block B10A, P'Residence, Off Jalan Batu Kawa, 93250 Kuching, Sarawak			

LOT 10	KUCHING	RESERVE PRICE	RM90,000.00
2-bedroom quadruplex flat Approx. 39.76 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : David Allan ST Advocates (Kch) Bank Ref : 28881018990 PMSB Ref : HLBB-2026-0413			
No. A3-02-04, First Floor, Block A3, RPR Matang Malihah II, Off Jalan Matang-Batu Kawa, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)			

LOT 11	KUCHING	RESERVE PRICE	RM800,000.00
3-bedroom apartment Approx. 144.25 sqm.			
Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 11781009680 PMSB Ref : HLBB-2026-0412			
No. L2C09, Level 2, Block C, Ryegates 3, Off Jalan Stampin Tengah, 93350 Kuching, Sarawak			

LOT 12	KUCHING	RESERVE PRICE	RM234,000.00
Apartment Approx. 65.30 sqm.			
Assignee : Hong Leong Islamic Bank Berhad Solicitors : David Allan ST Advocates (Kch) Bank Ref : 25291004009 / 25291004016 / 25291004023 PMSB Ref : HLBB-2023-0249			
No. J-1460-4-188, Level 4, Block J3, Samajaya Apartment, Off Jalan Usahajaya, 93350 Kuching, Sarawak			

DISCLAIMER:

The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Prospective Bidders are advised to inspect the property(ies) yourselves and conduct and rely on your own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek your own professional advice with regard to the sale. Please obtain a copy of the POS for the full terms and conditions governing the sale of the property(ies). The Assignee makes no representation or warranty as to their accuracy or the actual condition of the property(ies). Prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

Organised by the below Auctioneer:



PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D))

Lot 1444, Jln. Semangat, Pending Ind. Estate, 93450 Kuching, Sarawak.

TEL: 082-349069 H/P: 018-9549069, 016-2107727

FAX: 082-349135

Website: <https://praisemillion.com.my> E-mail: auction@praisemillion.com.my

Iris Mui Tze En
Tiong Mei Chek
Lo Lion Hock
Licensed Auctioneers



WHAT DO I NEED TO PREPARE FOR ONLINE BIDDING?

- | | |
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| <p>(1) Fund equivalent to 10% of the fixed reserve price in the form of bank draft or cashier's order in favour of Hong Leong Bank Berhad/Hong Leong Islamic Bank Berhad/Borrower Name/Customer Name or electronic funds transfer to PMSB's Hong Leong Bank's account</p> <p>(2) INDIVIDUAL BIDDER
- Copy of Identification Card (NRIC) (both sides)</p> <p>CORPORATE COMPANY
- A certified true copy of the company's Memorandum And Articles of Association (M&A) / Constitution (if any)
- Forms 44, 24 and 49 or equivalent forms Under Companies Act 2016
- Board Of Director's Resolution
AGENT/REPRESENTATIVE
- Copy of agent/representative NRIC</p> | <p>- Letter of Authority from The Principal
- Copy of Principal's NRIC (both sides)</p> <p>(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.</p> <p>(4) Register as an online bidder by 3pm, at least one (1) business day before the auction event day and upload relevant documents as in the above item (2) during registration at https://praisemillion.com.my. [please note that the original bank draft deposit shall reach PMSB Kuching office or the electronic funds transfer (EFT) for the 10% deposit shall clear in PMSB's Hong Leong Bank's account at least one (1) working day before the auction event day).</p> |
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After The Auction Sale, All Successful Purchasers Are Advised To

- (1) Settle The Balance Purchase Price Within 90 Days From The Date Of The Auction Sale
- (2) Appoint Your Own Lawyer To Act On Behalf To Execute The Transfer Of The Property Ownership
- (3) Secure A Mortgage Loan If Needed To Settle The Balance Purchaser Price.



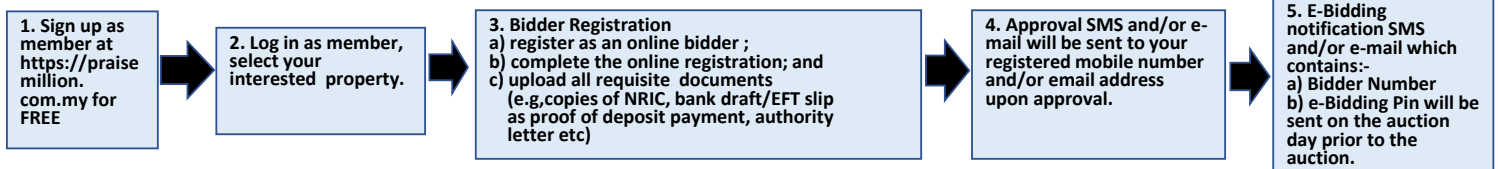
Scan to visit Praise Million's website to register for online bidding



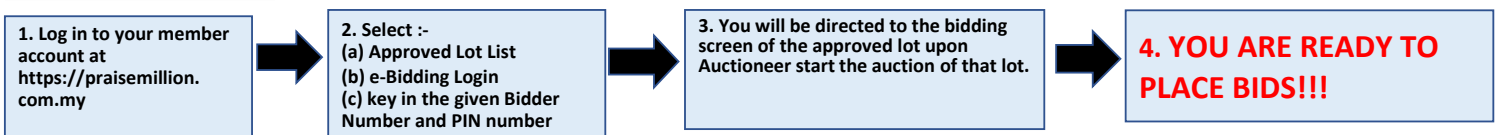
Scan to follow Praise Million's facebook live

HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer/Microsoft Edge etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

For any clarification/assistance or further information on online bidding, please visit <https://praisemillion.com.my> or call 082-349069 / 012-8786966