

(Company No. 1036466-U) (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019

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UNAUDITED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019⁽¹⁾

	CURRENT YEAR QUARTER 30.06.19 RM'000	PRECEDING YEAR QUARTER 30.06.18 RM'000	CURRENT YEAR TO DATE 30.06.19 RM'000	PRECEDING YEAR TO DATE 30.06.18 RM'000
REVENUE	70,949	68,384	135,706	149,467
COST OF SALES	(61,221)	(55,990)	(115,796)	(126,444)
GROSS PROFIT	9,728	12,394	19,910	23,023
OTHER INCOME	1,167	900	2,081	1,456
	10,895	13,294	21,991	24,479
ADMINISTRATION EXPENSES	(1,845)	(1,329)	(3,646)	(2,739)
OTHER EXPENSES	(41)	(139)	(74)	(877)
PROFIT BEFORE TAXATION	9,009	11,826	18,271	20,863
INCOME TAX EXPENSE	(2,073)	(2,695)	(4,295)	(5,135)
PROFIT AFTER TAXATION/TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD	6,936	9,131	13,976	15,728
PROFIT AFTER TAXATION/TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:-				
Owners of the Company	6,936	9,131	13,976	15,728

UNAUDITED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019⁽¹⁾ (CONT'D)

	CURRENT YEAR QUARTER 30.06.19 RM'000	PRECEDING YEAR QUARTER 30.06.18 RM'000	CURRENT YEAR TO DATE 30.06.19 RM'000	PRECEDING YEAR TO DATE 30.06.18 RM'000
Earnings per share (Sen) attributable to owners of the Company:	(0)		(0)	(0)
- Basic	1.11 ⁽²⁾	1.61 ⁽³⁾	$2.24^{(2)}$	$2.78^{(3)}$
- Diluted	1.11 ⁽²⁾	1.61 ⁽³⁾	$2.24^{(2)}$	2.78(3)

Notes:

- (1) The basis of preparation of the Unaudited Consolidated Statements of Profit or Loss and Other Comprehensive Income are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.
- (2) Based on the Company's weighted average number of ordinary shares of 625,000,000 as at 30 June 2019.
- (3) Based on the Company's weighted average number of ordinary shares of 566,298,000 as at 30 June 2018.



UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2019(1)

	30.06.2019 Unaudited RM'000	31.12.2018 Audited RM'000
ASSETS		1
NON-CURRENT ASSET		
Property, plant and equipment	18,138	11,224
CURRENT ACCETS		
CURRENT ASSETS Contract assets	84,096	62,717
Trade receivables	12,719	33,725
Other receivables, deposits and prepayments	15,021	21,587
Current tax assets	38	168
Short-term investments	64,017	65,261
Fixed deposits with licensed banks	8,483	7,230
Cash and bank balances	13,312	10,839
	197,686	201,527
TOTAL ASSETS	215,824	212,751
EQUITY AND LIABILITIES EQUITY		
Share capital	62,564	62,564
Retained profits	49,283	41,557
TOTAL EQUITY	111,847	104,121
CURRENT LIABILITIES		
Contract liabilities	-	7,580
Trade payables	37,920	37,835
Other payables and accruals Provision	58,437	53,649 6,784
Current tax liabilities	3,799 3,821	2,782
Current tax habilities	103,977	108,630
TOTAL LIABILITIES	103,977	108,630
TOTAL EQUITY AND LIABILITIES	215,824	212,751
	,	
Number of issued shares ('000)	625,000	625,000
Net asset per share attributable to owners of the Company (RM)	0.18	0.17
	·	

Note:

(1) The basis of preparation of the Unaudited Consolidated Statements of Financial Position are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.



UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019⁽¹⁾

	Non- Distributable Share Capital RM'000	Distributable Retained Profits RM'000	Attributable to Owners of the Company RM'000
Balance at 1.1.2018 Profit after taxation/Total comprehensive income for the financial year Contribution by and distribution to owners of the Company:	20,000	19,917 27,890	39,917 27,890
- Issuance of shares	43,750	-	43,750
- Share issue expenses ⁽²⁾	(1,186)	-	(1,186)
- Dividend	-	(6,250)	(6,250)
•	42,564	(6,250)	36,314
Balance at 31.12.2018 (Audited)	62,564	41,557	104,121
Balance at 1.1.2019	62,564	41,557	104,121
Profit after taxation/Total comprehensive income for the financial period Contribution by and distribution to owners of the Company	-	13,976	13,976
- Dividend	-	(6,250)	(6,250)
	-	(6,250)	(6,250)
Balance at 30.06.2019 (Unaudited)	62,564	49,283	111,847

Notes:

- (1) The basis of preparation of the Unaudited Consolidated Statements of Changes in Equity are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.
- (2) In relation to the Initial Public Offering in conjunction with the listing of the Company on the ACE Market of Bursa Malaysia Securities Berhad.



UNAUDITED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019 $^{(1)}$

	CURRENT YEAR TO DATE 30.06.2019 RM'000	PRECEDING YEAR TO DATE 30.06.2018 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES Profit before taxation	18,271	20,863
Adjustments for: Depreciation of plant and equipment Listing expenses	2,359	2,436 718
Plant and equipment written off Provision for defect works Interest income	28 13 (1,723)	26 - (1,201)
Reversal of provision for defect works Operating profit before working capital changes Increase in contract assets	(2,997) 15,951 (21,379)	(232)
Decrease in contract liabilities Decrease in amount owing by contract customers	(7,580)	- 11,716 (5.277)
Decrease in amount owing to contract customers Decrease in trade and other receivables Increase/(decrease) in trade and other payables	27,572 4,873	(5,377) 3,814 (18,733)
CASH FROM OPERATIONS Income tax paid Income tax refund	19,437 (3,396) 269	14,030 (3,215)
NET CASH FROM OPERATING ACTIVITIES	16,310	10,815
CASH FLOWS FOR INVESTING ACTIVITIES Increase in pledged fixed deposits with licensed bank	(1,253)	(2,809)
Purchase of property, plant and equipment Interest received NET CASH FOR INVESTING ACTIVITIES	(9,301) 1,723 (8,831)	(2,239) 1,201 (3,847)
CASH FLOWS (FOR)/FROM FINANCING ACTIVITIES	(0,001)	
Proceeds from issuance of shares Dividend paid Payment of listing expenses	(6,250)	43,750 - (1,685)
NET CASH (FOR)/FROM FINANCING ACTIVITIES	(6,250)	42,065
NET INCREASE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT THE BEGINNING	1,229	49,033
OF THE FINANCIAL YEAR	76,100	26,004
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL PERIOD	77,329	75,037

Note:

(1) The basis of preparation of the Unaudited Consolidated Statements of Cash Flows are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.



A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019

A1. Basis of Preparation

The interim financial report of the Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("**MFRS**") 134, Interim Financial Reporting, International Financial Reporting Standards ("**IFRS**") 34, Interim Financial Reporting and Rule 9.22 of the ACE Market Listing Requirements.

This interim financial report should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018.

A2. Changes in Accounting Policies

The accounting policies adopted by the Group in the preparation of the interim financial report are consistent with those adopted in the Group's audited financial statements for financial year ended 31 December 2018 except for the adoption of the following MFRSs and Amendments to MFRSs which came into effect for annual periods beginning on or after 1 January 2019 and are applicable for the Group's interim financial report for the quarter and year-to-date ended 30 June 2019, as disclosed below:

MFRSs and/or Interpretations (including the Consequential Amendments)

MFRS 16 Leases

IC Interpretation 23 Uncertainty Over Income Tax Treatments

Amendments to MFRS 9: Prepayment Features with Negative Compensation

Amendments to MFRS 119: Plan Amendment, Curtailment or Settlement

Amendments to MFRS 128: Long-term Interests in Associates and Joint Ventures

Annual Improvements to MFRS Standards 2015 – 2017 Cycle

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) do not have any material impact on the financial performance and position of the Group upon their initial application.

The Group has not applied in advance the following accounting standards and interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board but are not yet effective for the current financial year ending 31 December 2019:



A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019 (CONT'D)

A2. Changes in Accounting Policies (Cont'd)

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	Effective for annual periods on or after
Amendments to MFRS 3: Business Combinations - Definition of a Business	1 January 2020
Amendments to MFRS 101 and MFRS 108: Definition of Material	1 January 2020
Amendments to References to the Conceptual Framework in MFRS Standards	1 January 2020
MFRS 17 Insurance Contracts	1 January 2021
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

The adoption of the above accounting standards and interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

A3. Auditors' Report

There was no qualification on the audited financial statements of the Group for the financial year ended 31 December 2018.

A4. Seasonal or Cyclical Factors

The business operations of the Group during the current financial quarter under review have not been materially affected by any seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the current financial quarter under review.

A6. Changes in Estimates

There were no material changes in accounting estimates that would materially affect the accounts for the current financial quarter under review.



A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019 (CONT'D)

A7. Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial quarter under review.

A8. Dividend Paid

There was no payment of dividend during the current financial quarter under review.

A9. Segmental Reporting

No segmental reporting is available as the Group is primarily engaged in the business of provision of construction services in Malaysia.

A10. Significant Events Subsequent to the End of the Interim Financial Period

There are no significant events subsequent to the end of the interim financial period other than the Company's announcement on Bursa Malaysia Securities Berhad dated 23 July 2019 in relation to the execution of a Share Sale Agreement for the proposed acquisition of 70% equity interest in Eco Geotechnics Sdn Bhd (Please refer to note B7 for more details).

A11. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial quarter under review.

A12. Fair Value of Financial Instruments

There were no gain or losses arising from fair value changes for all financial assets and liabilities for the current financial quarter under review.

A13. Capital Commitments

	Unaudited 30 June 2019 RM'000	Audited 31 December 2018 RM'000
Purchase of plant and equipment	9	3

A. EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2019 (CONT'D)

A14. Operating Lease Commitment

The future minimum lease payments under non-cancellable operating leases are as follows:

	Unaudited 30 June 2019 RM'000	Audited 31 December 2018 RM'000
Not later than 1 year	-	49
Later than 1 year and not later than 5 years	-	_
		49

A15. Contingent Liabilities

No provisions are recognised on the following matters as it is not probable that a future sacrifice of economic benefits will be required or the amount is not capable of reliable measurement:

	Unaudited 30 June 2019 RM'000	Audited 31 December 2018 RM'000
Secured Performance hand and tender hand quarantees		
Performance bond and tender bond guarantees extended by subsidiary to third parties	37,778	45,315

A16. Related Party Transactions

There was no material transaction with related parties during the current financial quarter under review.

B1. Review of Performance

For the current financial quarter ended 30 June 2019, GDB recorded a 3.75% increase in revenue to RM70.95 million as compared to RM68.38 million in the same quarter last year due to higher contribution from AIRA Residence and Menara Hap Seng 3 projects. In addition, the Group also recorded maiden contribution from the mixed development project of 'Perla' in Ara Damansara for the current financial quarter under review.

However, the Group recorded a 23.82% decrease in profit before tax ("PBT") to RM9.01 million in the current financial quarter as compared to RM11.83 million in the same quarter last year. The reduction in PBT was mainly due to higher profit recognition from completed projects in the same quarter last year.

In the current sixth-month financial period ended 30 June 2019, GDB registered lower revenue of RM135.71 million as compared to RM149.47 million for the preceding financial period due to fewer ongoing projects in the current financial period under review. For the current financial period under review, the Group's revenue was principally derived from the provision of construction services for the AIRA Residence, Menara Hap Seng 3 as well as Perla in Ara Damansara.

The Group registered a PBT of RM18.27 million for the sixth-month financial period ended 30 June 2019, a lower PBT of 12.42% from RM20.86 million for the same period last year. The lower PBT was mainly due to lower profit contribution, which was in line with the lower revenue for the current financial period.

B2. Comparison with the Immediate Preceding Quarter

	Quari	er Enaea		
	30.06.19	30.03.19	Chang	je
	RM'000	RM'000	RM'000	%
Revenue	70,949	64,757	6,192	9.56
PBT	9,009	9,262	(253)	(2.73)

For the current financial quarter under review, the Group registered a 9.56% increase in revenue to RM70.95 million from RM64.76 million in the preceding financial quarter due to higher revenue contribution from the AIRA Residence and Menara Hap Seng 3 as compared to the preceding financial quarter.

However, the Group's PBT decreased by 2.73% in the current financial quarter under review to RM9.01 million from RM9.26 million in the preceding quarter which has recognised higher profit contributed by cost savings from completed projects.

B3. Prospects for the Financial Year Ending 31 December 2019

GDB is expected to remain profitable in the financial year ending 31 December 2019 with the continued smooth construction progress for our ongoing projects, bolstered by the commencement of a new project secured in the year.



B3. Prospects for the Financial Year Ending 31 December 2019 (Cont'd)

GDB's order book stood at a healthy level of RM538.33 million as at 30 June 2019. The sizeable order book comprises on-going projects of AIRA Residence in Damansara Heights, Menara Hap Seng 3 within Kuala Lumpur city centre and Perla in Ara Damansara, Petaling Jaya. These projects will contribute to the Group's revenue until the financial year ending 31 December 2021.

The Board is confident that given its healthy financial position and track record of consistently delivering projects ahead of their contractual completion dates, GDB will be able to effectively navigate through the prevailing challenging environment brought by the slowdown in property development.

Moving forward, we will continue to identify ways to further enhance the competitiveness of our bids in view of the current challenging operating environment.

On 23 July 2019, the Group has entered into a Share Sale Agreement to acquire 70% controlling stake in Eco Geotechnics Sdn Bhd, a construction contractor specialising in geotechnical and foundation engineering works, for purchase consideration of RM5.96 million. The addition of Eco Geotechnics Sdn Bhd's bored piling and foundation works to our in-house capabilities, would enable GDB to cater to a larger clientele base and boost tendering prospects, especially for substructure works as well as projects which separate tenders for sub-structure and superstructure job. Barring any unforeseen circumstances, the acquisition is estimated to be completed in the fourth quarter of 2019. Hence, the acquisition is expected to contribute positively towards GDB's earnings going forward.

B4. Profit Forecast

The Group did not issue any profit forecast or guarantee during the current financial quarter and financial year under review.

B5. Income Tax Expense

The breakdown of income tax expense are as follows:

	Quarter Ended		Year-To-Date Ended	
	30.06.19 ⁽²⁾ RM'000	30.06.18 RM'000	30.06.19 ⁽²⁾ RM'000	30.06.18 RM'000
Current tax - for the financial period - Under provision in prior	2,078	2,695	4,300	5,135
years	<u>(5)</u> 2,073	2,695	(5) 4,295	5,135
	2,010	2,000	4,233	5,100
Effective tax rate (%) ⁽¹⁾	23.01	22.79	23.51	24.61

Notes:

- (1) The Group's effective tax rate for the current financial period under review and same period last year are 23.51% and 24.61% respectively. The slightly lower than statutory tax rate of 24% for current financial period under review is mainly due to non-taxable income whilst slightly higher effective tax for preceding financial period was due to non-tax-deductible expenses.
- (2) Income tax expense is recognised based on management's best estimate.

B6. Utilisation of Proceeds Raised from Public Issue

The Board of Directors of the Company has resolved to extend the timeframe for utilisation of the gross proceeds from the Company's public issue ("**Public Issue Proceeds**") which have been earmarked for the acquisition of land for storage of construction machinery and equipment amounting to RM8.00 million, as well as for payment of salaries for new employees (for infrastructure project team) to be based at our head office amounting to RM0.68 million, by an additional twelve (12) months (the "**Extension of Time**").

The status of utilisation of the Public Issue Proceeds and details of the Extension of Time are as follows:

	Purpose	Proposed Utilisation	Deviation (1)	Actual Utilisation	Balance Unutilised	Intended Timeframe (from the listing date)	Revised Expected Timeframe (from the listing
		RM'000	RM'000	RM'000	RM'000	,	date)
i	Capital expenditure:						
	- Purchase of new construction machinery and equipment	8,670	-	(437)	8,233	Within 36 months	No change
	- Acquisition of a new office building	8,000	-	(8,000)	-	Within 36 months	No change
	- Acquisition of land for storage	8,000	-	-	8,000	Within 12 months	Within 24 months
ii.	Working capital:-						
	- Payment to suppliers and subcontractors	14,900	673	(15,573)	-	Within 12 months	No change
	 Payment of salaries for new employees (for infrastructure project team) to be based at our head office 	680	-	-	680	Within 12 months	Within 24 months
iii	Estimated listing expenses	3,500	(673)	(2,827)	-	Within 3 months	No change
	TOTAL	43,750	-	(26,837)	16,913		



B6. Utilisation of Proceeds Raised from Public Issue (Cont'd)

Note:

(1) The actual listing expenses are lower than the estimated amount hence, the excess of RM0.67 million was used for working capital purposes.

B7. Status of Corporate Proposals

On 23 July 2019, GDB made an announcement on Bursa Malaysia Securities Berhad that the Company and its wholly-owned subsidiary, Grand Dynamic Builders Sdn Bhd (collectively referred to as "**Purchasers**") had entered into a Share Sale Agreement with Goh Eng Ngai, Tan Loo Loo and Wong Choo Keong (collectively referred to as "**Sellers**") ("**SSA**") in relation to the proposed acquisition of 70% equity interest in Eco Geotechnics Sdn Bhd on a pro rata basis from the Sellers for a total purchase consideration of RM5.96 million ("**Purchase Consideration**") ("**Proposed Acquisition**").

The Purchase Consideration is to be satisfied wholly in cash and to be funded entirely through internally generated funds.

The Proposed Acquisition is conditional upon all conditions precedent stated in the SSA being satisfied or waived (as the case maybe) within the sixty (60) days from the date of the SSA unless extended further by mutual agreement between both the Sellers and Purchasers.

B8. Group Borrowings and Debt Securities

There is no borrowings and debt securities by the Group for the current financial quarter under review.

B9. Material Litigation

As at the date of this report, the Group is not engaged in any material litigation.

B10. Dividend Payable

On 21 August 2019, the Board has approved the declaration and payment of first interim singletier dividend of 1.0 sen per ordinary share totalling RM6,250,000 in respect of the financial year ending 31 December 2019. The entitlement of dividend will be determined based on the record of depositors as at 5 September 2019. The payment date of the first single-tier interim dividend is on 23 September 2019.

B11. Earnings Per Share

The basic and diluted earnings per share for the current financial quarter and year-to-date are computed as follows:

	Quarter Ended 30.06.19 30.06.18		Year-To-Da 30.06.19	ate Ended 30.06.18
	RM'000	RM'000	RM'000	RM'000
Profit after tax attributable to owners of the Company	6,936	9,131	13,976	15,728
Weighted average number of ordinary shares ('000):				
Ordinary shares at 1 JanuaryIssuance of shares	625,000	500,000 66,298	625,000	500,000 66,298
Weighted average number of ordinary shares in issue at 30 June ('000)	625,000	566,298	625,000	566,298
Earnings per share (Sen) attributable to the owners of the Company				
- Basic ⁽¹⁾	1.11	1.61	2.24	2.78
- Diluted ⁽²⁾	1.11	1.61	2.24	2.78

Notes:

- (1) The basic earnings per share is computed based on profit after tax attributable to owners of the Company divided by the weighted average number of ordinary shares in issue.
- (2) The diluted earnings per share is equivalent to the basic earnings per share as the Company does not have convertible securities.

B12. Notes to the Statements of Profit or Loss and Other Comprehensive Income

Profit before taxation is arrived at after charging / (crediting):

	Quarter Ended		Year-To-Date Ended	
	30.06.19 RM'000	30.06.18 RM'000	30.06.19 RM'000	30.06.18 RM'000
Other Income				
Interest income:				
 Fixed deposits/repo 	121	161	230	375
 Short-term investments 	841	634	1,493	826
Scrap sales	76	63	172	104
Other	129	42	186	151
	1,167	900	2,081	1,456

B12. Notes to the Statements of Profit or Loss and Other Comprehensive Income (Cont'd)

Profit before taxation is arrived at after charging / (crediting) (Cont'd):

	Quarter Ended		Year-To-Date Ended	
	30.06.19 RM'000	30.06.18 RM'000	30.06.19 RM'000	30.06.18 RM'000
Administrative Expenses				
Auditors' remuneration:				
 Current financial year 	16	16	33	31
Directors' fee	54	40	105	79
Directors' non-fee emoluments:				
 Salaries and other emoluments 	433	372	856	745
 Defined contribution plan Staff costs: 	39	35	76	70
 Salaries and other emoluments 	743	592	1,606	1,216
 Defined contribution plan Rental of: 	90	65	172	129
- Equipment	2	2	4	4
- Office	35	34	70	69
Professional fees	227	11	349	28
Miscellaneous expenses	206	162	375	368
'	1,845	1,329	3,646	2,739
Other Expenses				
Depreciation of plant and equipment	41	49	74	98
Plant and equipment written off	#	#	#	#
Listing expenses	_	29	-	718
Miscellaneous expenses	_	61	-	61
·	41	139	74	877
Total Admin & Other Expenses	1,886	1,468	3,720	3,616

Note:

Amount below RM1,000.

BY ORDER OF THE BOARD