

MALAYSIA BUILDING SOCIETY BERHAD
(Company No. 9417-K)
(Incorporated in Malaysia)

Quarterly report on consolidated financial statements for the fourth quarter ended 31 December 2005. The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

	3 months ended		12 months ended	
	31 December		31 December	
	2005	2004	2005	2004
	RM'000	RM'000	RM'000	RM'000
Operating revenue	63,919	52,664	229,452	198,536
Interest income	48,048	44,148	196,124	181,525
Interest costs	(36,804)	(40,630)	(148,897)	(150,151)
Net interest income	11,244	3,518	47,227	31,374
Net income from Islamic Banking Operations	2,472	1,363	7,991	2,868
Total net interest income	13,716	4,881	55,218	34,242
Other operating income	9,672	14,138	20,741	29,038
Total income	23,388	19,019	75,959	63,280
(Charged)/Reversal of property development costs	(2,555)	(200)	(3,115)	5,750
Cost of completed properties sold	(3,859)	(3,555)	(5,554)	(3,555)
Other operating expenses	(20,436)	(10,305)	(57,960)	(41,087)
Operating profit before allowance	(3,462)	4,959	9,330	24,388
Recovery of/(Provision for) losses on loans and financing	9,416	(2,930)	16,216	(1,703)
Profit before taxation	5,954	2,029	25,546	22,685
Taxation	13,265	10,019	13,320	9,065
Profit after taxation	19,219	12,048	38,866	31,750
Minority interest	-	-	-	-
Profit for the year	19,219	12,048	38,866	31,750
Earnings per share (sen)				
Basic	5.69	3.57	11.50	9.40
Diluted	2.90	1.82	5.90	4.63

The condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2004 and the accompanying explanatory notes attached to the interim financial statements.

MALAYSIA BUILDING SOCIETY BERHAD
(Company No. 9417-K)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEETS

	As at 31 December 2005 (RM'000)	As at 31 December 2004 (RM'000)
ASSETS		
Cash and short term funds	134,407	200,692
Inventories from hotel operation	130	-
Trade receivables	26,078	11,498
Other receivables	80,319	111,062
Inventories of completed properties	20,260	28,187
Property development cost	-	4,864
Loans, advances and financing	4,264,697	3,788,299
Other investments	43,598	1,400
Land held for property development	192,325	237,491
Property, plant and equipment	140,662	142,280
Deferred tax assets	20,000	10,000
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TOTAL ASSETS	4,922,476	4,535,773
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES AND SHAREHOLDERS' EQUITY		
Bank borrowings	804,828	1,212,077
Deposits from customers	3,357,782	2,125,484
Other borrowings	250,033	496,037
Trade payables	15,699	30,141
Other payables	41,989	237,886
Property development costs	-	460
Provision for taxation	18,633	18,633
Recourse obligation on loans sold to Cagamas Berhad	16,068	17,676
Deferred tax liabilities	25,890	28,225
Redeemable convertible preference shares	12,192	21,155
Provision for liabilities	3,610	6,248
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TOTAL LIABILITIES	4,546,724	4,194,022
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MALAYSIA BUILDING SOCIETY BERHAD
(Company No. 9417-K)
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CONDENSED CONSOLIDATED BALANCE SHEETS (CONTD.)

	As at 31 December 2005 (RM'000)	As at 31 December 2004 (RM'000)
Share capital	502,856	502,856
Reserves	(127,104)	(161,105)
Shareholders' equity	<u>375,752</u>	<u>341,751</u>
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	<u><u>4,922,476</u></u>	<u><u>4,535,773</u></u>

The condensed Consolidated Balance Sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2004 and the accompanying explanatory notes attached to the interim financial statements.

MALAYSIA BUILDING SOCIETY BERHAD
(Company No. 9417-K)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FINANCIAL PERIOD ENDED 31 DECEMBER 2005

	← Share Capital →		← Non Distributable		→	Accumulated Losses RM'000	Total RM'000
	Ordinary Shares RM'000	Redeemable Cumulative Preference Shares RM'000	Share Premium RM'000	Capital Reserve RM'000	Capital Redemption Reserve - Redeemable Cumulative Preference Shares RM'000		
At 1.1.2004	337,856	165,000	652,695	17,838	12,486	(884,101)	301,774
Net profit for the 12 months period	-	-	-	-	-	31,750	31,750
At 31.12.2004	337,856	165,000	652,695	17,838	12,486	(852,351)	333,524
At 1.1.2005	337,856	165,000	660,922	17,838	12,486	(852,351)	341,751
Net profit for the 12 months period	-	-	-	-	-	38,866	38,866
Dividend	-	-	-	-	-	(4,865)	(4,865)
At 31.12.2005	337,856	165,000	660,922	17,838	12,486	(818,350)	375,752

The condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statement for the year ended 31 December 2004 and the accompanying explanatory notes attached to the interim financial statements.

MALAYSIA BUILDING SOCIETY BERHAD
(Company No. 9417-K)
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CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	12 months ended 31 December 2005 RM'000	12 months ended 31 December 2004 RM'000
Cash flows from operating activities		
Profit before taxation	25,546	22,685
Adjustments for :		
Interest/income-in-suspense, net of recoveries and write offs	395,023	381,480
Provision for doubtful debts of other receivables	13,354	1,850
Depreciation	8,714	7,579
Provision for doubtful debts of trade receivables	1,318	6,049
Reversal of impairment loss on land held for property development	(2,669)	(5,947)
(Recovery)/Provision for losses on loans and financing	(16,216)	1,703
Reversal of provision for staff benefit	-	(8,658)
Write down of completed properties	2,031	622
Reversal of provision for anticipated losses on projects	-	(18,203)
Gain on disposal of land held for property development	(1,700)	(6,900)
Impairment loss on property, plant and equipment	1,975	-
Gain on disposal of property, plant and equipment	(164)	(6,053)
Impairment loss on other investments	873	-
Liquidated damages payable	18	3,186
Operating profit before working capital changes	428,103	379,393
Increase in loans receivables	(854,808)	(932,958)
Decrease in inventories of completed properties	5,896	3,166
Increase in inventories from hotel operation	(130)	-
(Increase)/Decrease in receivables	1,094	12,170
(Decrease)/Increase in bank borrowings	(407,249)	166,005
Increase in deposits received	1,232,298	957,417
Decrease in payables	(209,762)	(1,512)
Decrease in provision for liabilities	(2,656)	-
Increase in property development costs	4,404	12,283
Cash generated from operations	197,190	595,964
Real Property Gains Tax paid	-	(296)
Income tax recovered	949	-
Net cash generated from operating activities	198,139	595,668

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CONDENSED CONSOLIDATED CASH FLOW STATEMENT (CONTD.)

	12 months ended 31 December 2005 RM'000	12 months ended 31 December 2004 RM'000
Cash flows from investing activities		
Investment in quoted shares	(43,071)	-
Land held for property development	30,035	3,548
Purchase of property, plant and equipment	(9,071)	(6,264)
Proceeds from disposal of land held for property development	19,500	2,600
Proceeds from disposal of property, plant and equipment	164	6,149
Net cash (used in)/generated from investing activities	(2,443)	6,033
Cash flows from financing activities		
Repayment of other borrowings	(246,004)	(513,456)
Recourse obligation on loans sold to Cagamas repaid	(1,608)	(47,228)
Dividend paid - Redeemable Convertible Preference Shares	(9,504)	-
Dividend paid - Ordinary Shares	(4,865)	-
Net cash used in financing activities	(261,981)	(560,684)
Net (decrease)/increase in cash and cash equivalents	(66,285)	41,017
Cash and cash equivalents at beginning of financial period	200,692	159,675
Cash and cash equivalents at end of financial period	134,407	200,692
Cash and cash equivalents comprise :		
Cash and short term funds	134,407	200,692

The condensed Consolidated Cash Flow Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2004 and the accompanying notes attached to the interim financial statements.

**EXPLANATORY NOTES FOR FINANCIAL
QUARTER ENDED 31 DECEMBER 2005**

FRS 134 - DISCLOSURE REQUIREMENTS PER PARAGRAPH 16

A1. Accounting Policies and Method of Computation

The interim report is prepared in accordance with FRS 134, Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the Group's financial statements for the financial year ended 31 December 2004.

The same accounting policies and methods of computation are followed in the interim financial statements as compared with the financial statements for the year ended 31 December 2004.

A2. Audit Report of Preceding Financial Year Ended 31 December 2004

The audit report on the financial statements of the preceding year was not qualified.

A3. Seasonality and Cyclicity of Operation

The Group's operations have not been affected by any seasonal or cyclical factors.

A4. Exceptional or Unusual Items

There were no items of exceptional or unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Group in the current financial year.

A5. Changes in Estimates of Amounts Reported Previously

There were no changes in estimates of amounts reported in prior financial years that may have a material effect in the current financial year.

A6. Debts 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 year.

A7. Dividend Paid

Dividends on Redeemable Convertible Preference Shares ("RCPS") pursuant the Subscription Agreement dated 6 March 2003

- (i) Dividends on RCPS of 4 sen less tax of 28% on 165,000,000 RCPS shares for both years ended 31 December 2003 and 2004, amounted to RM9.504 million were paid on 28 February 2005. (2004 : NIL).

	Financing	Property	Letting of Real	Hotel	Others	Eliminations	Consolidated
	RM'000	Development	Property	Operation	RM'000	RM'000	RM'000
		RM'000	RM 000	RM 000			
12 months ended 31 Dec 2005							
External sales	176,382	10,984	999	903	-	40,184	229,452
Intersegment sales	37,599	-	5,241	-	-	(42,840)	-
Total revenue	<u>213,981</u>	<u>10,984</u>	<u>6,240</u>	<u>903</u>	<u>-</u>	<u>(2,656)</u>	<u>229,452</u>
Segment results	28,413	145,579	(15,609)	(4,406)	(139)	(128,292)	25,546
Unallocated income (net of cost)							-
Profit from operations							<u>25,546</u>
12 months ended 31 Dec 2004							
External sales	165,891	3,145	6,466	-	(21)	23,055	198,536
Intersegment sales	8,724	-	5,640	-	-	(14,364)	-
Total revenue	<u>174,615</u>	<u>3,145</u>	<u>12,106</u>	<u>-</u>	<u>(21)</u>	<u>8,691</u>	<u>198,536</u>
Segment result	24,600	(23,616)	(14,138)	-	(133)	35,972	22,685
Unallocated income (net of cost)							-
Loss from operations							<u>22,685</u>

Segmental reporting is not analysed by geographical locations due to the fact that the Group's activities are pre-dominantly in Malaysia.

A9. Valuation of Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

A10. Subsequent Events

As at the date of this report, there were no material events occurring subsequent to the end of the current financial year that have not been reflected in the financial statements for the current financial year.

A11. Changes in the Composition of the Group

There were no major changes in the composition of the Group for the current financial year.

A12. Contingent Liabilities

- A. In a civil suit brought against the Company, a Borrower is claiming RM1.48 million for an alleged breach of the loan agreement committed by the Company.

Since the Borrower has to date been wound up by a third party the Company had on 23 June 2005 filed an Application to Strike Out the Borrower's suit. At the Hearing of the said Application on 9 November 2005, the Court had ordered the Borrower's Writ and Statement of Claim to be struck off.

- B. In two (2) civil suits brought against the Company, a contractor appointed by one of the Company's borrower is claiming damages amounting to RM2.54 million for an alleged breach of contract. The suits were filed in the High Court at Kuala Lumpur as well as in the High Court at Kota Bharu.

The contractor's application for Summary Judgement has been dismissed by the Court. Both suits have since been consolidated and will be heard in the High Court at Kuala Lumpur.

The dates for the Trial of this matter which was earlier fixed on 30 to 31 January 2006 were vacated due to Chinese New Year holidays. The matter is now fixed for Trial from 29 May to 2 June 2006 and from 19 November to 23 November 2006.

- C. Upon default by a borrower, the Company has proceeded with foreclosure proceedings to foreclose the property provided by a third party chargor as security for the facilities granted to the borrower. In turn the third party chargor has proceeded with a legal suit against the Company for an alleged breach of the terms relating to the Charge. The matter is now fixed for Mention on 20 March 2006.

In respect of the foreclosure proceeding, the Company has to date obtained an Order for Sale. An Auction was held on 28 October 2003 but was aborted by the Land Office as there were no bidders. The owner has filed a motion in Court to set aside the Order for Sale. The motion was subsequently dismissed by the Court on 22 April 2004. The Land Office has fixed a date on 28 February 2006 to Auction the property charged to MBSB.

- D. In a civil suit brought against the Company, a borrower is claiming damages amounting to RM134.4 million for the alleged breach of the Loan Agreement.

This matter is now fixed for Trial from 3 to 7 April 2006.

- E. Upon the winding up of an unrelated company, the creditor of the said unrelated company has named a subsidiary of the Company (the "Company's subsidiary") as well as 3 other defendants as co-conspirators in a scheme to sell off a major asset of the unrelated company and thereafter allowing the said unrelated company to be wound up in order to defeat the said creditor's claim for payment from the unrelated company amounting to RM4.8 million for goods sold and delivered.

In the said suit, the creditor claims that by virtue of such conspiracy all the defendants including the Company's subsidiary are deemed to be constructive

trustees of the creditor and are either jointly or severally liable to account to the said creditor for the amount of RM4.8 million. The Company's subsidiary has to date filed an Application to Strike Out the creditor's suit. The said Application was dismissed by the High Court on 1 December 2005. The Company's subsidiary has to date filed a Notice of Appeal to the Court of Appeal against the said decision. In the meantime, Case Management for this matter has been fixed by the Court on 25 April 2006.

- F. A Borrower of the Company has instituted a civil suit against the Company and its subsidiary for an alleged breach of the terms of a Joint Venture Agreement entered into by the Borrower, the Company and the said subsidiary. The Borrower has sought for judgement in the sum of RM52.007 million being loss of profits from the Project contemplated under the Joint Venture Agreement, the sum of RM0.015 million being part payment for the purchase of several parcels of Project Land and the sum of RM4.931 million being the compensation paid by the State Government directly to the Company for the acquisition of a portion of the Project Land, damages for losses suffered by the Plaintiff as a result of claims made by third parties, consultants and contractors involved in the Joint Venture Project, damages for loss of reputation, interests and costs.

The Courts had on 28 September 2005 struck out the Borrower's suit against the Company. However, the Borrower still has an existing suit against the Company's subsidiary. The Borrower has yet to take any further steps in relation to the proceedings against the Company's subsidiary since the filing of the said Company's subsidiary's defense.

- G. A Borrower of the Company has instituted a civil suit against the Company and its subsidiary for an alleged breach of the terms of an undated Joint Venture Agreement entered into by the Borrower, the Company and the said subsidiary. As against the Company, the Borrower has sought for damages to be assessed by the Court, a true account status of the loan and a change in the interest rate. As against the Company's subsidiary, the Borrower has sought for damages to be assessed by the Court, specific performance to compel the Company's Subsidiary to complete the development project mentioned in the said suit within a reasonable time, specific performance to compel the Company's Subsidiary to ensure premium payments are made to the authorities for the conditions for the use of the project land mentioned in the said suit is converted to buildings for the purpose of housing, interest and costs.

The Company and its subsidiary have filed their appearance on 25 January 2005 and 26 January 2005 respectively. The Company and its subsidiary have both filed their Defenses on 18 April 2005. The Borrower has yet to take any further steps in relation to the proceedings since the filing of the said Defenses.

- H. A former Borrower of the Company has instituted a civil suit against the Company for an alleged breach of an agreement to grant loan facilities to the former Borrower for their commercial development project. The Company had terminated the said facilities due to the former Borrower's breach of the said agreement and had thereafter sold the loan asset to Pengurusan Danaharta Nasional Berhad. Notwithstanding the same, the former Borrower now alleges that the Company had failed to fully disburse the said facilities pursuant to the terms of the Facility Agreement. As such the former Borrower has sought for

damages amounting to RM18.011 million as at 31 July 2002, interest on a monthly rest basis at the rate of 2% per annum above Malayan Banking Berhad's Base Lending Rate on the sum of RM18.011 million from 1 August 2002 until the date of full settlement, penalty interest of 1% per annum on the sum of RM18.011 million from 1 August 2002 until the date of full settlement with regard to the liabilities incurred by the former Borrower in relation to the said commercial development project or in the alternative to the abovementioned reliefs, damages amounting to RM18.240 million being the total development expenditure incurred by the former Borrower, damages amounting to RM43.311 million for loss of profit or alternatively damages to be assessed by the Court as well as costs.

The Company has filed its appearance in Court on 26 July 2005 and had on 5 September 2005 served and filed their Defense against the former Borrower. The former Borrower has yet to take any further steps in relation to the proceedings since the filing of the Company's Defense.

- I. As at 31 December 2005, the Group and the Company have obligations to secure due performance by third parties amounting to RM292 million.

The Directors after obtaining advice from the Group's solicitors, are of the opinion that the Group has reasonably good cases in respect of claims A, B, C, D, E, F, G and H against the Group, as such no provision has been made in the financial statements.

A13. Inventories of Completed Properties

The Group has made a provision for write down of RM2.031 million in respect of inventories of completed properties during the current financial year.

A14. Acquisition/Disposal of Property, Plant and Equipment

	12 months ended 31/12/2005 RM'000
Acquisition	9,053
Disposal	768
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A15. Significant Related Party Transactions

	Fourth Quarter		Cumulative	
	Current quarter 31/12/2005 RM'000	Preceding quarter 31/12/2004 RM'000	Current Year to Date 31/12/2005 RM'000	Preceding Year To Date 31/12/2004 RM'000
Transactions with Employees Provident Fund Board, the Ultimate holding body				
Interest on loans	3,015	6,327	13,661	30,925
Rental paid	74	88	282	361
Agency fees received	6	10	26	33

A16. Capital Commitments

There were no commitments for the purchase of property, plant and equipment other than those provided in the financial statements as at 31 December 2005 is as follows:

	RM'000
Data Processing System and Equipment:-	
Approved and contracted for	530
Approved but not contracted for	4,834
	<u>5,364</u>

A17. Impairment Loss

The Group has recognised a reversal of impairment loss on land held for property development of RM2.669 million, impairment loss on property, plant and equipment of RM1.975 and an impairment loss on other investments of RM0.873 million for the current financial year.

BMSB LISTING REQUIREMENTS – DISCLOSURE REQUIREMENTS AS PART A OF APPENDIX 9B

B1. Comparison with the Preceding Quarter's Results

The Group's profit after taxation of RM19.219 million for the fourth quarter of 2005 was higher than the preceding quarter's of RM5.255 million. This was mainly due to higher recovery of provision for losses on loans and financing and higher other operating income.

B2. Review of Performance

The Group's profit after taxation for the twelve (12) months ended 31 December 2005 of RM38.866 million was mainly due to increase in interest income and higher recovery of provision for losses on loans and financing which was partly off set by higher other operating expenses.

B3. Prospect

Barring unforeseen circumstances, the Company and the Group are expected to improve further for the financial year ending 31 December 2006. The Company will continue to focus on its core mortgage and related retail businesses while emphasising on fee based income and corporate loan recovery.

B4. Variance from Profit Forecast and Profit Guarantee

There was no profit forecast or profit guarantee issued for the financial year ended 31 December 2005.

B5. Taxation

	Fourth Quarter		Cumulative	
	Current Quarter 31/12/2005 RM'000	Preceding Year Quarter 31/12/2004 RM'000	Current Year to Date 31/12/2005 RM'000	Preceding Year to Date 31/12/2004 RM'000
Income tax:				
Current year taxation	-	-	-	-
Deferred taxation	(12,278)	(10,019)	(12,333)	(9,361)
Under/(over) provision in prior years	(987)	-	(987)	-
Real Property Gains Tax	-	-	-	296
	<u>(13,265)</u>	<u>(10,019)</u>	<u>(13,320)</u>	<u>(9,065)</u>

The effective income tax rate for the current financial period was lower than statutory income tax rate principally due to utilisation of unabsorbed tax losses and capital

allowances, income not subject to tax and crystallisation of deferred tax liability on fair value adjustment.

B6. Profit/(loss) on Sale of Unquoted Investments and/or Properties

There was no sale of investments. Gain on disposal of properties recognised for the current financial year amounted to RM1.864 million.

B7. Purchase and Sale of Quoted Securities

There were no dealings in quoted securities for the current financial year.

Investments in quoted securities as at 31 December 2005 are as follows:

	At cost and nominal value As at 31.12.2005 RM'000	At carrying amount As at 31.12.2005 RM'000	At market value As at 31.12.2005 RM'000
Quoted shares	1,294	842	421
Quoted warrants	106	106	73
	<u>1,400</u>	<u>948</u>	<u>494</u>

B8. Status of Corporate Proposals

No corporate proposals were announced.

B9. Borrowings and Debts

Borrowings and debts securities at 31 December 2005 for the Group are as follows:-

	RM'000
Short term borrowings	
Secured	50,033
Unsecured	804,828
	<u>854,861</u>
Long term borrowings	
Secured	200,000
Unsecured	-
	<u>200,000</u>

All borrowings and debts securities are dominated in Ringgit Malaysia.

B10. Off Balance Sheet Financial Instruments

The Group does not have any off balance sheet financial instruments.

B11. Material Litigation

The details of the pending material litigation are as per note A12 above.

B12. Dividends Declared

The Board of Directors has recommended a first and final dividend of 2.5 sen less tax of 28% per Ordinary Share amounting to approximately RM6.081 million for the financial year ended 31 December 2005, subject to the approval of the shareholders at the forthcoming Annual General Meeting ("AGM"). The date of the AGM and the dividend entitlement date will be announced at a later date.

B13. Earnings Per Share

Basic

Basic earnings per share is calculated by dividing the net profit attributable to shareholders for the financial period by the weighted average number of ordinary shares in issue during the financial year.

	Fourth Quarter		Cumulative	
	Current Quarter 31/12/2005	Preceding Year Quarter 31/12/2004	Current Year to Date 31/12/2005	Preceding Year to Date 31/12/2004
Net profit attributable to shareholders (RM'000)	19,219	12,048	38,866	31,750
Number of ordinary shares ('000)	337,856	337,856	337,856	337,856
Basic earnings per Share (sen)	<u>5.69</u>	<u>3.57</u>	<u>11.50</u>	<u>9.40</u>

Diluted

For the purpose of calculating diluted earnings per share, the net profit for the financial year and the weighted average number of ordinary shares in issue during the financial period have been adjusted for the dilutive effects of all potential ordinary shares i.e. Redeemable Convertible Preference Shares ("RCPS") and the exercise of Employee Share Option Scheme ("ESOS").

	Fourth Quarter		Cumulative	
	Current Quarter 31/12/2005	Preceding Year Quarter 31/12/2004	Current Year to Date 31/12/2005	Preceding Year to Date 31/12/2004
Net profit attributable to shareholders (RM'000)	19,219	12,048	38,866	31,750
Effect of finance cost on RCPS (RM'000)	132	124	527	498
Adjusted net profit attributable to Shareholders (RM'000)	19,351	12,172	39,393	32,248
Weighted average of number of shares in issue ('000)	337,856	337,856	337,856	337,856
Adjusted for assumed conversion of RCPS ('000)	330,000	330,000	330,000	330,000
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	667,857	667,857	667,857	667,857
Diluted earnings per share (sen)	2.90	1.82	5.90	4.83

For the current financial year and the corresponding financial year in 2004, ESOS' exercise price is above the average market price of the Company's shares. Therefore, the assumed conversion of the ESOS is not included in the computation of diluted earnings per share as the assumed conversion is considered anti-dilutive.

B14. Authorisation For Issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 24 February 2006.

BY ORDER OF THE BOARD

Fariz Abdul Aziz
 COMPANY SECRETARY
 Kuala Lumpur
 24 February 2006