

**Interim Financial Report  
for the financial year ended 31 December 2009**

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Note:

M1 to M12 are explanatory notes in accordance with FRS134.

K1 to K13 are explanatory notes in accordance with paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

**Condensed Consolidated Income Statements**

*(The figures have not been audited)*

	<b>Current Year Quarter 31.12.2009 RM' 000</b>	Preceding Year Quarter 31.12.2008 RM' 000	<b>Current Year To Date 31.12.2009 RM' 000</b>	Preceding Year To Date 31.12.2008 RM' 000
Revenue	<b>166,311</b>	171,129	<b>642,442</b>	688,224
Cost of sales	<b>(74,599)</b>	(94,309)	<b>(281,589)</b>	(352,634)
Gross profit	<b>91,712</b>	76,820	<b>360,853</b>	335,590
Other operating income	<b>7,540</b>	22,664	<b>56,865</b>	55,295
Administrative expenses	<b>(39,285)</b>	(65,212)	<b>(135,960)</b>	(171,903)
Other operating expenses	<b>(14,097)</b>	(54,056)	<b>(31,843)</b>	(83,244)
Profit from operations	<b>45,870</b>	(19,784)	<b>249,915</b>	135,738
Finance costs	<b>(11,259)</b>	(17,507)	<b>(56,212)</b>	(55,823)
Share of after-tax results of associates	<b>7,188</b>	11,812	<b>27,833</b>	44,859
Gain on disposal of associate	<b>-</b>	83,589	<b>-</b>	83,589
Profit before tax	<b>41,799</b>	58,110	<b>221,536</b>	208,363
Less tax:				
Company and subsidiaries	<b>(6,236)</b>	(8,472)	<b>(42,316)</b>	(35,495)
Profit for the period	<b>35,563</b>	49,638	<b>179,220</b>	172,868
Attributable to:				
Equity holders of the Company	<b>31,137</b>	44,198	<b>158,978</b>	154,960
Minority interests	<b>4,426</b>	5,440	<b>20,242</b>	17,908
	<b>35,563</b>	49,638	<b>179,220</b>	172,868
Earnings per share (sen)				
- basic	<b>2.12</b>	2.98	<b>10.85</b>	10.46
- diluted	<b>na<sup>1</sup></b>	2.98	<b>na<sup>1</sup></b>	10.46
Dividends per ordinary share (sen)	<b>2.50</b>	0.00	<b>2.50</b>	2.50

*Note 1:*

*Computation of diluted earnings per share is not applicable as there are no outstanding shares to be issued.*

**Condensed Consolidated Balance Sheets**  
(The figures have not been audited)

	31.12.2009 RM '000	31.12.2008 RM '000
<b>Capital and reserves attributable to the Company's equity holders</b>		
Share capital	745,148	745,148
Share premium	427,221	427,221
Treasury shares	(48,474)	(35,005)
Revaluation and other reserves	353,061	332,206
Retained earnings	1,379,147	1,218,811
	<b>2,856,103</b>	2,688,381
Minority interests	114,908	90,616
<b>TOTAL EQUITY</b>	<b>2,971,011</b>	<b>2,778,997</b>
Represented by:		
<b>Non current assets</b>		
Property, plant and equipment	828,750	758,007
Long term prepaid lease	203,795	206,857
Investment property	1,463,821	1,527,263
Land held for property development	267,152	256,641
Associates	550,724	542,348
Other investments	6,212	6,212
Deferred tax assets	14,875	10,522
	<b>3,335,329</b>	3,307,850
<b>Current assets</b>		
Property development costs	95,769	93,565
Inventories	65,377	67,625
Marketable securities	60,046	37,556
Receivables	129,705	158,504
Amount owing by associates	121,090	118,920
Amount owing by a jointly controlled entity	(3,417)	5,869
Tax recoverable	13,606	4,067
Deposits with licensed banks	542,587	528,954
Cash and bank balances	103,666	127,184
	<b>1,128,429</b>	1,142,244
<b>Less: Current liabilities</b>		
Payables	395,627	473,328
Amount owing to associates	25,583	24,386
Borrowings	83,491	122,781
Tax	14,266	14,751
	<b>518,967</b>	635,246
<b>Net current assets</b>	<b>609,462</b>	506,998
<b>Less: Non current liabilities</b>		
Borrowings	891,354	954,305
Deferred taxation	82,426	81,546
	<b>973,780</b>	1,035,851
	<b>2,971,011</b>	<b>2,778,997</b>



**Consolidated Statement of Changes in Equity for the financial year ended 31 December 2009**  
(The figures have not been audited)

	Attributable to equity holders										Minority Interests
	Issued and fully paid ordinary shares of RM0.50 each		Treasury Shares ordinary shares of RM0.50 each		Non-distributable		Distributable		Total		
	Number of shares '000	Nominal value RM '000	Number of shares '000	Nominal value RM '000	Share premium RM '000	Revaluation and other reserves RM '000	Retained earnings RM '000	RM '000	RM '000	RM '000	RM '000
<b>At 1 January 2009</b>	1,490,296	745,148	(22,257)	(35,005)	427,221	332,206	1,218,811	90,616	2,778,997		
Profit for the financial year	-	-	-	-	-	-	158,978	20,242	179,220		
Share buy-back	-	-	(8,082)	(13,469)	-	-	-	-	(13,469)		
Issuance of ordinary shares to minority interests in a subsidiary	-	-	-	-	-	-	-	14,705	14,705		
Issuance of Redeemable Cumulative Non-Voting Preference Shares to minority interests in a subsidiary	-	-	-	-	-	-	-	416	416		
Currency translation differences	-	-	-	-	-	13,586	-	694	14,280		
Realisation of revaluation surplus on property, plant and equipment, net of tax	-	-	-	-	-	(1,097)	1,097	-	-		
Realisation of deferred tax on property, plant and equipment	-	-	-	-	-	-	286	-	286		
Deferred tax on revaluation surplus on property, plant and equipment	-	-	-	-	-	(310)	-	-	(310)		
Revaluation surplus on property, plant and equipment, net of tax	-	-	-	-	-	8,651	-	-	8,651		
Creation of a Capital Redemption Reserve upon redemption of redeemable preference shares by a subsidiary	-	-	-	-	-	25	(25)	-	-		
Net gain not recognised in income statement	-	-	-	-	-	20,855	1,358	694	22,907		
Dividends	-	-	-	-	-	-	-	(11,765)	(11,765)		
<b>At 31 December 2009</b>	1,490,296	745,148	(30,339)	(48,474)	427,221	353,061	1,379,147	114,908	2,971,011		

**Condensed Consolidated Statement of Changes in Equity for the financial year ended 31 December 2008**  
(The figures have been audited)

	Attributable to equity holders										Minority Interests
	Issued and fully paid ordinary shares of RM0.50 each		Treasury Shares ordinary shares of RM0.50 each		Non-distributable		Distributable		Retained		
	Number of shares '000	Nominal value RM '000	Number of shares '000	Nominal value RM '000	Share premium RM '000	Revaluation reserves RM '000	Share and other reserves RM '000	Share premium RM '000	Retained earnings RM '000	Total RM '000	
<b>At 1 January 2008</b>	1,489,724	744,862	(8,909)	(17,094)	426,974	335,964	1,148,895	89,384	2,728,985		
Profit for the financial year	-	-	-	-	-	-	154,960	17,908	172,868		
Share buy-back	-	-	(13,347)	(17,911)	-	-	-	-	(17,911)		
Redemption of Redeemable and Convertible Unsecured Loan Stock from minority interest	-	-	-	-	-	-	-	(4,000)	(4,000)		
Issuance of Redeemable Cumulative Non-Voting Preference Shares to minority interests in a subsidiary	-	-	-	-	-	-	-	378	378		
Issuance of ordinary shares to minority interest in a subsidiary	-	-	-	-	-	-	-	1,225	1,225		
Issue of shares: Employees' Share Options	572	286	-	-	247	-	-	-	533		
Currency translation differences	-	-	-	-	-	(30,375)	-	(367)	(30,742)		
Dilution of shares in subsidiaries	-	-	-	-	-	-	-	(663)	(663)		
Realisation of reserves upon liquidation of a foreign associate	-	-	-	-	-	(686)	-	-	(686)		
Realisation of revaluation surplus on property, plant and equipment, net of tax	-	-	-	-	-	(1,301)	1,301	-	-		
Realisation of deferred tax on property, plant and equipment	-	-	-	-	-	-	984	-	984		
Reversal of deferred tax arising from change in tax rate	-	-	-	-	-	5,579	-	-	5,579		
Creation of a capital redemption reserve upon redemption of redeemable preference shares by the subsidiaries	-	-	-	-	-	23,025	(23,025)	-	-		
Total recognised income and expenses for the financial year	-	-	-	-	-	(3,758)	(20,740)	(1,030)	(25,528)		
Dividends	-	-	-	-	-	-	(64,304)	(13,249)	(77,553)		
<b>At 31 December 2008</b>	<b>1,490,296</b>	<b>745,148</b>	<b>(22,256)</b>	<b>(35,005)</b>	<b>427,221</b>	<b>332,206</b>	<b>1,218,811</b>	<b>90,616</b>	<b>2,778,997</b>		

**Condensed Consolidated Cash Flow Statements**  
(The figures have not been audited)

	31.12.2009 RM '000	31.12.2008 RM '000
<b>Operating activities</b>		
Receipts from customers	692,696	761,763
Payments to contractors, suppliers and employees	(385,187)	(545,496)
Cash flow from operations	307,509	216,267
Interest paid	(56,799)	(56,270)
Income taxes paid	(52,271)	(47,961)
<b>Net cash generated from operating activities</b>	<b>198,439</b>	<b>112,036</b>
<b>Investing activities</b>		
Dividends received from associates	20,409	21,064
Proceeds from disposal of an associate	-	107,561
Acquisition of additional interests in subsidiaries	-	(45)
Acquisition of an associate	-	(40)
Dividends received from other investments	3,700	141
Interest received	9,835	14,077
Proceeds from sale of investments	-	17,941
Proceeds from disposal of property, plant and equipment	590	5,920
Additions to property, plant and equipment, investment properties, long term prepaid lease and land held for property development	(133,287)	(215,724)
Return of capital from an associate	-	3,454
Net repayment of advances from jointly controlled entity	9,286	12,339
Net repayment of (advances to)/advances from associates	(973)	1,348
<b>Net cash used in investing activities</b>	<b>(90,440)</b>	<b>(31,964)</b>
<b>Financing activities</b>		
Proceeds from shares issued by the Company	-	533
Purchase of treasury shares	(13,469)	(17,911)
Dividends paid	-	(64,304)
Repayment of bank borrowings, net of receipts	(103,495)	198,940
<b>Net cash generated from/(used in) financing activities</b>	<b>(116,964)</b>	<b>117,258</b>
Foreign currencies exchange difference	(920)	5,574
<b>Net decrease in cash and cash equivalents</b>	<b>(9,885)</b>	<b>202,904</b>
Cash and cash equivalents at beginning of financial year	656,138	453,234
<b>Cash and cash equivalents at end of financial year</b>	<b>646,253</b>	<b>656,138</b>

**Explanatory notes to the Interim Financial Statements  
for the twelve months ended 31 December 2009**

**M1 Basis of preparation**

This Interim Report is unaudited and has been prepared in accordance with the requirements of Financial Reporting Standard 134 – “Interim Financial Reporting” issued by the Malaysian Accounting Standards Board and paragraph 9.22 together with Part A, Appendix 9B of Bursa Malaysia Securities Berhad (“Bursa Malaysia”) Listing Requirements, and should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2008.

This interim financial report has been prepared based on accounting policies and methods of computation which are consistent with those adopted for the annual audited financial statements for the year financial ended 31 December 2008.

**M2 Qualification**

The Audit Report of the Group’s annual financial statements for the financial year ended 31 December 2008 was not subject to any audit qualification.

**M3 Seasonality or cyclicity**

The Group’s operations were not materially affected by seasonal or cyclical factors.

**M4 Significant unusual items**

There were no significant unusual items that affect the assets, liabilities, equity, net income or cash flows other than those disclosed elsewhere in these notes.

**M5 Material changes in estimates**

Not applicable.

**M6 Debt and equity securities**

Shares repurchased during the current financial year to-date were as follows:

Date	No. of shares	Lowest Price RM	Highest Price RM	Cost RM
Balance as at 31 December 2008	22,256,100			
27.03.09	1,000,000	1.40	1.40	1,404,820.00
02.06.09	10,000	1.67	1.67	16,822.21
08.10.09	3,200,000	1.69	1.70	5,440,477.02
09.10.09	3,862,100	1.70	1.70	6,586,466.71
26.11.09	10,000	2.03	2.03	20,448.89
Balance as at 31 December 2009	30,338,200			

The number of treasury shares held as at the date of this report was 30,338,200 ordinary shares of RM0.50 each.

Other than the above, there were no issuances, cancellations, resale or repayments of debt and equity securities for the current financial year to-date.



**M7 Dividends paid**

No dividends have been paid during the current financial year to-date.

**M8 Segment Reporting**

<b>Business segments</b>	<b>Property development RM '000</b>	<b>Property investment RM '000</b>	<b>Hotel RM '000</b>	<b>Construction RM '000</b>	<b>Others RM '000</b>	<b>Group RM '000</b>
<b>2009</b>						
<b>Revenue</b>						
Total revenue	85,580	408,917	159,345	84,676	32,104	770,622
Intersegment revenue	-	(17,295)	(4,193)	(84,676)	(22,016)	(128,180)
External revenue	<u>85,580</u>	<u>391,622</u>	<u>155,152</u>	<u>-</u>	<u>10,088</u>	<u>642,442</u>
<b>Results</b>						
Segment results (external)	28,869	171,414	43,344	125	24,476	268,228
Unallocated income						9,835
Unallocated expense						(28,148)
Profit from operations						<u>249,915</u>
Finance costs						(56,212)
Share of after-tax results of associates	<u>4,413</u>	<u>884</u>	<u>22,380</u>	<u>-</u>	<u>156</u>	<u>27,833</u>
Profit from ordinary activities before tax						221,536
Tax-Company and subsidiaries						(42,316)
Profit for the period						<u><u>179,220</u></u>
Attributable to:						
Equity holders of the Company						158,978
<b>Minority interests</b>						<u>20,242</u>
						<u><u>179,220</u></u>

Unallocated income represents interest income while unallocated expenses relates to head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

**M8 Segment Reporting (continued..)**

<b>Business segments</b>	<b>Property development RM '000</b>	<b>Property investment and holding RM '000</b>	<b>Hotel RM '000</b>	<b>Construction RM '000</b>	<b>Others RM '000</b>	<b>Group RM '000</b>
<b>2008</b>						
<b>Revenue</b>						
Total revenue	180,312	372,170	139,005	154,639	28,415	874,541
Intersegment revenue	-	(6,727)	(3,693)	(154,639)	(21,258)	(186,317)
External revenue	<u>180,312</u>	<u>365,443</u>	<u>135,312</u>	<u>-</u>	<u>7,157</u>	<u>688,224</u>
<b>Results</b>						
Segment results (external)	5,195	135,948	26,848	507	(17,426)	151,072
Unallocated income						14,077
Unallocated expense						(29,411)
Profit from operations						135,738
Finance costs						(55,823)
Share of after-tax results of associates	(465)	(701)	46,216	-	(191)	44,859
Gain from disposal of associate	-	-	-	-	83,589	83,589
Profit from ordinary activities before tax						208,363
Tax-Company and subsidiaries						(35,495)
Profit for the period						<u>172,868</u>
Attributable to:						
Equity holders of the Company						154,960
<b>Minority interests</b>						<u>17,908</u>
						<u>172,868</u>

Unallocated income represents interest income while unallocated expenses relates to head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

**M9 Valuations**

Valuations of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

**M10 Material events subsequent to the end of the interim period**

There were no material events subsequent to the end of the interim period up to the date of this report other than as disclosed elsewhere in this report.

#### **M11 Changes in the composition of the Group**

On 21 May 2009, the Company announced to Bursa Malaysia that Mid Valley City Developments Sdn Bhd, a wholly-owned subsidiary of the Company had acquired 100% of the issued and paid-up share capital of Original Advisory Sdn Bhd comprising two ordinary shares of RM1.00 each fully paid at par.

On 27 July 2009, the Company announced to Bursa Malaysia that the Company had acquired 100% of the issued and paid-up share capital of Crest Corridor Sdn Bhd comprising two ordinary shares of RM1.00 each fully paid at par.

On 3 November 2009, the Company announced to Bursa Malaysia that following the application made to the Companies Commission of Malaysia (CCM) for voluntary striking-off of PIR Management Services Sdn Bhd (PIR) and Tanobi Sdn Bhd (Tanobi), CCM had in its letter dated 2 November 2009 notified that both, PIR and Tanobi, will be struck of the register and dissolved upon the expiration of one month from 2 November 2009 under Section 308(1) of the Companies Act 1965.

On 16 November 2009, the Company announced to Bursa Malaysia that the Company had acquired 100% of the issued and paid-up share capital of Verokey Sdn Bhd comprising two ordinary shares of RM1.00 each fully paid at par.

On 16 November 2009, the Company announced to Bursa Malaysia that Pacific Land Sdn Bhd, a wholly-owned subsidiary of the Company had incorporated a private limited company in Singapore under the name of Pacific Land Pte Ltd with an issued and paid-up share capital of S\$1.00.

On 12 January 2010, the Company announced to Bursa Malaysia that the Company had acquired 100% of the issued and paid-up share capital of Idaman Spektra Sdn Bhd comprising two ordinary shares of RM1.00 each fully paid at par.

#### **M12 Contingent liabilities and contingent assets**

There were no contingent liabilities or contingent assets since 31 December 2008.

#### **K1 Review of performance**

For the three months ended 31 December 2009, Group revenue decreased by 3% to RM166.3 million when compared to the corresponding period in 2008 of RM171.1 million due mainly to lower contribution from the Property Development division.

Accordingly, Group pre-tax profit decreased by 28% to RM41.8 million when compared to pre-tax profit of RM58.1 million achieved in the corresponding period in 2008 mainly attributable to lower contribution from the Property Development division.

#### **K2 Comparison with immediate preceding quarter**

Group revenue for the three months ended 31 December 2009 increased by 8% to RM166.3 million when compared to RM154.7 million achieved for the three months ended 30 September 2009 due to higher contributions from the Property Investment and Hotel divisions.

However, Group pre-tax profit decreased by 38% to RM41.8 million when compared to the RM67.3 million reported in the immediate preceding quarter mainly due to significantly lower contribution from the Property Development division.

**K3 Prospects for 2010**

The prospects for 2010 depend very much on the recovery of the global and in particular the country's economy. If recovery is slow, we can expect the financial year will be very challenging.

**K4 Profit forecast/profit guarantee**

The Group did not issue any profit forecast or profit guarantee.

**K5 Tax**

	<b>Current quarter ended 31.12.2009 RM '000</b>	<b>Cumulative current Year-To-Date ended 31.12.2009 RM '000</b>
Malaysian income tax		
- Company and subsidiaries	8,050	49,268
- overprovision of previous year's tax	-	(7,110)
Transferred( to)/from deferred tax	<u>(1,835)</u>	<u>69</u>
	6,215	42,227
Overseas tax		
- Company and subsidiaries	21	89
	<u>6,236</u>	<u>42,316</u>

The effective tax rate of the Group for the current quarter and for the financial year to-date was lower than the statutory tax rate as certain income were not subjected to tax.

**K6 Unquoted investments**

There was no sale of unquoted investments for the current quarter and financial year to-date.

**K7 Marketable securities**

Total investments in marketable securities as at 31 December 2009 were as follows:

	<b>RM '000</b>
Total investments at cost	<u>61,382</u>
Total investments at carrying value/book value (after provision for diminution in value)	<u>60,046</u>
Total investments at market value at 31 December 2009	<u>60,477</u>

**K8 Corporate proposals**

No corporate proposals have been announced during the financial quarter under review up to the date of this report.

**K9 Group borrowings and debt securities**

Group borrowings as at 31 December 2009 were as follows:

	<b>RM '000</b>
<b>Long term borrowings:</b>	
<b>Secured</b>	
Term Loan	290,000
Redeemable Bonds/Bank Guaranteed Bonds	398,777
<b>Unsecured</b>	
Term Loan	202,577
	<u>891,354</u>
<b>Short term borrowings:</b>	
<b>Secured</b>	
Current portion of Redeemable Bonds	50,000
Current portion of term loan	10,000
<b>Unsecured</b>	
Short term loan	23,491
	<u>83,491</u>
<b>TOTAL</b>	<b><u>974,845</u></b>
<b>Total equity as at 31 December 2009</b>	<b><u>2,971,011</u></b>

**K10 Financial instruments**

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

**K11 Material litigation**

There was no pending material litigation as at the date of this report which exceeds 5% of the net assets of the Group.

**K12 Proposed dividends**

An Interim Dividend of 5% less tax is declared for the financial year ended 31 December 2009 and will be paid on 15 April 2010 to every member who is entitled to receive the dividend at 4.00 p.m. on 15 March 2010.

	<b>Interim 2009</b>	Interim 2008
Per ordinary share (sen)	<b>2.5</b>	2.5
Net dividend (RM'000)	<b>27,374</b>	32,105
Date payable/paid	<b>15 April 2010</b>	26 September 2008

**K13 Earnings per share**

	<b>Current Quarter ended 31.12.2009</b>	Preceding Year Quarter ended 31.12.2008	<b>Current Year To Date ended 31.12.2009</b>	Preceding Year To Date ended 31.12.2008
Profit attributable to equity holders of the Company	RM '000 <b>31,137</b>	44,198	<b>158,978</b>	154,960
Weighted average number of ordinary shares in issue	'000 <b>1,465,632</b>	1,480,908	<b>1,465,632</b>	1,480,908
<b>Basic earnings per share</b>	sen <b>2.12</b>	2.98	<b>10.85</b>	10.46
Profit attributable to equity holders of the Company	RM '000 <b>31,137</b>	44,198	<b>158,978</b>	154,960
Weighted average number of ordinary shares in issue	'000 <b>1,465,632</b>	1,480,908	<b>1,465,632</b>	1,480,908
Adjustments for share options	'000 <b>-</b>	84	<b>-</b>	84
Weighted average number of ordinary shares for diluted earnings per share	'000 <b>1,465,632</b>	1,480,992	<b>1,465,632</b>	1,480,992
<b>Diluted earnings per share</b>	sen <b>na</b>	2.98	<b>na</b>	10.46

BY ORDER OF THE BOARD  
TINA CHAN LAI YIN  
Secretary

Kuala Lumpur  
25 February 2010