

The Directors and promoters of KSL Holdings Berhad (KSLH) and the Offerors have seen and approved this Prospectus and they collectively and individually accept full responsibility for the accuracy of all information given and confirm that, after having made all reasonable enquiries, and to the best of their knowledge and belief, there are no facts the omission of which would make any statement herein false or misleading.

Southern Investment Bank Berhad as the adviser and underwriter, acknowledge that, based on all available information and to the best of its knowledge and belief, this Prospectus constitutes a full and true disclosure of all material facts concerning the Public Issue and Offer for Sale and is satisfied that any profit estimate and forecast (for which the Directors of KSLH are fully responsible) prepared for inclusion in the Prospectus has been stated by the Directors after due and careful enquiry and has been duly reviewed by the Reporting Accountants.

Hwang-DBS Securities Berhad as the managing underwriter has considered the information in this Prospectus and the above representation by the Directors and promoters of KSLH.

The Securities Commission (SC) has approved the Public Issue and Offer for Sale and the approval of the SC shall not be taken to indicate that the SC recommends the Public Issue and the Offer for Sale.

The SC shall not be liable for any non-disclosure on the part of KSLH and assumes no responsibility for the correctness of any statements made or opinions or reports expressed in this Prospectus. **INVESTORS SHOULD RELY ON THEIR OWN EVALUATION TO ASSESS THE MERITS AND RISKS OF THE INVESTMENT.**

The valuation approved by the SC shall only be utilised for the purpose of the corporate proposal submitted to and approved by the SC, and shall not be construed as an endorsement by the SC on the value of the subject assets for any other purposes.

The Kuala Lumpur Stock Exchange (KLSE) assumes no responsibility for the correctness of any statements made or opinions expressed in this Prospectus. Admission to the official list of the Main Board of the KLSE is not to be taken as an indication of the merits of KSLH or of its ordinary shares.

A copy of the Prospectus has been registered by the SC and lodged with the Registrar of Companies, Malaysia who takes no responsibility for its contents.

INDICATIVE TIMETABLE

Events	Tentative Dates
Opening Date of the IPO	28 December 2001
Closing Date of the IPO	14 January 2002*
Tentative Balloting Date	18 January 2002
Tentative Allotment Date	30 January 2002
Tentative Listing Date	6 February 2002

Note:

- * *The Directors of KSLH together with the managing underwriter may at their absolute discretion decide to extend the closing date of the IPO to a further date or dates.*

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ABBREVIATIONS

In this Prospectus, the following abbreviations shall bear the following meanings except where the context otherwise requires:

Companies/Individuals:

ACSB	Ambang Cendana Sdn Bhd, a wholly-owned subsidiary company of GDSB		
BBDSB	Bintang-Bintang Development Sdn Bhd		
BBESB	Bintang-Bintang Enterprise Sdn Bhd		
Board	Board of Directors of KSLH		
Business Associates	Comprises suppliers, contractors, business and project consultants and agents of the KSLH Group		
Entitled Employees	Senior and/or long-serving employees of KSLH Group who are entitled to the Offer Shares pursuant to the Offer for Sale		
EVSB	Eversonic Sdn Bhd		
EXSB	Exportex Sdn Bhd		
GDSB	Goodpark Development Sdn Bhd		
HJDSB	Hua Jin Development Sdn Bhd, a wholly-owned subsidiary company of KSLR		
HTPSB	Harapan Terang Properties Sdn Bhd		
HTRSB	Harapan Terang Realty Sdn Bhd		
HTSB	Harapan Terang Sdn Bhd		
KSLH or Company	KSL Holdings Berhad		
KSLH Group or Group	KSLH and its subsidiary companies		
KSLR	Khoo Soon Lee Realty Sdn Bhd		
Offerors	Offeror	No. of KSLH Shares	% of enlarged share capital
	Ahmad Bin Ab. Rahman	5,345,842	2.95
	Khoo Cheng Hai @ Ku Cheng Hai	2,075,874	1.15
	Ku Tien Sek	1,288,808	0.71
	Ku Wa Chong	9,389,476	5.19
	Total	18,100,000	10.00
PPISB	Prosper Plus Industry Sdn Bhd		
PSSB	Premiere Sector Sdn Bhd		
SDSB	Showin Development Sdn Bhd, a wholly-owned subsidiary company of HTSB		
SSB	Sejota Sdn Berhad		

ABBREVIATIONS (Cont'd)

TLDSB Tai Lik Development (Batu Anam) Sdn Bhd

Listing Scheme:

Acquisitions	Acquisition of BBDSB, Acquisition of BBESB, Acquisition of EVSB, Acquisition of EXSB, Acquisition of GDSB, Acquisition of HTPSB, Acquisition of HTRSB, Acquisition of HTSB, Acquisition of KSLR, Acquisition of PPISB, Acquisition of SSB and Acquisition of TLDSB, collectively
Acquiree Companies	BBDSB, BBESB, EVSB, EXSB, GDSB, HTPSB, HTRSB, HTSB, KSLR, PPISB, SSB and TLDSB, collectively
Acquisition of BBDSB	The acquisition of the entire issued and paid-up share capital of BBDSB comprising 1,500,000 Shares for a purchase consideration of RM22,963,544 to be satisfied by an issuance of 25,688,284 new KSLH Shares at approximately 89 sen per KSLH Share
Acquisition of BBESB	The acquisition of the entire issued and paid-up share capital of BBESB comprising 350,000 Shares for a purchase consideration of RM11,773,808 to be satisfied by an issuance of 13,170,830 new KSLH Shares at approximately 89 sen per KSLH Share
Acquisition of EVSB	The acquisition of the entire issued and paid-up share capital of EVSB comprising 300,000 Shares for a purchase consideration of RM767,529 to be satisfied by an issuance of 858,600 new KSLH Shares at approximately 89 sen per KSLH Share
Acquisition of EXSB	The acquisition of the entire issued and paid-up share capital of EXSB comprising 250,000 Shares for a purchase consideration of RM550,547 to be satisfied by an issuance of 615,872 new KSLH Shares at approximately 89 sen per KSLH Share
Acquisition of GDSB	The acquisition of the entire issued and paid-up share capital of GDSB comprising 3,000,000 Shares for a purchase consideration of RM10,599,207 to be satisfied by an issuance of 11,856,856 new KSLH Shares at approximately 89 sen per KSLH Share
Acquisition of HTPSB	The acquisition of the entire issued and paid-up share capital of HTPSB comprising 1,200,000 Shares for a purchase consideration of RM17,577,517 to be satisfied by an issuance of 19,663,178 new KSLH Shares at approximately 89 sen per KSLH Share
Acquisition of HTRSB	The acquisition of the entire issued and paid-up share capital of HTRSB comprising 360,000 Shares for a purchase consideration of RM1,405,886 to be satisfied by an issuance of 1,572,702 new KSLH Shares at approximately 89 sen per KSLH Share
Acquisition of HTSB	The acquisition of the entire issued and paid-up share capital of HTSB comprising 2,000,000 Shares for a purchase consideration of RM9,119,710 to be satisfied by an issuance of 10,201,808 new KSLH Shares at approximately 89 sen per KSLH Share

ABBREVIATIONS (Cont'd)

Acquisition of KSLR	The acquisition of the entire issued and paid-up share capital of KSLR comprising 4,500,000 Shares for a purchase consideration of RM58,112,841 to be satisfied by an issuance of 65,008,222 new KSLH Shares at approximately 89 sen per KSLH Share								
Acquisition of PPISB	The acquisition of the entire issued and paid-up share capital of PPISB comprising 200,000 Shares for a purchase consideration of RM479,642 to be satisfied by an issuance of 536,554 new KSLH Shares at approximately 89 sen per KSLH Share								
Acquisition of SSB	The acquisition of the entire issued and paid-up share capital of SSB comprising 276,000 Shares for a purchase consideration of RM1,131,392 to be satisfied by an issuance of 1,265,636 new KSLH Shares at approximately 89 sen per KSLH Share								
Acquisition of TLDSB	The acquisition of the entire issued and paid-up share capital of TLDSB comprising 740,000 Shares for a purchase consideration of RM3,049,512 to be satisfied by an issuance of 3,411,352 new KSLH Shares at approximately 89 sen per KSLH Share								
IPO	Public Issue and Offer for Sale, collectively								
IPO Shares	Public Issue Shares and Offer for Sale Shares, collectively								
KSLH Share(s)	Ordinary share(s) of 50 sen each in KSLH								
Listing	Listing and quotation of the entire enlarged issued and paid-up share capital of the Company comprising 181,000,000 KSLH Shares on the Main Board of the KLSE								
Offer for Sale	Offer for sale by the Offerors of 18,100,000 KSLH Shares at an offer price of RM1.20 per KSLH Share payable in full on application, subject to the terms and conditions of this Prospectus, as follows:								
	<table border="0"> <thead> <tr> <th style="text-align: left;">Offeree</th> <th style="text-align: right;">No. of KSLH Shares</th> </tr> </thead> <tbody> <tr> <td>Entitled Employees</td> <td style="text-align: right;">5,325,000</td> </tr> <tr> <td>Bumiputera investors approved by MITI</td> <td style="text-align: right;">12,775,000</td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>18,100,000</u></td> </tr> </tbody> </table>	Offeree	No. of KSLH Shares	Entitled Employees	5,325,000	Bumiputera investors approved by MITI	12,775,000	Total	<u>18,100,000</u>
Offeree	No. of KSLH Shares								
Entitled Employees	5,325,000								
Bumiputera investors approved by MITI	12,775,000								
Total	<u>18,100,000</u>								
Offer Shares	18,100,000 KSLH Shares, which are the subject of the Offer for Sale								
Participating Financial Institution(s)	Participating financial institutions for Electronic Application as listed in Section 14 of this Prospectus								
Public Issue	Public issue of 27,150,000 KSLH Shares at an issue price of RM1.20 per KSLH Share payable in full on application, subject to the terms and conditions of this Prospectus, as follows:								
	<table border="0"> <thead> <tr> <th></th> <th style="text-align: right;">No. of KSLH Shares</th> </tr> </thead> <tbody> <tr> <td>Eligible employees and Business Associates</td> <td style="text-align: right;">9,050,000</td> </tr> <tr> <td>Malaysian citizens, companies, co-operatives, societies and institutions, of which 30% is to be set aside for Bumiputera individuals, companies, co-operatives, societies and institutions</td> <td style="text-align: right;">18,100,000</td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>27,150,000</u></td> </tr> </tbody> </table>		No. of KSLH Shares	Eligible employees and Business Associates	9,050,000	Malaysian citizens, companies, co-operatives, societies and institutions, of which 30% is to be set aside for Bumiputera individuals, companies, co-operatives, societies and institutions	18,100,000	Total	<u>27,150,000</u>
	No. of KSLH Shares								
Eligible employees and Business Associates	9,050,000								
Malaysian citizens, companies, co-operatives, societies and institutions, of which 30% is to be set aside for Bumiputera individuals, companies, co-operatives, societies and institutions	18,100,000								
Total	<u>27,150,000</u>								

ABBREVIATIONS (Cont'd)

Public Issue Shares	27,150,000 KSLH Shares which are the subject of the Public Issue
Share(s)	Ordinary share(s) of RM1.00 each
Transfer to PSSB	The transfer of 81,450,000 KSLH Shares held by Khoo Cheng Hai @ Ku Cheng Hai, Ku Hwa Seng, Ku Tien Sek and Ku Wa Chong to PSSB in the following proportions prior to the Public Issue:

Name of Shareholder	No. of KSLH Shares to be transferred to PSSB
Khoo Cheng Hai @ Ku Cheng Hai	26,968,367
Ku Hwa Seng	23,673,609
Ku Tien Sek	26,658,399
Ku Wa Chong	4,149,625
Total	81,450,000

Underwriting Agreement A conditional underwriting agreement entered into between the Company and the Underwriters on 21 November 2001 to underwrite 24,500,000 KSLH Shares

Underwriters Hwang-DBS Securities Berhad, MIDF Sisma Securities Sdn Bhd and SIBB, collectively

Authorities:

FIC	Foreign Investment Committee
KLSE	Kuala Lumpur Stock Exchange
MCD	Malaysian Central Depository Sdn Bhd
MIH	Malaysian Issuing House Sdn Bhd
MITI	Ministry of International Trade and Industry
ROC	Registrar of Companies, Malaysia
SC	Securities Commission

Financial Terms:

EPS	Earnings Per Share
NTA	Net Tangible Assets
PAT	Profit after taxation
PBT	Profit before taxation
PE Multiple	Price Earnings Multiple

ABBREVIATIONS (Cont'd)

Others:

ADA	Authorised Depository Agent
ADA Code	ADA (Broker) Code
Application	Application for the IPO Shares by way of Application Form
ATM	Automated Teller Machine
CDS	Central Depository System
Colliers	Colliers Jordan Lee & Jaafar (JH) Sdn Bhd
Electronic Share Application	Application for the IPO Shares through a Participating Financial Institution's ATM
GDP	Gross Domestic Product
R&D	Research and development
RM and sen	Ringgit Malaysia and sen respectively
SC Guidelines	Policies and Guidelines on Issue/Offer of Securities issued by the SC
SIBB	Southern Investment Bank Berhad

Words denoting the singular number only include the plural and also vice versa and words denoting the masculine gender shall, where applicable, include the feminine gender and vice versa. Reference to persons shall include corporations.

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1. CORPORATE INFORMATION

BOARD OF DIRECTORS

Name	Address	Occupation	Nationality
YB Dato' Haji Ishak Bin Ismail <i>(Executive Chairman)</i>	5386C, Jalan Datuk Palembang Bukit Baru 75150 Melaka	Director	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai <i>(Group Managing Director)</i>	No. 3, Jalan Bukit Hampar 85000 Segamat Johor Darul Takzim	Director	Malaysian
Ku Hwa Seng <i>(Executive Director)</i>	No. 6, Jalan Songkit 12 Lorong 1, Taman Sentosa 80150 Johor Bahru Johor Darul Takzim	Director	Malaysian
Ku Tien Sek <i>(Executive Director)</i>	63, Jalan Hassan Kg. Gubah 85000 Segamat Johor Darul Takzim	Director	Malaysian
Ahmad Bin Ab. Rahman <i>(Executive Director)</i>	6-7, Jalan Buloh Kasap 85000 Segamat Johor Darul Takzim	Director	Malaysian
Tay Thin Hock <i>(Independent Non-Executive Director)</i>	No. 22A, Jalan Setiamurni 6 Bukit Damansara 50490 Kuala Lumpur Wilayah Persekutuan	Director	Malaysian
Ibrahim Bin Hj Ali <i>(Independent Non-Executive Director)</i>	No. 13, Lorong Seri Meranti Taman Bukit Chedang 70300 Seremban Negeri Sembilan Darul Khusus	Director	Malaysian
Gow Kow <i>(Independent Non-Executive Director)</i>	No. 23, Jalan Ros Merah 4/10 Taman Johor Jaya 81100 Johor Bahru Johor Darul Takzim	Accountant	Malaysian

AUDIT COMMITTEE

Name	Designation	Directorship
Gow Kow	Chairman	Independent Non-Executive Director
Khoo Cheng Hai @ Ku Cheng Hai	Member	Group Managing Director
Tay Thin Hock	Member	Independent Non-Executive Director

1. CORPORATE INFORMATION (Cont'd)

COMPANY SECRETARY	Ng Yim Kong (<i>LS 00198</i>) 97, Jalan USJ 2/4R UEP Subang Jaya 47600 Subang Jaya Selangor Darul Ehsan
REGISTERED OFFICE	10th Floor, Tower Block Kompleks Antarabangsa Jalan Sultan Ismail 50250 Kuala Lumpur Wilayah Persekutuan Tel: 03-2145 4337
HEAD OFFICE	Wisma KSL 148, Batu 1 ½, Jalan Buloh Kasap 85000 Segamat Johor Darul Takzim Tel: 07-931 1430
PRINCIPAL BRANCH OFFICE	PTD 71045, Jalan Danga Taman Nusa Bestari 2 81300 Skudai Johor Darul Takzim Tel: 07-512 2888
AUDITORS AND REPORTING ACCOUNTANTS	Ernst & Young (AF: 0039) Chartered Accountants Suite 628, 6th Floor, PanGlobal Plaza Jalan Wong Ah Fook 80000 Johor Bahru Johor Darul Takzim
SOLICITOR	Aziz & Mazlan Corporate/Intellectual Property Division Level 13, Menara Phileo 189, Jalan Tun Razak 50400 Kuala Lumpur Wilayah Persekutuan
VALUER	Colliers Jordan Lee & Jaafar (JH) Sdn Bhd (<i>136779-K</i>) Suite 326, 3rd Floor, PanGlobal Plaza Jalan Wong Ah Fook 80000 Johor Bahru Johor Darul Takzim
ISSUING HOUSE	Malaysian Issuing House Sdn Bhd (<i>258345-X</i>) 27th Floor, Menara Multi Purpose Capital Square No. 8 Jalan Munshi Abdullah 50100 Kuala Lumpur Wilayah Persekutuan

1. CORPORATE INFORMATION (Cont'd)

REGISTRARS	Signet Share Registration Services Sdn. Bhd. (506293-D) 11th Floor, Tower Block Kompleks Antarabangsa Jalan Sultan Ismail 50250 Kuala Lumpur Wilayah Persekutuan
PRINCIPAL BANKERS	Malayan Banking Berhad (3813-K) 69-75, Jalan Meranti Merah Taman Kebun Teh 80250 Johor Bahru Johor Darul Takzim
	OCBC Bank (M) Bhd (295400-W) 35, Jalan Tengku Ahmad 85000 Segamat Johor Darul Takzim
	RHB Bank Berhad (34040-T) 2, 4 & 6, Jalan Ronggeng Satu Taman Skudai Baru 81300 Skudai Johor Darul Takzim
ADVISER AND UNDERWRITER	Southern Investment Bank Berhad (169955-T) 11th Floor, Wisma Genting Jalan Sultan Ismail 50250 Kuala Lumpur Wilayah Persekutuan
MANAGING UNDERWRITER	Hwang-DBS Securities Berhad (14389-U) Level 2, 3, 4, 7 & 8 Wisma Sri Pinang 60 Green Hall 10200 Pulau Pinang
UNDERWRITER	MIDF Sisma Securities Sdn Bhd (423833-U) 17th and 18th Floor, Empire Tower 182, Jalan Tun Razak 50400 Kuala Lumpur Wilayah Persekutuan
INDEPENDENT MARKET RESEARCH CONSULTANT	Vital Factor Consulting Sdn Bhd (266797-T) 75C & 77C, Jalan SS22/19 Damansara Jaya 47400 Petaling Jaya Selangor Darul Ehsan
LISTING SOUGHT	Main Board of the KLSE

2. SUMMARY OF INFORMATION

THIS INFORMATION SUMMARY IS ONLY A SUMMARY OF THE SALIENT INFORMATION ABOUT THE KSLH GROUP AND INVESTORS SHOULD READ AND UNDERSTAND THE FULL TEXT OF THIS PROSPECTUS PRIOR TO MAKING AN INVESTMENT DECISION.

2.1 History and Business

KSLH was incorporated in Malaysia under the Companies Act, 1965 on 17 April 2000 as a private limited company under the name KSL Holdings Sdn Bhd. It was subsequently converted into a public limited company on 20 April 2000.

The Company is principally an investment holding company and has interests in fifteen (15) subsidiary companies involved in property development and investment holding.

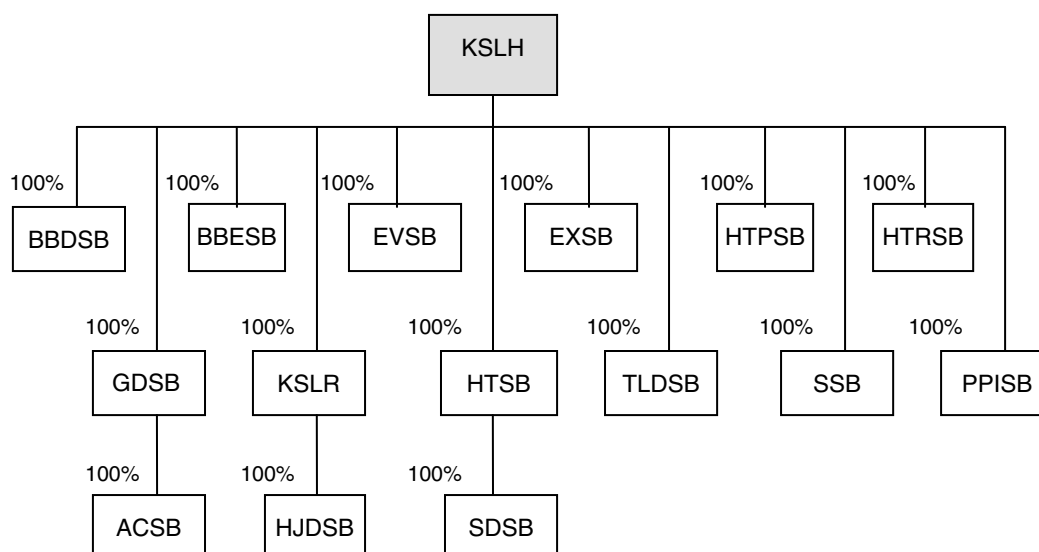
Information on the subsidiary companies, all incorporated in Malaysia, is summarised as follows:

Name of company	Date of incorporation	Issued and paid-up share capital of RM1.00 each	Equity interest %	Principal activities
BBDSB	25 April 1984	1,500,000	100	Property development
BBESB	15 November 1983	350,000	100	Property development
EVS	19 June 1990	300,000	100	Property development
EXSB	5 February 1986	250,000	100	Property development
GDSB	30 March 1983	3,000,000	100	Property development
HTPSB	4 January 1993	1,200,000	100	Property development
HTRSB	8 November 1980	360,000	100	Property development
HTSB	6 January 1988	2,000,000	100	Property development
KSLR	10 January 1981	4,500,000	100	Property development
PPISB	28 October 1992	200,000	100	Investment holding
SSB	28 July 1980	276,000	100	Property development
TLDSB	18 December 1979	740,000	100	Property development
<i>Subsidiary Company of GDSB</i>				
ACSB	16 December 1995	900,002	100	Investment holding
<i>Subsidiary Company of HTSB</i>				
SDSB	25 August 1994	330,000	100	Property development
<i>Subsidiary Company of KSLR</i>				
HJDSB	16 July 1981	500,000	100	Property development

Further information on the history and activities of the KSLH Group are set out in Section 5 of this Prospectus.

2. SUMMARY OF INFORMATION (Cont'd)

The corporate structure of the KSLH Group is as follows:



2.2 Ownership and Management

The KSLH Group's property development activities were founded by Mr. Khoo Cheng Hai @ Ku Cheng Hai and his father, Mr. Ku Pon under KSLR in 1981. Over the past twenty (20) years, the Group has built up a relatively strong reputation as a housing developer in Johor, especially within the district of Segamat and Johor Bahru. Although the Group has experienced two recessions since its inception, it has successfully maintained profitable operations.

The Directors and substantial shareholders of KSLH Group who are responsible for the overall management of the Group include Mr. Khoo Cheng Hai @ Ku Cheng Hai, Mr. Ku Tien Sek, Mr. Ku Hwa Seng and Encik Ahmad Bin Ab. Rahman. They are responsible for the overall business development and formulation of the Group's strategic plans and policies. The above Directors and substantial shareholders are also the promoters of the Group.

The key management team of the Group comprises individuals with experience and expertise in their respective fields including property development, building and construction, marketing, finance and human resource management.

Further information on the promoters, substantial shareholders, Directors and key management of KSLH Group is set out in Section 6 of this Prospectus.

2. SUMMARY OF INFORMATION (Cont'd)

The shareholdings summary of the promoters, substantial shareholders, Directors and key management of KSLH Group in the Company after the IPO are as follows:

2.2.1 Promoters

Name	Designation in KSLH Group	<----Direct---->		<----Indirect---->	
		No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
Khoo Cheng Hai @ Ku Cheng Hai	Group Managing Director	4,229	2.34	81,450 ¹	45.00
Ku Tien Sek	Executive Director	4,180	2.31	81,450 ¹	45.00
Ku Hwa Seng	Executive Director	3,712	2.05	81,450 ¹	45.00
Ahmad Bin Ab. Rahman	Executive Director	34,981	19.33	-	-

Note:

¹ Deemed interested by virtue of his interest in PSSB pursuant to Section 6A of the Companies Act, 1965

2.2.2 Substantial shareholders

Name	Designation in KSLH Group	<----Direct---->		<--Indirect-->	
		No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
PSSB	-	81,450	45.00	-	-
Khoo Cheng Hai @ Ku Cheng Hai	Group Managing Director	4,229	2.34	81,450 ¹	45.00
Ku Tien Sek	Executive Director	4,180	2.31	81,450 ¹	45.00
Ku Hwa Seng	Executive Director	3,712	2.05	81,450 ¹	45.00
Ku Wa Chong	-	651	0.36	81,450 ¹	45.00
Ahmad Bin Ab. Rahman	Executive Director	34,981	19.33	-	-

Note:

¹ Deemed interested by virtue of his interest in PSSB pursuant to Section 6A of the Companies Act, 1965

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2. SUMMARY OF INFORMATION (Cont'd)

2.2.3 Directors

Name	Designation in KSLH Group	<----Direct---->		<----Indirect---->	
		No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
YB Dato' Haji Ishak Bin Ismail	Executive Chairman	6,548	3.62	-	-
Khoo Cheng Hai @ Ku Cheng Hai	Group Managing Director	4,229	2.34	81,450 ¹	45.00
Ku Tien Sek	Executive Director	4,180	2.31	81,450 ¹	45.00
Ku Hwa Seng	Executive Director	3,712	2.05	81,450 ¹	45.00
Ahmad Bin Ab. Rahman	Executive Director	34,981	19.33	-	-
Tay Thin Hock	Independent Non-Executive Director	-	-	-	-
Ibrahim Bin Hj Ali	Independent Non-Executive Director	-	-	-	-
Gow Kow	Independent Non-Executive Director	-	-	-	-

Note:

¹ Deemed interested by virtue of his interest in PSSB pursuant to Section 6A of the Companies Act, 1965

2.2.4 Key management

Name	Designation in KSLH Group	<----Direct---->		<----Indirect---->	
		No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
Lee Kim Boon @ Lee Kim Heng	General Manager	1,500*	0.83	-	-
Lee Chye Tee	Financial Controller	1,000*	0.55	-	-
Leong Kee Nang	Assistant Group Accountant	40	0.02	-	-
Chow Mei Lan	Assistant Group Accountant	145*	0.08	-	-
Ang Ek Hwa	Manager	-	-	-	-
Ang Ah Huat	Senior Project Manager	1,085*	0.60	-	-
Wong Chin Chai	Senior Project Manager	200	0.11	-	-
Yap Ah Lek	Project Engineer	50	0.03	-	-
Boey Mei Kiow	Administration Manager	-	-	-	-
Tan Chew Aung	Personnel Manager	530*	0.29	-	-
Ku Keng Leong	Assistant Sales Manager	-	-	-	-
Tan Kit Yhow	Assistant Sales Manager	120*	0.07	-	-

Note:

* Entitled Employees allocation

2. SUMMARY OF INFORMATION (Cont'd)

2.3 Financial Highlights

The following table sets out a summary of the proforma consolidated financial results of the KSLH Group for the five (5) financial years ended 31 December 2000 and the six (6)-months period ended 30 June 2001, prepared based on their audited accounts and on the assumption that the current structure of the Group had been in existence throughout the period under review. The table should be read in conjunction with the accompanying notes and assumptions included in the Accountants' Report set out under Section 10 of this Prospectus.

	<-----Financial years ended 31 December----->					6-months period ended 30 June 2001 RM'000
	1996 RM'000	1997 RM'000	1998 RM'000	1999 RM'000	2000 RM'000	
Revenue	28,026	24,542	23,527	62,064	53,259	38,890
Profit before depreciation and interest	7,148	9,318	11,810	35,046	28,100	15,054
Depreciation	(94)	(160)	(170)	(252)	(317)	(244)
Interest	(1,013)	(1,708)	(2,028)	(1,898)	(2,961)	(2,195)
PBT	6,041	7,450	9,612	32,896	24,822	12,615
Taxation	(1,179)	(1,948)	(433)	(5,480)	(7,251)	(3,103)
PAT	4,862	5,502	9,179	27,416	17,571	9,512
Issued and paid-up share capital assumed to be in issue ('000 shares)	153,604 ¹	153,749 ¹	153,850	153,850	153,850	153,850
Gross EPS (RM)	0.04	0.05	0.06	0.21	0.16	0.16 ²
Net EPS (RM)	0.03	0.04	0.06	0.18	0.11	0.12 ²

Notes:

¹ Number of shares in issue adjusted to take into account the changes in share capital of the subsidiary companies by way of rights issue and bonus issue.

² Annualised

(i) There were no extraordinary or exceptional items in respect of the financial years and period under review.

(ii) The revenue was significantly higher for the financial year ended 31 December 1999 which was principally attributable to the sale of properties in the Taman Melawati project in Pulai, Johor. Revenue was high for the financial year ended 31 December 2000 due to the completion of Taman Tenang Jaya, Taman Sutera project by BBESB and Taman Melawati project by KSLR.

(iii) PBT was lower for the financial year ended 31 December 1996 principally because of losses recognised in respect of the development of the low cost housing project in Taman Bukit Bharu, Segamat, by KSLR. PBT was higher for the financial year ended 31 December 1998 principally because of sale of shop houses in Taman Melawati developed by KSLR. A similar trend was noted for the financial year ended 31 December 2000 due to sales of high end properties in Taman Sri Sutera developed by BBESB and revenue recognised for Taman Nusa Perintis 3 consisting of shop offices and terrace houses developed by KSLR.

(iv) The effective tax rate is lower than the statutory tax rate for the financial years ended 31 December 1998 and 31 December 1999 principally because the accounting periods of certain subsidiary companies were within the basis period for the year of assessment 2000 (preceding year basis) wherein tax on chargeable income, other than dividend income, was waived.

(v) Revenue for the 6 months ended 30 June 2001 does not take into consideration RM67.6 million gross sales from the Taman Nusa Bestari 2 project which was launched on 28 April 2001. This is because construction works are still in the initial stages. Accordingly, no profit was recognised in respect of RM67.6 million gross sales registered for this period.

(vi) There were no dividends paid since incorporation.

2. SUMMARY OF INFORMATION (Cont'd)

2.4 Proforma Consolidated Balance Sheets as at 30 June 2001

The proforma consolidated balance sheets of KSLH as at 30 June 2001 have been prepared solely to illustrate the effects of the Acquisitions, IPO and the utilisation of proceeds received from the IPO on the assumption that the said proposals were effected at that date and should be read with the notes and assumptions to the proforma consolidated balance sheets set out in Section 9.10 of this Prospectus.

	As at 30.06.2001 RM'000	Proforma I After Acquisition of Subsidiary Companies RM'000	Proforma II After Proforma I, Offer For Sale, Public Issue and Listing RM'000	Proforma III After Proforma II and Utilisation of Proceeds RM'000
PROPERTY, PLANT AND EQUIPMENT	12	5,104	5,104	5,104
INVESTMENT PROPERTIES	-	4,598	4,598	4,598
LAND HELD FOR DEVELOPMENT	-	153,445	153,445	153,445
CURRENT ASSETS				
Land and development expenditure	-	61,134	61,134	61,134
Inventories	-	5,712	5,712	5,712
Debtors	-	14,907	14,907	14,907
Taxation recoverable	10	545	545	545
Fixed deposits with licensed banks	-	210	210	210
Cash and bank balances	-	3,252	35,832	4,010
	10	85,760	118,340	86,518
CURRENT LIABILITIES				
Creditors	5	10,455	10,455	10,455
Amount Owing to Directors	31	12,545	12,545	-
Taxation	-	13,367	13,367	13,367
Bank Borrowings	-	28,287	28,287	28,287
	36	64,654	64,654	52,109
NET CURRENT ASSETS/ (LIABILITIES)	(26)	21,106	53,686	34,409
DEFERRED TAXATION	-	(100)	(100)	(100)
DEFERRED LIABILITIES	-	(32,994)	(32,994)	(16,717)
	(14)	151,159	183,739	180,739
SHARE CAPITAL	*	76,925	90,500	90,500
SHARE PREMIUM	-	-	19,005	16,005
REVALUATION RESERVE	-	61,761	61,761	61,761
MERGER DEFICIT	-	(62,249)	(62,249)	(62,249)
RETAINED PROFITS/(LOSSES)	(14)	74,722	74,722	74,722
	(14)	151,159	183,739	180,739
Number of ordinary shares in issue ('000)	*	153,850	181,000	181,000
NTA per ordinary share (RM)	(264)	0.98	1.02	1.00

Note:

* RM53 comprising 53 Shares

2. SUMMARY OF INFORMATION (Cont'd)

2.5 Auditors' Qualifications

There were no qualifications reported in the audited accounts of KSLH Group for the six (6)-months period ended 30 June 2001 and the past five (5) financial years.

2.6 Material Risk Factors

Applicants for the IPO Shares should carefully consider the following risk factors specific to the KSLH Group and to the industry relevant to the Group in addition to the other information contained elsewhere in this Prospectus, before applying for the IPO Shares.

- (i) Marketability of KSLH Shares
- (ii) Business Risks
- (ii) Competition
- (iv) Political and Economic Risks
- (v) Dependence on Key Personnel
- (vi) Ownership and Control of the Group
- (vii) Estimate and Forecast
- (viii) Quantity and Quality of Land Bank
- (ix) Forward-looking Statements

Further explanation on the material risk factors is set out in Section 4 of this Prospectus.

2.7 Principal Statistics Relating to the IPO**2.7.1 Share capital**

	RM
Authorised	
1,000,000,000 ordinary shares of 50 sen each	<u>500,000,000</u>
Issued and fully paid-up	
153,850,000 KSLH Shares	76,925,000
To be issued pursuant to the Public Issue	
27,150,000 KSLH Shares	13,575,000
Enlarged issued and paid-up share capital	
181,000,000 KSLH Shares	<u>90,500,000</u>

2.7.2 Classes of Shares and Ranking

There is only one class of shares in the Company, being ordinary shares of 50 sen each. The IPO Shares will rank pari passu in all respects with the other existing issued and paid-up ordinary shares of the Company including voting rights and will be entitled to all rights and dividends and distribution that may be declared subsequent to the date of this Prospectus.

2. SUMMARY OF INFORMATION (Cont'd)

2.7.3 Issue/Offer Price per IPO Share RM1.20

2.7.4 Proforma Consolidated NTA as at 30 June 2001

	NTA RM'000	NTA per KSLH Share RM
Proforma consolidated NTA ¹	180,739	1.00

Note:

¹ Based on the enlarged issued and paid-up share capital of 181,000,000 KSLH Shares after the Acquisitions, IPO and after deducting the estimated listing expenses of RM3 million.

2.7.5 Consolidated Profit Estimate and Forecast

Financial Year Ending 31 December	Estimate	Forecast
	2001 RM'000	2002 RM'000
Consolidated PBT	41,344	60,795
Consolidated PAT	29,726	43,741
Weighted average number of KSLH Shares ('000) ¹	153,850	178,737
Enlarged number of KSLH Shares ('000)	181,000	181,000
Basic Gross EPS (sen) ²	26.87	34.01
Basic Net EPS (sen) ²	19.32	24.47
Fully Diluted Gross EPS (sen) ³	22.84	33.59
Fully Diluted Net EPS (sen) ³	16.42	24.17
Net PE Multiple based on the issue price of RM1.20 per KSLH Share (times)	6.21	4.90
Fully Diluted Net PE Multiple based on the issue price of RM1.20 per KSLH Share (times)	7.31	4.96

Notes:

¹ The weighted average number of 178,737,395 KSLH Shares in issue for the year ending 31 December 2002 was calculated based on the assumption that the Public Issue would be completed by 31 January 2002.

² Calculated based on the weighted average number of KSLH Shares.

³ Calculated based on the enlarged number of KSLH Shares.

Further information on the consolidated profit estimate and forecast is set out in Section 9.5 of this Prospectus.

2.7.6 Dividend Estimate and Forecast

Financial Year Ending 31 December	Estimate	Forecast
	2001	2002
Gross dividend per KSLH Share (sen)	3.85	3.85
Net dividend per KSLH Share (sen)	2.77	2.77
Gross dividend yield based on issue price of RM1.20 per KSLH Share (%)	3.21	3.21
Net dividend yield based on issue price of RM1.20 per KSLH Share (%)	2.31	2.31
Net dividend cover (times)	5.92	8.71

Further information on the dividend estimate and forecast is set out in Section 9.8 of this Prospectus.

2. SUMMARY OF INFORMATION (Cont'd)

2.8 Utilisation of Proceeds

The Public Issue is expected to raise gross proceeds of RM32,580,000. A summary of the proposed utilisation of proceeds is as follows:

Proposed utilisation	RM
Repayment of amount due to Directors	12,544,614
Repayment of bank borrowings	16,277,000
Estimated listing expenses	3,000,000
Working capital	758,386
	<u>32,580,000</u>

Further information on the utilisation of proceeds is set out in Section 3.6 of this Prospectus.

2.9 Material Litigation, Capital Commitments and Contingent Liabilities**2.9.1 Material Litigation**

Neither KSLH nor its subsidiary companies are engaged in any litigation, either as plaintiff or defendant, which has a material effect on the financial position of the Company or its subsidiary companies and the Directors have no knowledge of any proceedings pending or threatened or of any facts likely to give rise to any proceedings which might materially and adversely affect the position or business of the Company and/or its subsidiary companies.

2.9.2 Capital Commitments

As at 19 December 2001, the Company and its subsidiary companies have capital commitment amounting to RM248,275 which are mainly in relation to land purchase by HTSB and KSLR.

Further information on the capital commitments is set out in Section 9.4.5 of this Prospectus.

2.9.3 Contingent Liabilities

As at 19 December 2001, save as disclosed in Section 9.4.4 of this Prospectus, the Group does not have any outstanding contingent liabilities.

Further information on the contingent liabilities is set out in Section 9.4.4 of this Prospectus.

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3. DETAILS OF THE IPO

This Prospectus is dated 28 December 2001.

A copy of this Prospectus has been registered by the SC and lodged with the ROC, and neither the SC nor the ROC takes any responsibility for its contents.

Pursuant to Section 14 (1) of the Securities Industry (Central Depositories) Act, 1991, the KLSE has prescribed KSLH Shares as a CDS security. In consequence thereof, the IPO Shares will be deposited directly with the MCD and any dealings in these shares will be carried out in accordance with the aforesaid Acts and the Rules of the MCD.

An application will be made to the KLSE within three (3) market days from the date of this Prospectus for admission to the Official List of the Main Board of the KLSE and for permission to deal and for the listing and quotation of the entire enlarged issued and paid-up ordinary shares of KSLH, including the IPO Shares which are the subject of this Prospectus, on the Main Board of the KLSE. These ordinary shares will be admitted to the Official List of the Main Board of the KLSE and official quotation will commence after receipt of confirmation from MCD that all CDS accounts of the successful applicants have been duly credited and notices of allotment have been dispatched to all successful applicants.

Acceptance of the applications will be conditional upon permission being granted by the KLSE to deal in and for the quotation of the entire enlarged issued and fully paid-up ordinary shares of KSLH on the Main Board of the KLSE. Accordingly, monies paid in respect of any application accepted from the applications will be returned without interest if the said permission for listing is not granted within 6 weeks from the date of issue of this Prospectus (or such longer period as may be specified by the SC) provided that the Company is notified by or on behalf of the KLSE within the aforesaid timeframe.

Pursuant to the SC Guidelines, at least 25% of the issued and paid-up share capital of the Company must be held by a minimum number of 1,000 public shareholders holding not less than 1,000 shares each, of which at least 750 shareholders are members of the public who are not employees of the Company, upon completion of the IPO and at the point of listing. In the event that the above requirement is not met pursuant to the IPO, the Company may not be allowed to proceed with its listing on the Main Board of the KLSE. In the event thereof, monies paid in respect of all applications will be returned if the said permission by the KLSE is not granted.

In the case of an application by way of Application Form, an applicant should state his CDS Account number in the space provided in the Application Form only if he has such an account. Where an applicant does not presently have a CDS Account, he should state in the Application Form his preferred ADA Code. Where an applicant already has a CDS account, he should not complete the preferred ADA Code. In the case of an application by way of Electronic Share Application, only an applicant who is an individual and has a CDS account can make an Electronic Share Application and the applicant shall furnish his CDS account number to the Participating Financial Institution by way of keying in his CDS account number if the instructions on the ATM screen at which he enters his Electronic Share Application requires him to do so. A corporation or institution cannot apply for the Public Issue Shares by way of Electronic Share Application.

No person is authorised to give any information or to make any representation not contained herein in connection with the IPO and if given or made, such information or representation must not be relied upon as having been authorised by KSLH. Neither the delivery of this Prospectus nor any IPO made in connection with this Prospectus shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of KSLH or the Group since the date hereof.

3. DETAILS OF THE IPO (*Cont'd*)

This Prospectus does not constitute and may not be used for the purpose of an offer to sell or an invitation to apply for any IPO Shares in any jurisdiction in which such offer or invitation is not authorised or lawful or to any person to whom it is unlawful to make such offer or invitation. The distribution of this Prospectus and the sale of the IPO Shares in certain other jurisdictions may be restricted by law. Persons who may be in possession of this Prospectus are required to inform themselves of and to observe such restrictions.

If you are in any doubt about this Prospectus, you should consult your stockbroker, bank manager, solicitor, accountant or any other professional adviser.

3.1 Major Tentative Dates for the IPO

The Application Lists will open at **10.00 a.m.** on **14 January 2002** and will remain open until **8.00 p.m.** on the same day or for such further period or periods as the Directors of KSLH in their absolute discretion may decide. Late applications will not be accepted.

The timing of events leading up to the listing and quotation of the Company's entire enlarged issued and paid-up share capital on the Main Board of the KLSE is set out below:

Events	Tentative Dates
Opening Date of the IPO	28 December 2001
Closing Date of the IPO	14 January 2002*
Tentative Balloting Date	18 January 2002
Tentative Allotment Date	30 January 2002
Tentative Listing Date	6 February 2002

Note:

* *The Directors of KSLH together with the managing underwriter may at their absolute discretion decide to extend the closing date of the IPO to a further date or dates.*

3.2 Purposes of the IPO

The purposes of the IPO are as follows:

- (i) To provide an opportunity for Malaysian public, eligible employees and Business Associates of the KSLH Group to participate directly in the equity and continuing growth of the Group;
- (ii) To enable the Company to enhance Bumiputera equity participation in the Company so as to comply with the aspirations of the National Development Policy;
- (iii) To enable KSLH to gain access to the capital market for funds to finance the Group's future expansion and growth; and
- (iv) To obtain a listing and quotation of KSLH's entire enlarged issued and paid-up share capital of 181,000,000 ordinary shares of 50 sen each on the Main Board of the KLSE.

3. DETAILS OF THE IPO (*Cont'd*)

3.3 Share Capital

	RM
Authorised	
1,000,000,000 ordinary shares of 50 sen each	<u>500,000,000</u>
Issued and fully paid-up	
153,850,000 KSLH Shares	76,925,000
To be issued pursuant to Public Issue	
27,150,000 KSLH Shares	13,575,000
Enlarged share capital	
181,000,000 KSLH Shares	<u>90,500,000</u>
Issue/offer price per IPO Share	RM1.20

The issue/offer price of RM1.20 per IPO Share is payable in full on application.

There is only one class of shares in the Company, namely ordinary shares of 50 sen each, all of which rank pari passu with one another. The IPO Shares will rank pari passu in all respects with the other existing issued and fully paid-up ordinary shares of 50 sen of the Company, including voting rights and the rights to all dividends and other distributions that may be declared subsequent to the date of this Prospectus.

Subject to any special rights attaching to any shares which may be issued by the Company in the future, the holders of the ordinary shares in the Company shall, in proportion to the amount paid-up on the shares held by them, be entitled to share in the whole of the profits paid out by the Company as dividends and other distributions and in respect of the whole of any surplus in the event of the liquidation of the Company.

Each ordinary shareholder shall be entitled to vote at any general meeting of the Company in person or by proxy or by attorney or by representative, and, on show of hands, every person present who is a shareholder or proxy or attorney or representative of a shareholder shall have one vote, and, on a poll, every shareholder present in person or by proxy or by attorney or by representative shall have one vote for each share held.

3.4 Information on the IPO

The IPO is subject to the terms and conditions of this Prospectus and shall upon acceptance be allocated in the following manner:

- (i) 12,775,000 Offer Shares at RM1.20 per Offer Share have been reserved for Bumiputera investors approved by MITI;
- (ii) 5,325,000 Offer Shares at RM1.20 per Offer Share have been reserved for the Entitled Employees;
- (iii) 9,050,000 Public Issue Shares at RM1.20 per Public Issue Share have been reserved for eligible employees and Business Associates of the KSLH Group; and
- (iv) 18,100,000 Public Issue Shares at RM1.20 per Public Issue Share will be made available for application by Malaysian citizens, companies, co-operatives, societies and institutions, of which at least 30% is to be set aside strictly for Bumiputera individuals, companies, co-operatives, societies and institutions.

3. DETAILS OF THE IPO (Cont'd)

The Offer Shares under paragraphs (i) and (ii) and part of the Public Issue Shares under paragraph (iii) above are not underwritten. In respect of the Offer for Sale Shares under paragraph (ii), the Company had procured irrevocable letters of undertaking from all the Entitled Employees and in respect of the Public Issue Shares under paragraph (iii), the Company had procured irrevocable letters of undertaking from certain eligible employees and Business Associates of the Company, all of whom undertake to subscribe or purchase, an aggregate of at least 7,975,000 KSLH Shares which have not been underwritten.

6,400,000 of the Public Issue Shares under (iii) above and the Public Issue Shares made available to the Malaysian Public as stipulated in paragraph (iv) above have been fully underwritten by the Underwriters.

3.5 Basis of Arriving at the IPO Price

The IPO price of RM1.20 per IPO Share was arrived at based on various factors after taking into account the following:

- (i) The estimate net PE multiple of approximately 7.31 times based on the proforma estimate fully diluted net EPS of 16.42 sen and the IPO price of RM1.20;
- (ii) The estimate gross dividend yield of approximately 3.21% based on the estimate gross dividend per KSLH Share of 3.85 sen for the financial year ending 31 December 2001 and the IPO price of RM1.20 per ordinary share; and
- (iii) The qualitative and quantitative factors of the KSLH Group as outlined in Section 5 and 9 of this Prospectus.

3.6 Proceeds of the IPO

The total gross proceeds from the Public Issue amounting to RM32,580,000 will accrue entirely to KSLH and will be utilised in the following manner:

Proposed utilisation	Note	RM
Repayment of amount due to Directors	(i)	12,544,614
Repayment of bank borrowings	(ii)	16,277,000
Estimated listing expenses	(iii)	3,000,000
Working capital		758,386
		32,580,000

Notes:

- (i) Repayment of amount due to Directors

The amount due to Directors amounting to RM12,544,614 is based on the audited accounts as at 30 June 2001.

- (ii) Repayment of bank borrowings

An amount of approximately RM16,277,000 of the proceeds will be utilised to repay bank borrowings of the KSLH Group. The bank borrowings targeted for repayment are summarised as follows:

3. DETAILS OF THE IPO (Cont'd)

Name of Lender	Type of borrowing	Limit of facilities RM'000	Amount outstanding @ 30.11.2001 RM'000	Interest rate %	Terms of repayment	Purpose of borrowings
Affin Bank Berhad	Hiwalah Term Facility	5,000	4,525	9	5 years	Working Capital
OCBC Bank (M) Berhad	Overdraft and Term Loan	26,000	10,473	1.75 + BLR	Upon recall	Working Capital and to part finance the purchase of landed properties
Malayan Banking Berhad	Term Loan	35,000	26,763	2 + cost of funds	5 years	To part finance the purchase of 231.59 acres vacant land (Lot PTD 71045, HS(D) 257248, Mukim of Pulai, Johor Bahru)

(iii) Estimated listing expenses

The Group's estimated listing expenses are as follows:

	RM
Professional fees (merchant bankers, auditors, solicitors and other experts)	1,331,900
SC's fees	140,000
KLSE's initial and annual listing fees	59,000
Issuing house fees and expenses	100,000
Printing expenses for Prospectus, application forms, envelopes and share certificates	400,000
Advertising costs	50,000
Lodgement of Prospectus with the Registrar Of Companies	5,300
Underwriting commission	588,000
Brokerage fees	325,800
TOTAL	<u>3,000,000</u>

All expenses and fees incidental to the Public Issue and listing and quotation of the entire issued and paid-up share capital of KSLH on the Main Board of the KLSE estimated at approximately RM3 million shall be borne by the Company. The proceeds are expected to be utilised within 6 months from the date of listing.

The gross proceeds of RM21,720,000 arising from the Offer for Sale will accrue entirely to the Offerors.

3.7 Financial Impact from Utilisation of Proceeds

Cashflow for the financial year ending 31 December 2002	RM
<u>Inflow</u>	
Gross proceeds from Public Issue	32,580,000
<u>Outflow</u>	
Repayment of amount due to Directors	12,544,614
Repayment of bank borrowings	16,277,000
Estimated listing expenses	3,000,000
Working capital	758,386
Net	<u>0</u>

The financial impact on the consolidated balance sheet of the KSLH Group is reflected in the Proforma Consolidated Balance Sheets as set out in Section 9.10 of this Prospectus.

3. DETAILS OF THE IPO (*Cont'd*)

3.8 Brokerage and Underwriting Commission

Brokerage relating to the Public Issue Shares is payable by the Company at the rate of 1% of the issue price of RM1.20 per ordinary share in respect of successful applications which bear the stamp of SIBB, member companies of the KLSE, members of the Association of Banks in Malaysia, members of the Association of Merchant Banks in Malaysia or MIH.

Brokerage with respect to the Offer Shares is payable at the rate of 1% of the offer price of RM1.20 on the Offer Shares by the Offerors.

A conditional underwriting agreement was entered into between the Company and the Underwriters on 21 November 2001 to underwrite 24,500,000 KSLH Shares. The underwriting commission is payable by the Company at the rate of 2% of the issue/offer price of RM1.20 per KSLH Share in respect of the KSLH Shares being underwritten.

3.9 Salient Terms of the Underwriting Agreement

Some of the salient terms of the Underwriting Agreement are summarised as follows:

- (i) The several obligations of the Underwriters under this Agreement shall further be conditional upon:
 - (a) an application being made to the KLSE within three (3) consecutive days on which the KLSE is open for business (Market Days) (or such other days as the SC may permit) from the date of the Prospectus for admission to the Official List of the Main Board of the KLSE and for permission to deal and for the listing and quotation of the entire enlarged issued and paid-up ordinary shares of the Company on the Main Board of the KLSE;
 - (b) the issue of the Issue Shares having been approved by the shareholders of the Company in an Extraordinary General Meeting;
 - (c) there having been, as at any time hereafter up to and including the fourteenth (14th) day from the date of this Prospectus or such later date as agreed by the Company and the Managing Underwriter (Closing Date), no material adverse change, or any development involving a prospective material adverse change, in the condition, financial or otherwise of the Company or its subsidiaries (which in the reasonable opinion of the Underwriters are or will be material in the context of the issue of the Issue Shares or offer for sale of the Offer Shares) from that set forth herein or in the Prospectus, nor the occurrence of any event nor the discovery of any fact rendering inaccurate, untrue or incorrect an extent which is or will be material in any of the representations, warranties and undertakings contained in Clauses 3.1 and 3.3 of the Underwriting Agreement if they are repeated on and as of the Closing Date;
 - (d) the issue, offering and subscription of the Issue Shares and Offer Shares in accordance with the provisions hereof not being prohibited by any statute, order, rule, regulation, directive or guideline (whether or not having the force of law) promulgated or issued by any legislative, executive or regulatory body or authority of Malaysia (including the KLSE);
 - (e) the Prospectus having been lodged with the Registrar of Companies and registered with the Securities Commission;

3. DETAILS OF THE IPO (Cont'd)

- (f) all necessary approvals and consents required in relation to the Issue Shares and Offer Shares including but not limited to governmental approvals having been obtained and are in full force and effect;
- (g) the Underwriters having been satisfied that arrangements have been made by the Company to ensure payment of the expenses referred to in Clause 14.1 of the Underwriting Agreement.

In the event any of the conditions set forth above are not satisfied, the Underwriters or any of them shall, subject as mentioned below, thereupon be entitled to terminate the Underwriting Agreement by notice given to the Company not later than the Closing Date and upon such termination, the liabilities of the Company and the Underwriters shall become null and void and none of the parties shall have a claim against the other save that each party shall return any and all moneys paid to the other or others under the Underwriting Agreement within seventy-two (72) hours of the receipt of such notice (except for monies paid by the Company for the payment of the expenses as provided in Clause 14.1 of the Underwriting Agreement). The Underwriters reserve the right to waive or modify any of the conditions aforesaid and such waiver or modification shall not prejudice the Underwriters' rights under the Underwriting Agreement.

- (ii) Notwithstanding anything contained in the Underwriting Agreement, any Underwriter may at any time be entitled to terminate its or their obligations under the Agreement with a notice in writing delivered to the Company on the occurrence of all or any of the following matters, on or before the Closing Date if the success of the Public Issue or Offer for Sale, as the case may be, is, in the opinion of any of the said Underwriter, seriously jeopardised by:
 - (a) any Government requisition or other occurrence of any nature whatsoever which in the opinion of the said Underwriter seriously affects or will seriously affect the business of the Company or its subsidiaries; or
 - (b) any change in national or international monetary, financial, political or economic conditions or exchange control or currency exchange rates as would in the reasonable opinion of the said Underwriter prejudice materially the success of the Public Issue or Offer for Sale and their distribution or sale (whether in the primary or in respect of dealings on the secondary market); or
 - (c) any material and adverse change or development resulting in a material and adverse change in the financial position of the Company from that expressly described herein or in the Prospectus which would in the reasonable opinion of the said Underwriter severely prejudice the financial position of the Company; or
 - (d) the KLSE composite index falling below 500 points and remains below 500 points for five (5) Market Days at any time between the date of this Agreement and the Closing Date; and

on delivery of such a notice by the said Underwriter by hand or facsimile transmission, the Underwriting Agreement shall be terminated and the Underwriters and the Company shall confer with a view to deferring the Public Issue or Offer for Sale or to amend its terms or the terms of the Underwriting Agreement and entering into a new underwriting agreement accordingly, but neither the Company nor the Underwriters shall be under any obligation to make a fresh agreement. In the event of any such termination or deferment under the situations envisaged above, the Company shall bear all the costs and expenses incurred under this Agreement.

4. RISK FACTORS

Applicants for the IPO Shares should carefully consider the following risks factors (which may not be exhaustive), in addition to the other information contained in this Prospectus, before applying for the IPO Shares.

4.1 Marketability of KSLH Shares

Prior to this IPO, there has been no public market for KSLH Shares. There can be no assurance that an active market for KSLH Shares will develop upon its listing on the Main Board of the KLSE, or if developed, there can be no assurance that such market will be sustained. The issue/offer price of RM1.20 per IPO Share has been determined after taking into consideration a number of factors, including but not limited to, the Group's financial and operating history and condition, its prospects and the prospects of the industry in which the Group operates, the management of the Group and the prevailing market conditions at the time the application of KSLH was submitted to the SC. There can be no assurance that the price at which KSLH Shares will trade on the Main Board of the KLSE upon or subsequent to its listing will correspond to the issue/offer price.

4.2 Business Risks

The KSLH Group is subject to the inherent risks existing in the property sector. The Company's business can be adversely affected by many factors including shortages of materials especially supplies of cement, equipment and labour, availability and rising cost of financing, adverse weather conditions, natural disasters, labour disputes, disputes with subcontractors, accidents, changes in government legislation and priorities and unforeseen problems and circumstances. Any of these could give rise to delays in the completion of a project and result in cost overruns. Delays in the process of obtaining the requisite licences, permits or approvals from the government agencies or authorities can also increase the cost, or delay or prevent the commercial operation of a project. Construction delays can result in loss of revenues. The failure or delay in completing a development or construction project according to its specifications may result in legal uncertainties, liabilities, reduced efficiency and less desirable returns.

The KSLH Group, however, has made efforts to reduce their exposure to such inherent business risks. The raw material supplies risks are reduced due to the strong relationship with its suppliers. As the Group undertakes many projects simultaneously, this allows it to purchase its raw materials in bulk, which apart from giving the Group better prices, also accords special privilege status to the Group as a major customer of these suppliers. The Group has been enjoying prompt delivery of raw materials and uninterrupted supply even during material shortages. The Group's strategy in outsourcing of labour, a normal practice in the construction industry, is considered to have little impact on the Group's risk as the Group sustains an experienced team of in-house project managers and site supervisors to closely monitor the work of the sub-contractors. The Group's profitable history and financial strength has also enabled it to complete past development projects without resorting to bridging finance, thus minimising the exposure to financing risks.

Finally, the Group intends to reduce the Group's dependency on any single group of customers or single development project by gradually diversifying its customer base and land bank. The Group's strategy in developing affordable low-cost to low medium-cost residential and commercial properties have traditionally achieved a high take-up rate. The demand from this segment is generally less susceptible to economic cycles.

4. RISK FACTORS (Cont'd)

4.3 Competition

The Group faces intense competition from other property managers and developers in regions where the Group is currently operating, namely Johor, Negeri Sembilan and Selangor as well as other regions of Malaysia based on a number of factors, including among others, pricing, location, infrastructure and amenities, quality of development and reliability and reputation of the developer.

Over the past twenty (20) years, the Group is considered to have built a good reputation for quality and reliability in the District of Segamat and Johor Bahru. This demonstrates the Group's success within a competitive environment under challenging economic conditions.

The Group attributes its competitive success in the market to its fair and reasonable pricing, prudent management, financial strength and the Group's established and good track record. The Group also has a team of experienced marketing and sales personnel to market and promote its projects to potential purchasers.

4.4 Political and Economic Risks

Adverse developments in political and economic conditions in Malaysia and surrounding countries could materially and adversely affect the financial prospects of the Group. Other uncertainties include risks of war, expropriation, nationalisation, renegotiation or nullification of existing contracts, changes in interest rates, changes of government policies, methods of taxation and currency exchange controls.

4.5 Dependence on Key Personnel

The Group believes that its continued success will depend, to a significant extent, upon the abilities and continued efforts of its existing Directors and senior management. The loss of any of the key personnel of the Group may adversely affect the Group's ability to compete in this competitive environment.

However, every effort is presently made to groom the younger members of the management to gradually take over from the senior members to ensure smooth transition in the management team. In-house training is provided by the management on a regular basis for the employees. With regular training being provided for the employees within the whole organisation, the Group is confident of the capabilities of its employees and does not expect any difficulties for the younger members of the management team to eventually take over from their seniors in the future. The Group's future success will also depend upon its ability to attract new and retain existing skilled personnel.

4.6 Ownership and Control of the Group

Upon completion of the IPO, the following shareholders will own 116,430,821 KSLH Shares representing 64.33% equity interest in KSLH:

Shareholders	No. of KSLH Shares	%
PSSB ¹	81,450,000	45.00
Ahmad Bin Ab. Rahman	34,980,821	19.33
	<u>116,430,821</u>	<u>64.33</u>

Note:

¹ The share capital of PSSB is held directly by Khoo Cheng Hai @ Ku Cheng Hai, Ku Tien Sek, Ku Hwa Seng and Ku Wa Chong in the proportion of 33.11%, 32.73%, 29.07% and 5.09% respectively. Further information on the shareholders of PSSB is set out in Section 6.2.1 of this Prospectus.

4. RISK FACTORS (Cont'd)

These shareholders will be able to exercise the voting rights attached to their shares in respect of matters requiring shareholders' approval. Depending on how they choose to vote and because of the size of their shareholdings, these shareholders may be in the position to determine the outcome of matters requiring shareholders' approval, except for matters that involve the interests of these shareholders.

4.7 Estimate and Forecast

This Prospectus contains certain estimate and forecast for the Group based on assumptions that are subject to uncertainties and contingencies. Due to the subjective judgements and inherent uncertainties and contingencies of the estimate and forecast, and because events and circumstances may not occur as expected, there can be no assurance that the estimate and forecast results contained herein will be realised and actual results may be materially different than those shown. Investors will be deemed to have read and understood the descriptions of the assumptions and uncertainties underlying the estimate and forecast that are contained herein.

4.8 Quantity and Quality of Land Bank

The success of development projects is very much dependent on the quantity and quality of the land bank in order to sustain its future profitability. As at 30 November 2001 the Group has approximately 1,163 acres of land held for current and future development which are located in the District of Segamat, Johor Bahru, Batu Pahat, Mersing and Kluang in the State of Johor, Gemas in the State of Negeri Sembilan and Subang Jaya in the State of Selangor.

Historically, the Group has been able to accumulate relatively attractive land banks both in terms of location and reasonable sizes for development. In addition, the Group's track record and reputation have attracted various landowners for joint ventures in property development.

4.9 Forward-looking Statements

This Prospectus includes forward-looking statements. All statements other than statements of historical facts included in the Prospectus regarding future prospects may constitute forward-looking statements. Although the Company believes that the expectations reflected in its forward-looking statements are reasonable at the date of the Prospectus, there can be no assurance that such expectations will materialise. Any deviation of its actual performance from the expectations may have adverse effects on the Group's financial and business performance.

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5. INFORMATION ABOUT THE KSLH GROUP

5.1 Incorporation and Principal Activities

KSLH was incorporated in Malaysia under the Companies Act, 1965 on 17 April 2000. It was subsequently converted into a public limited company on 20 April 2000. The Company is principally an investment holding company and has interests in fifteen (15) subsidiary companies involved in property development and investment holding.

5.2 Share Capital

The authorised share capital of KSLH is RM500,000,000 comprising 1,000,000,000 ordinary shares of 50 sen each. The present issued and paid-up share capital of the Company is RM76,925,000 comprising 153,850,000 ordinary shares of 50 sen each. Upon completion of the Public Issue, the issued and paid-up share capital of KSLH will increase to RM90,500,000 comprising 181,000,000 ordinary shares of 50 sen each. The changes in the issued and paid-up share capital of the Company since its incorporation are as follows:

Date of allotment	No. of KSLH Shares	Par value RM	Consideration	Total issued and paid-up share capital RM
17.04.2000	2	1.00	Subscribers' shares	2
11.05.2000	51	1.00	Cash	53
05.11.2001	106	0.50	Sub-division of shares	53
19.11.2001	153,849,894	0.50	Acquisition of subsidiaries	76,925,000

5.3 Restructuring Scheme

In conjunction with and as an integral part of seeking listing on the Main Board of the KLSE, KSLH undertook a restructuring exercise which was approved by the MITI, FIC and SC on 26 April 2001, 14 May 2001 and 11 June 2001 respectively. The restructuring scheme involves the following:

(a) Revaluation of Landed Properties by the Acquiree Companies

Messrs Colliers, an independent professional firm of valuers has conducted an open market valuation of the non-development landed properties and land held for future development of the KSLH Group based on method(s) as reported in the respective Valuation Reports.

Pursuant to the SC's letter on 10 January 2001, in which the SC set out the approved valuation of the KSLH Group's properties, the valuation surplus after accounting for applicable deferred taxation have been incorporated into the NTA of the relevant companies within the KSLH Group for the purpose of the Acquisitions as follows:

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5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Acquiree Companies	Valuer's market value RM	SC's approved valuation RM	Variance in valuation RM	Adjusted NTA RM
BBDSB	115,570,000	87,677,000	27,893,000	22,963,544
BBESB	21,640,000	18,870,000	2,770,000	11,773,808
EVS	900,000	320,000	580,000	767,529
EXSB	2,900,000	830,000	2,070,000	550,547
GDSB	22,872,342	18,365,088	4,507,254	10,599,207
HTPSB	35,000,000	31,500,000	3,500,000	17,577,517
HTRSB	2,940,000	2,940,000	-	1,405,886
HTSB	15,122,258	10,670,692	4,451,566	9,119,710
KSLR	91,971,551	58,111,012	33,860,539	58,112,841
PPISB	1,700,000	660,000	1,040,000	479,642
SSB	-	-	-	1,131,392
TLDSB	8,340,000	5,060,000	3,280,000	3,049,512
Total	318,956,151	235,003,792	83,952,359	137,531,135

(b) Acquisitions

KSLH entered into three (3) share sale agreements with the vendors of the following Acquiree Companies on 19 November 2001 to acquire the entire issued and paid-up share capital of the Acquiree Companies. The purchase considerations was arrived at based on the adjusted audited NTAs of the Acquiree Companies as at 31 December 1999 as follows:

Acquiree Companies	Adjusted NTA RM	Interest acquired		Purchase consideration RM	Satisfied by issuance of KSLH Shares at approximately 89 sen per KSLH Share No. of KSLH Shares
		No. of Shares	%		
BBDSB	22,963,544	1,500,000	100	22,963,544	25,688,284
BBESB	11,773,808	350,000	100	11,773,808	13,170,830
EVS	767,529	300,000	100	767,529	858,600
EXSB	550,547	250,000	100	550,547	615,872
GDSB	10,599,207	3,000,000	100	10,599,207	11,856,856
HTPSB	17,577,517	1,200,000	100	17,577,517	19,663,178
HTRSB	1,405,886	360,000	100	1,405,886	1,572,702
HTSB	9,119,710	2,000,000	100	9,119,710	10,201,808
KSLR	58,112,841	4,500,000	100	58,112,841	65,008,222
PPISB	479,642	200,000	100	479,642	536,554
SSB	1,131,392	276,000	100	1,131,392	1,265,636
TLDSB	3,049,512	740,000	100	3,049,512	3,411,352
Total	137,531,135	14,676,000		137,531,135	153,849,894

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(c) Family Holding Company

A new family holding company was introduced as shareholder of KSLH, i.e. PSSB. The summary of KSLH Shares to be transferred to PSSB by the following shareholders is set out below:

Name of Shareholders	No. of KSLH Shares held prior to the Transfer to PSSB	%	No. of KSLH Shares to be transferred to PSSB	No. of KSLH Shares held after the Transfer to PSSB	%
Khoo Cheng Hai @ Ku Cheng Hai	33,272,840	21.63	26,968,367	6,304,473	4.10
Ku Hwa Seng	27,385,595	17.80	23,673,609	3,711,986	2.41
Ku Tien Sek	32,127,203	20.88	26,658,399	5,468,804	3.55
Ku Wa Chong	14,189,755	9.22	4,149,625	10,040,130	6.53
Total	106,975,393	69.53	81,450,000	25,525,393	16.59

Note:

The above shareholders will transfer the shares to PSSB prior to the Public Issue.

For further information on PSSB, please refer to Section 6.2.1 of this Prospectus.

(d) Offer for Sale

The Offer for Sale of 18,100,000 KSLH Shares by the Offerors at offer price of RM1.20 each to the following:

Offeree	No. of KSLH Shares	% of enlarged share capital	Proceeds raised at offer price of RM1.20 RM
Entitled Employees	5,325,000	2.94	6,390,000
Bumiputera Investors approved by MITI	12,775,000	7.06	15,330,000
	18,100,000	10.00	21,720,000

The Offerors and their respective number of Offer Shares are summarised below:

Offeror	No. of KSLH Shares	% of enlarged share capital
Ahmad Bin Ab. Rahman	5,345,842	2.95
Khoo Cheng Hai @ Ku Cheng Hai	2,075,874	1.15
Ku Tien Sek	1,288,808	0.71
Ku Wa Chong	9,389,476	5.19
Total	18,100,000	10.00

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(e) Public Issue

The Public Issue of 27,150,000 KSLH Shares at issue price of RM1.20 per KSLH Share payable in full on application, to be allocated as follows:

	No. of KSLH Shares	% of enlarged share capital	Proceeds raised at issue price of RM1.20 RM
Eligible employees and Business Associates of KSLH Group (excluding the Entitled Employees)	9,050,000	5.00	10,860,000
Malaysian citizens, companies, co-operatives, societies and institutions, of which 30% is to be set aside for Bumiputera individuals, companies, co-operatives, societies and institutions	18,100,000	10.00	21,720,000
TOTAL	27,150,000	15.00	32,580,000

(f) Listing

The listing and quotation of the entire issued and paid-up share capital of KSLH comprising 181,000,000 KSLH Shares on the Main Board of the KLSE.

5.4 Business Overview

5.4.1 Group Structure

The Group structure of KSLH Group is set out in Section 2.1 of this Prospectus.

5.4.2 Principal Activities

The principal activities of the Group are as follows:

Property Development

In property development, the focus of the Group is on mixed development projects comprising residential and commercial properties whilst complying with the State Government's regulation on low-cost housing and low medium-cost housing.

The KSLH Group is involved in the development of the following types of properties:

- Single and double storey terrace houses;
- Semi-detached houses;
- Detached houses;
- Low-medium cost houses;
- Low-cost houses;
- Bungalows;
- Flats and Apartments; and
- Shophouses/offices.

With more than twenty (20) years experience in the property development sector, KSLH is an established property developer based on its historical track record. The Group undertakes property development activities which includes purchase and conversion of land, construction of buildings and infrastructure, project management, final inspection and acceptance and obtaining certificate of fitness and occupation.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

As at 30 November 2001, the KSLH Group has successfully completed 51 development projects of which 17 were under joint-venture basis with landowners. The completed development projects are worth approximately RM319.26 million comprising 5,190 units of residential and commercial properties. As at 30 November 2001, the Group has 15 on-going projects involving mixed development of 2,743 units of residential and commercial properties valued at approximately RM359.57 million.

The Group has received many joint-venture proposals for property development due to its established reputation, financial strength and track record of successful projects and timely deliveries.

As at 30 November 2001, the Group has a sizeable land bank of approximately 1,163 acres located mainly in the state of Johor. Over 70% of its land bank has been granted approvals for subdivision. Approximately 52% of the land bank, totalling 602 acres, is located in the District of Segamat in the state of Johor whereas the remaining 48% of its land bank, totalling 561 acres, are in Johor Bahru, Batu Pahat, Mersing and Kluang in the state of Johor, Gemas in the state of Negeri Sembilan and Subang Jaya in the state of Selangor.

Property Investment

The Group is involved in property investments comprising rental of residential properties as well as commercial properties in the form of shophouses/offices.

5.4.3 Principal Markets

The majority of the purchasers are owner-occupiers living within the vicinity.

As at 30 November 2001, the Group has a land bank of approximately 405 acres in the Johor Bahru district located within the Gelang Patah development area near the second Malaysia-Singapore crossing. These development projects are considered to have attracted a substantial number of Malaysians working in Singapore. The entire mixed development project in Taman Nusa Bestari 2 comprises 3,442 units of mixed residential and commercial properties (excluding land for commercial complex and petrol kiosk stations) with an estimated net sales value of RM650 million.

In addition, the Group has approximately 758 acres of land bank as at 30 November 2001, in the district of Segamat, Batu Pahat, Mersing and Kluang in the state of Johor, Subang Jaya in the state of Selangor and Gemas in the state of Negeri Sembilan for current and future development.

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5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

5.4.4 Major Completed Property Development Projects as at 30 November 2001

Location of Project	Type of units developed	No. of units developed	No. of units sold/Landowner entitlement	Sales value RM'000	Commencement – Completion dates
Developed by KSLR					
Taman Gemereh Jalan Muar, Segamat	SH	4	4	1,931	1986 - 1988
	TH	20	20		
	LC	17	17		
Taman Bintang Gemas Baru, Segamat	SH	15	15	6,315	1986 - 1988
	TH	79	79		
	LC	64	64		
Taman Segar Tenang, Segamat	SH	18	18	6,908	1987 - 1989
	TH	90	90		
	LC	88	88		
Taman Mutiara Bukit Siput, Segamat (Joint-venture)	SH	9	9	3,924	1990 - 1992
	BH	3	3		
	SD	6	6		
	TH	43	43		
	LC	42	42		
Taman Sri Emas Labis, Segamat	SH	5	5	7,595	1991 - 1993
	TH	93	93		
	LC	85	85		
Taman Bintang Jaya Labis, Segamat	SH	10	10	5,350	1992 - 1994
	SD	6	6		
	TH	31	31		
	LC	50	50		
Taman Bukit Baru Bukit Siput, Segamat	SH	31	31	17,671	1992 - 1994
	TH	164	164		
	LC	150	150		
	LC SH	9	9		
Taman Karas Labis, Segamat (Joint-venture)	SH	4	4	1,450	1995 - 1997
	TH	15	15		
	LC	22	22		
Taman Gemas Baru Gemas Baru, Segamat	TH	33	33	2,671	1995 - 1997
	LC	34	34		
Taman Sri Jementah Jementah, Segamat	TH	40	40	3,064	1995 - 1997
	LC	36	36		
Lot 1331 Bandar Segamat, Segamat	SH	3	3	2,280	1995 - 1997
Taman Intan Bukit Siput, Segamat	BH	2	2	4,631	1996 - 1997
	TH	42	42		
	LC	53	53		
Taman Mewah Bukit Siput, Segamat (Joint-venture)	SH	16	16	8,449	1996 - 1998
	BH	4	4		
	SD	4	4		
	TH	73	73		
	LM	18	18		
	LC	54	54		
	LC SH	9	9		
Taman Fajar Bukit Siput, Segamat	TH	42	42	4,622	1997 - 1999
	LM	6	6		
	LC	24	24		

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Location of Project	Type of units developed	No. of units developed	No. of units sold/Landowner entitlement	Sales value RM'000	Commencement – Completion dates
Developed by KSLR (Cont'd)					
Taman Permata Cha'ah, Segamat	SH	7	6	3,756	1997 - 1999
	TH	33	33		
	LC	36	36		
Taman Melawati Skudai, Johor Bahru (Joint-venture)	SH	64	62	81,270	1997 - 1999
	SD	28	28		
	TH	354	345		
	LC F	160	160		
Taman Mawar Buluh Kasap, Segamat (Joint-venture)	SH	7	2	-	1998 - 1999
Taman Mega Kg Jawa, Segamat (Joint-venture)	SH	12	12	1,605	1998 - 1999
Taman Kurnia Mukim Pogoh Bukit Siput, Segamat	TH	65	53	6,722	2000 - 2001
	LM	16	16		
	LC	13	31		
Developed by BBDSB					
Taman Emas Jementah, Segamat	SH	10	10	1,230	1988 - 1990
Taman Selesa Buluh Kasap, Segamat (Joint-venture)	SH	7	7	2,888	1993 - 1995
	TH	25	25		
	LC	38	38		
Taman Bintang- Bintang Batu Anam, Segamat	TH	24	24	2,130	1993 - 1995
	LC	34	34		
Taman Batu Hampar Bandar Segamat, Segamat	SH	16	8	5,330	1995 - 1997
Lot 1331 Bandar Segamat, Segamat	SD	2	2	595	1995 - 1997
Developed by GDSB					
Taman Bendahara Gemereh, Segamat (Joint-venture)	SH	8	8	4,503	1988 - 1990
	TH	37	37		
	LC	38	38		
Taman Sri Damai Jementah, Segamat	TH	59	59	2,950	1992 - 1994
Taman Emas Kg Abdullah, Segamat	TH	39	39	3,937	1994 - 1995
	LC	41	41		
Taman Abdullah Kg Abdullah, Segamat (Joint-venture)	TH	46	46	4,294	1994 - 1995
	LC	26	26		
Taman Damai Jaya Bukit Siput, Segamat	SH	10	10	7,344	1995 - 1996
	BH	1	1		
	SD	2	2		
	TH	51	51		
	LC	76	76		

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Location of Project	Type of units developed	No. of units developed	No. of units sold/Landowner entitlement	Sales value RM'000	Commencement – Completion dates
Developed by GDSB (Cont'd)					
Taman Aman Kg Abdullah, Segamat	TH LC	30 23	30 23	2,998	1995 - 1996
Taman Ros Kg Abdullah, Segamat (Joint-venture)	BH SD TH LC	1 2 21 25	1 1 21 25	3,471	1997 - 1998
Taman Sri Bahagia Kg Abdullah, Segamat (Joint-venture)	TH LC	36 26	36 26	2,601	1995 - 1996
Taman Melodi Mukim Jementah Jementah, Segamat	SH TH LC	5 25 21	- 23 21	2,516	2000 - 2001
Developed by TLDSB					
Taman Sri Mahkota Bekok, Segamat	TH LC	32 40	32 40	2,624	1992 - 1994
Taman Damai Batu Anam Segamat (Joint-venture)	SH SD TH LC	8 8 48 61	8 8 48 61	4,433	1990 - 1992
Taman Sri Emas Jaya Batu Anam, Segamat	SH BH SD TH LC	6 4 6 30 34	6 4 6 30 34	4,267	1996 - 1998
Developed by HTSB					
Taman Sejati Labis, Segamat	SH TH LC	12 127 99	12 127 99	10,809	1990 - 1992
Lot 1331 Bandar Segamat, Segamat	SD	4	4	1,125	1995 - 1997
Taman Perwira Labis, Segamat	SH TH LM LC	15 66 18 63	15 64 18 63	8,767	1996 - 1998
Taman Permai Kg Tengah, Segamat (Joint-venture)	TH LM LC	54 10 30	54 10 30	4,806	1997 - 1998
Taman Sri Bintang Kg Tengah, Segamat (Joint-venture)	TH LM LC	53 9 28	44 9 28	4,902	1999 - 2001
Developed by BBESB					
Taman Indah Jaya Kg Tengah, Segamat (Joint-venture)	SD TH LC	4 15 26	4 15 26	1,944	1996 - 1998

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Location of Project	Type of units developed	No. of units developed	No. of units sold/Landowner entitlement	Sales value RM'000	Commencement – Completion dates
Developed by BBESB (cont'd)					
Taman Tenang Jaya Tenang, Segamat (1 st Phase)	SH	22	22	6,223	1997 - 1999
	TH	52	49		
Taman Tenang Jaya Tenang, Segamat (2 nd Phase)	LM	25	25	3,451	1999 - 2000
	LC	85	85		
Taman Seri Sutera Jalan Tenggara, Segamat	BVL	4	1	4,687	1999 – 2000
	SD	2	2		
	TH	19	19		
Taman Sutera Kg Jawa, Segamat (1 st Phase)	TH	165	165	15,316	1999 - 2000
Taman Sutera KG, Jawa, Segamat (2 nd Phase)	LMC	66	66	4850	1999-2001
	LC	64	64		
Developed by SSB					
Taman Molek Jementah, Segamat (Joint-venture)	SH	14	14	5,720	1993 - 1995
	TH	65	65		
	LC	65	65		
Developed by EVSB					
Taman Mega Jaya Kg Abdullah, Segamat (Joint-venture)	TH	50	50	4,118	1992 - 1994
	LC	42	42		
Developed by HTRSB					
Taman Damai Bandar Gemas, Tampin	TH	58	58	7,076	1999 – 2000
	LC	108	108		
Developed by SDSB					
Taman Bukit Jaya Bukit Siput, Segamat	SH	10	10	7,145	1999 – 2000
	TH	44	44		
	LM	21	21		
	LC	15	15		
TOTAL		5,190	5,128	319,264	

Notes:

- BH Bungalow house
 BVL Bungalow (Vacant Land)
 DS Double storey
 F Flat
 LC Low-cost house (unless otherwise stated)
 LM Low-medium cost house (unless otherwise stated)
 SD Semi-detached house
 SH Shophouse cum office
 SS Single storey
 TH Terrace house
 TS Triple storey

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

5.4.5 Major On-Going Projects as at 30 November 2001

Location of project	Total no. of units	No. of units sold	Weighted average % completed	Estimated total net sales value RM'000	Commencement - Expected completion dates
Developed by BBDSB					
Taman Sri Setia (Lot 616) Mukim Cha'ah Cha'ah, Segamat	11 SSSH 49 SSTH 56 SSLC	1 22 56	85 65 65	6,146	May 2000-April 2002
Taman Damai (Lot 1302) Mukim Jeram Batu Pontian	8 DSB (VL) 32 DSTH 8 DSSO 16 DSLC 16 DSLM	- 12 2 16 10	0 95 95 95 95	8,340	April 2000-March 2002
Taman Selesa (Lot 4058) Mukim Senai Kulai Johor Bahru	75 DSTH 23 DSSO 36 LCF 32 LMCF	46 - 33 23	75 79 65 65	21,561	October 2000-September 2002
Developed by BBESB					
Taman Sinar Emas (Lot 126), Mukim Labis Segamat	5 SSSO 25 SSTH 57 SSLC	2 3 -	75 65 65	4,019	June 2001-April 2003
Taman Tenang Jaya (Lot 4014-4016) Mukim Cha'ah, Segamat (Phase 3)	52 SSTH	2	20	4,294	November 2001-October 2003
Developed by HTSB					
Taman Sri Aman (Lot 57) Bandar Labis, Segamat	5 TSSH 18 DSSH	4 18	85 85	7,538	June 2000-October 2001
Developed by HTRSB					
Taman Damai (Lot 904) Bandar Gemas, Daerah Tampin Negeri Sembilan (Phase 2)	75 SSTH 10 DSSO	24 -	53 35	7,984	May 2001-April 2003
Developed by HDSB					
Taman Berjaya (Phase 1) Mukim Cha'ah Bahru Yong Peng (Phase 2)	16 DSSO 61 SSTH 9 SSLCS 55 DSLC 16 DSTH 16 DSLM	6 36 5 46 2 2	80 65 60 65 20 65	8,147 4,234	August 2000-July 2002 March 2001-February 2003
Developed by KSLR					
Taman Makmur (Lot 1726) Mukim Pogoh Bukit Siput, Segamat	56 SSTH 51 DSLM 70 DSLC 109 SSTH	6 18 24 -	24 10 10 10	19,899	September 2001-April 2003
Taman Melawati (Lot 3456-3463, Lot 3467, 3471) Mukim Pulai, Johor Bahru	144 LMCF 2 DSSO 10 TSSO	142 - -	65 - -	13,815	November 2000-October 2002

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Location of project	Total no. of units	No. of units sold	Weighted average % completed	Estimated total net sales value RM'000	Commencement - Expected completion dates
Developed by KSLR (Cont'd)					
Taman Nusa Perintis III (Lot 77687), Mukim Pulau Gelang Patah	80 DSTH 86 SSTH 21 DSSO	61 58 2	65 65 75	35,179	September 2000- August 2002
Taman Nusa Bestari 2 (Lot 71045), Mukim Pulau Johor Bahru Phase 1-10 Phase 11-13	512 SSTH 167DSTH 65DSSO 57TSSO 290SSTH 44DSTH 12TSSO	272 93 32 24 150 20 -	35 31 43 38 35 31 38	151,357 53,331	April 2001-May 2003 August 2001- February 2004
Taman Sri Bahagia (Lot 879 and Lot 5319) Mukim Labis, Segamat	5 DSSH	4	35	1,541	September 2001- June 2002
Taman Sri Makmur (Lot 1530) Mukim Sungai Segamat Kampung Tengah, Segamat	20 DSLC 20 DSLM 60 SSTH	4 2 5	- - 17	6,649	November 2001- February 2003
Developed by TLDSB					
Taman Mutiara (Lot 2531) Mukim Bekok Bekok	79 SSTH 1 BHVL	35 1	65 -	5,532	July 2000-June 2002
Total	2,743	1,324		359,566	

Notes:

BH	Bungalow house
BVL	Bungalow (Vacant Land)
DS	Double storey
F	Flat
LC	Low-cost house (unless otherwise stated)
LM	Low-medium cost house (unless otherwise stated)
SD	Semi-detached house
SH	Shophouse cum office
SS	Single storey
TH	Terrace house
TS	Triple storey

5.4.6 Type, Sources and Availability of Raw Materials

The Group sources all its own building materials either directly from manufacturers or main suppliers. This allows the Group to procure materials at the most economical cost whilst meeting its quality requirements.

The basic building materials used in a project include:

- cement
- carpentry and joinery timber
- timber for formwork
- aggregates and crusher-run
- floor and wall tiles
- clay bricks
- sand and stones
- roofing materials

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

- sanitary wares and fittings
- paints
- aluminium and glass for doors and windows

As the Group is primarily focused on development of low and medium cost residential and commercial properties, the Group sources most of its materials locally. At present, the materials purchased directly from the local manufacturers are, amongst others, cement, bricks, tiles and paints, etc.

To-date, the Group has not encountered any major problems in sourcing of raw materials.

5.4.7 KSLH Group's Competitive Advantages and Strengths

With a track record of more than twenty (20) years, KSLH Group has strived to establish itself as a reputable property developer in building affordable residential and commercial properties in the state of Johor. The reputation and success of the Group are mainly attributable to the following competitive advantages and strengths:

- **Development of Mixed Residential and Commercial Properties and Pricing Strategy**

The Group has strategically in the past twenty (20) years focused on developing affordable mixed residential and commercial properties in the state of Johor. The strategic direction of building affordable properties is considered to have been proven by the take-up rate for most of the completed properties developed by the Group.

In addition, the Group has adopted an aggressive pricing strategy to attract the larger segment of the property purchasers via competitive pricing without compromising on quality and safety. With a strong project management team for material sourcing, the Group is able to monitor and control project costing in the most efficient and effective manner. KSLH Group believes in sharing the benefits and cost savings with the property purchasers via its attractive pricing policy.

- **Strategic Land Bank**

As at 30 November 2001, the Group has approximately 1,163 acres of land bank strategically located in the following districts:

District/State	Approximate Land Bank (Acres)
Segamat, Johor	602
Johor Bahru, Johor	405
Batu Pahat, Johor	51
Kluang, Johor	50
Mersing, Johor	47
Gemas, Negeri Sembilan	7
Petaling Jaya, Selangor	1

These properties are available for immediate development in the next two to five years. Over 70% of the Group's land bank has been granted approval for subdivision.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

- **Emphasis on Quality Control and R&D**

The Group emphasises quality control and R&D in various processes of the development activities from the initial land bank sourcing, concept and designing, material sourcing, construction management and properties marketing. The strengths in quality control and R&D have significantly contributed to the success of the Group.

5.4.8 Quality Control

Over the last twenty (20) years of operation, the Group has built a reputation for the construction of quality residential and commercial properties. This is in-line with the Group's vision of providing quality properties.

In all its projects, the KSLH Group targets to place significant emphasis on quality and this is consistent with its internal quality processes. Quality is built into each and every process of its operations and this is reflected in the finished products.

The Group has a team of dedicated and experienced project managers and site supervisors to closely monitor construction works and control of quality. The procurement of raw materials is directly handled by the Group to ensure quality and cost control.

5.4.9 Research and Development

The Group's research activities are continuously focused on quality improvements for future property developments with the aim of meeting customer needs and ensuring sustainable business success. The areas of research that the KSLH Group undertakes include:

- **Concepts and Design**

Some of the internal research activities undertaken by the KSLH Group with its architects and engineers include R&D in creating concepts and designs that meet the needs of its target market segments. This is essential to ensure fast take-up, which is the key to good cash flow management.

Besides that, the Group also continuously improves and modifies current and past concepts and designs to produce new and better products and constantly obtains feedback from customers to verify the success of concepts and designs.

- **Product Packaging**

The Group continuously researches and develops attractive product packages by taking into consideration the needs of various target segments, types of construction (low, medium or high-end range), economic conditions and competitive forces (choice of alternatives) to maximise profitability and fast take-up. Components of product packaging includes, among others, the pricing, financing options, optional items, optional features and different grades of finishing materials provided.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

- **Process Flow**

The Group undertakes R&D in the areas of optimising process flow. This is critical to increase productivity resulting in minimising costs, increased effectiveness and efficiency of project management to ensure high quality standards and removes redundant or unnecessary processes to shorten work cycles resulting in faster project turn around and minimises construction cost.

- **Building Material Sourcing and Applications**

The Group also undertakes research in materials quality and their applications. The research work includes testing of material applications and their specification. The objective is to source the required materials at a competitive pricing without compromising on quality and safety.

The success of its research programmes into building materials has resulted in the Group's ability to minimise cost, and to profitably build and sell low and medium cost housing and commercial properties at a competitive price.

The ability to achieve profitable operations during the two recessions in the 1980s and 1990s has proven the quality and ability of the management in managing the development activities in the most efficient and effective manner.

5.4.10 Employees

As at 30 November 2001, KSLH Group has a total of 76 employees. The breakdown of employees is as follows:

Category Of Employees	Malaysian
Management and professional staff (including Executive Directors)	22
Technical and supervisory	13
Clerical and related occupations	32
General workers	9
TOTAL	76

None of the employees belong to any union. The relationship between the management and employees is good and the majority of the employees have been with the Group for over 5 years.

Further information on the key management of KSLH Group is set out in Section 6.6 of this Prospectus.

5.4.11 Milestones and Resources

The Group's milestone projects include Taman Melawati and Taman Nusa Bestari 2 in Johor Bahru, Taman Batu Hampar in Segamat Town, and the Bukit Siput township development comprising several housing projects including Taman Mutiara, Taman Bukit Baru, Taman Intan, Taman Mewah, Taman Fajar, Taman Damai Jaya and Taman Bukit Jaya.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Financing for future projects is expected to be sourced from the following:

- proceeds of the Public Issue which will be utilised to repay bank borrowings and for working capital;
- bank loans;
- internally generated cash-flow; and
- future capital raising exercises.

As the Group's market expansion is within the property development industry, the Group will continue to utilise its panel of contractors to meet its labour requirements. For additional skilled resources requirements, the Group will rely mainly on its existing knowledge and skilled-based staff. The Group will also provide on-the-job training for new staff.

5.4.12 Method of Distribution

All the Group's sales are made directly through its sales and marketing department. Currently the KSLH Group has a total of nineteen (19) in-house staff in its sales and marketing division.

In addition to selling directly to purchasers, significant promotions supplemented by public relations are also undertaken. The Group also participates in exhibitions as well as joint marketing programmes for example, the Home Ownership Campaigns organised by the Government and the Housing Developers' Association of Malaysia. The majority of the Group's promotional activities are focused within the vicinity of their developments or in the state of Johor.

5.4.13 Principal Place of Business

The locations of principal business of the KSLH Group are as follows:

Head Office : Wisma KSL
No. 148, Batu 1 ½
Jalan Buloh Kasap
85000 Segamat
Johor Darul Takzim.

Principal Branch Office : PTD 71045, Jalan Danga
Taman Nusa Bestari 2
81300 Skudai
Johor Darul Takzim.

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5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

5.4.14 Summary of Properties owned by KSLH Group as at 30 November 2001

BBDSB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ B176001901/MFA	<ul style="list-style-type: none"> • PTD 2824-PTD 2834 (inclusive) • PTD 2835 -PTD 2843 (inclusive) & PTD 2845-PTD 2884 (inclusive) • PTD 2889-PTD 2994 (inclusive) 	N/A	Freehold	The property comprises 116 units of vacant subdivided plots with individual title issued forming the proposed Taman Sri Setia, Cha'ah, Segamat, Johor Darul Ta'zim comprising: -SSSH (11 units) -SSTH (49 units) -SSLC (56 units)	For Standard Units: SSSH -1,540 sqft SSTH -1,540 sqft SSLC -1,100 sqft	460,058	1,551,909	3,200,000	1,900,000	1,439,942
BBDSB	Mukim of Cha'ah, District of Segamat			The Site is vacant from any cultivation. It is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the Site are not demarcated by any form of fencing works. Currently, the construction work is in progress with percentage of completion ranging from 65% to 85%.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No./Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV' RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ B177001902/DMJ	Lot Nos 5309 to 5312	N/A	Freehold	The property comprises 4 contiguous parcels of residential development land. The land is almost rectangular in shape, generally flat in terrain and lies about the same level with the frontage service road and the neighbouring lots. The Property is overgrown with shrub and thick bushes. The boundaries of the site are currently not demarcated with any forms of fencing works.	40.0060 Acres	1,575,181	2,056,958	9,200,000	9,200,000	7,624,819
For Lot Nos 5309, 5310 & 5311: BBDSB	All in the Mukim of Tg Sembrong, District of Batu Pahat			The property has been granted approval by the Johor State Town and Country Planning Department vide the approval site layout plan with Ref No J4/14/PT/071/1/98 dated 15 December 1998 for: <ul style="list-style-type: none"> Residential development of 2 units of detached house, 32 units of SD, 220 units of TH, 99 units of LM and 106 units of LC; and Commercial development of 50 units of SH and 24 units of LMSH. For Lot No 5312, an agreement was entered into between BBDSB (being the Developer) and the Owners of Lot No 5312 where details as agreed by both parties are as follows: <ol style="list-style-type: none"> Lot No 5312 shall be transferred to the BBDSB for the sole purpose of facilitating the due performance of BBDSB's obligations and undertakings. BBDSB shall prepare the layout plan for development of the said Lot (together with the adjoining Lot No 5309, 5310 and 5311) into a housing estate. All the necessary payments, legal costs, fees and expenses related to the said development and re-transfer of the said land shall be borne by BBDSB. It is agreed and declared that out of all approved sub-divided buildings in Lot No 5312 and the adjoining Lot, the owner shall be entitled to 4.25% of LC, 5.5% of all other kind of houses other than LC. The property has been subdivided and granted approval by Pejabat Pengarah Tanah dan Galian Johor with Ref No (24) dlm.PTG.9/97-76. The building plan has been approved by Majlis Daerah Yong Peng vide a letter of approval with Ref No (33) dlm.MDYP:014/021/32 dated 30 August 2001.						
For Lot No 5312: <ul style="list-style-type: none"> Eng Ah Jam @ Ng Kim Piau Chang Say Kiong @ Kon Sai Kim Koh Lai Ann Tan Huat (collectively known as Owners of Lot No 5312) 										

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	SC approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ B178001903/NZL BBDSB	PTB 254 & PTB 255 Township of Jementah, District of Segamat	N/A	Freehold	The property comprises 2 parcels of vacant residential land (bungalow plot). The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works. Both lots are generally rectangular in shape.	PTB 254: 6,488 sqft PTB 255: 5,875 sqft	43,276	43,752	190,000	190,000	146,724
V99/JH/SC/ B179001904/MFA BBDSB	Lot Nos 131 & 155 Mukim of Cha'ah, District of Segamat.	N/A	Freehold	The land comprises 2 contiguous parcels of development land approved in principal for light industrial development and is generally irregular in shape, flat and undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. It is overgrown with bushes and wild vegetation. The boundaries of the site are not demarcated with any form of fencing works.	10.9183 Acres	396,627	575,790	3,500,000	2,300,000	1,903,373
V99/JH/SC/ B180001905/MFA BBDSB	Lot No 2382 Mukim of Buloh Kasap, District of Segamat	N/A	Freehold	The Pejabat Pengarah Tanah dan Galian Johor has vide its approval letter with Ref No (28) dim.PTG. 9/95-370 dated 24 February 2000, approved for the proposed development of 1 unit of detached industry and 68 units of terrace light industry. The building plan has been approved by Majlis Daerah Labis via a letter of approval with Ref No MDSS/KB/6331-(13) on 12 September 2001.	7.4184 Acres	411,831	475,486	2,000,000	1,340,000	928,169
				The property comprises a parcel of development land approved for mixed housing development. The site is generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The site is overgrown with bushes and wild vegetation. The boundaries of the site are not demarcated with any form of fencing works. The Pejabat Pengarah Tanah dan Galian Johor has vide its approval letter with Ref No (54) dim.PTG. 9/84-335 dated 11 June 1999, approved for the development of 46 units of TH, 46 units of LC and 8 units of SD. The building plan has been approved by Majlis Daerah Segamat vide a letter of approval with Ref No (16) dim.MDSU/B:PB.11/2000/SP/F dated 8 September 2001.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No./Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV' RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ B182001907/MFA BBDSB	<ul style="list-style-type: none"> PTD 9562-PTD 9579 (inclusive) & PTD 9606-PTD 9660 (inclusive) PTD 9581-PTD 9604 (inclusive) Mukim of Labis, District of Segamat	N/A	Freehold	<p>The property comprises 97 units of vacant subdivided lot with individual title issued forming the proposed Taman Damai, Segamat, Johor Darul Ta'zim comprising:</p> <ul style="list-style-type: none"> -SSLC (73 units) -SSLMTH (24 units) <p>The site is planted with rubber trees estimated approximately 7-8 years. The Site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries are not demarcated by any form of fencing works.</p>	For Standard Units: SSLC -1,040- 1,500 sqft SSLMTH -1,100- 1,200 sqft	137,927	144,516	1,100,000	850,000	712,073
V99/JH/SC/ B183001908/MFA BBDSB	Lot Nos 1722-1725 (inclusive) Mukim of Pogoh, District of Segamat	N/A	Freehold	<p>The land comprises 4 contiguous parcels of development land approved for mixed housing development, is generally rectangular in shape, flat and undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. Part of the land is planted with oil palm. The boundaries of the site are not demarcated with any form of fencing works.</p> <p>The Pejabat Pengarah Tanah dan Galian Johor has vide its approval letter with Ref No (20) dim.PTG. 9/97-75 dated 27 May 1998 approved in principal for the development of 26 units of SH, 18 units of LESH, 157 units of TH, 64 units of LCTH and 44 units of LM.</p> <p>The building plan has been approved by Majlis Daerah Segamat vide a letter of approval with Ref No (22) dim.MDSU/B;PB.16/2000/SP/D dated 8 August 2001.</p> <p>The site is proposed for Taman Perdana, Segamat, Johor.</p>	20,0018 Acres	3,744,841	4,014,804	5,500,000	3,900,000	155,159
V99/JH/SC/ B184001909/ARN BBDSB	Lot No 190 In the Mukim of Pulai, District of Johor Bahru	N/A	Freehold	<p>The property comprises a parcel of Agricultural Land (zoned for residential land use). The land is generally rectangular in shape, undulating in terrain and lies at the same level with the private road and the neighbouring lots. The land is basically dry laterite and loamy sand in texture, drainage is mainly by natural seepage and it is planted with old rubber trees (estimated of thirty (30) years in age).</p>	9,1875 Acres	2,897,704	2,993,204	3,300,000	2,700,000	(197,704)

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01^ RM	Open MV^1 RM	approved valuation^2 RM	SC Revaluation surplus/ (deficit)^3 RM
V99/JH/SC/ B185001910/NZL	Lot No 1532 Mukim of Sg Segamat, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land (zoned for residential land use). The land is generally rectangular in shape, undulating and hilly in terrain and lies at the same level with the neighbouring lots. The land is vacant from any cultivation, cleared from any building and the boundaries are not demarcated with any form of fencing works.	7.04 Acres	633,938	712,874	2,000,000	770,000	136,062
BBDSB										
V99/JH/SC/ B186001911/MFA	Lot No 225 Mukim of Pogoh, District of Segamat	N/A	Freehold	The land comprises a parcel of Agricultural Land zoned for residential land use, is generally trapezoidal in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The land is basically of dry laterite and loamy sand in nature, drainage is mainly by natural seepage and it is overgrown with light bushes. Field condition is in a fair state of upkeep and maintenance.	1.7623 Acres	208,089	209,923	350,000	150,000	(58,089)
BBDSB										
V99/JH/SC/ B187001912/NZL	Lot Nos PTD 703 - PTD 706 (inclusive) Mukim of Jementah, District of Segamat	N/A	Freehold	The property comprises 4 contiguous parcels of vacant commercial land (SH plot) with total provisional land area of 6160 sqft. The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works.	1.540 sqft each	164,619	166,315	180,000	180,000	15,381
Tan Lam Tee Tan Kang Swee @ Tan Choo Tan Sim Ching @ Tan Chim Chin				The building plan has been approved by Majlis Daerah Segamat Utara vide a letter of approval with Ref No (16) dim.MDSU/B:PB:58/97/B dated 9 February 1999.						
V99/JH/SC/ B188001913/MS	Lot Nos 151 & 234 Mukim of Labis, District of Segamat	N/A	Freehold	The property has been purchased by BBDSB vide a Sale and Purchase Agreement, File Ref No KSL/308/96/NY(2) dated 26 March 1996.						
BBDSB				The property comprises 2 contiguous parcels of vacant commercial land. Generally both lots are almost rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of site are not demarcated with any form of fencing. The property is vacant of any permanent building structure, except 2 units of temporary stall erected at the front portion of Lot No 234.	63,379.9 5 sqft	2,006,073	2,084,923	1,850,000	1,300,000	(706,073)
				The layout plan has been approved by the Majlis Daerah Labis for commercial complex vide a letter of approval with Ref no MDL/PPB/607(26) dated 29 November 2001.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ B189001914/ARN	Lot No 181 Mukim of Pulai, District of Johor Bahru	N/A	Freehold	The property comprises a parcel of Agricultural Land (zoned for residential use), is generally rectangular in shape, undulating in terrain and lies at the same level as the private road and the neighbouring lots. The land is basically of dry laterite and loamy sand in nature, drainage is mainly by natural seepage and it is planted with old rubber trees (estimated of 30 years in age).	8.4374 Acres	2,649,501	2,739,657	3,000,000	2,400,000	(249,501)
V99/JH/SC/ B190001915/ARN	Lot No PTD 1121 Mukim of Plentong, District of Johor Bahru	N/A	Freehold	The property comprises a parcel of vacant residential development land. The land is generally almost rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The land is overgrown with shrubs and bushes and the boundaries of the land are not demarcated with any form of fencing works.	2.85 Acres	1,697,365	1,805,517	3,500,000	1,900,000	202,635
BBDSB				Approval has been obtained from the Majlis Bandaraya Johor Bahru vide its approval letter with Ref No MBJB/JPB/KM/12/98(38) dated 20 July 1999 for development of 33 units of DSTH.						
V99/JH/SC/ B191001916/ DMJ	• PTD 8723-PTD 8728 (inclusive) & PTD 8801-PTD 8802 (inclusive)	N/A	Freehold	The property comprises 80 vacant subdivided plots with individual title issued forming the proposed Taman Damai, Pekan Nanas, Johor Darul Ta'zim comprising: -DSDH (8 units) -DSTH (32 units) -DSSH (8 units) -DSLCL (32 units)	For Standard Units: DSDH -4,950 sqft DSTH -1,400 sqft DSSH -1,680 sqft DSLCL -770 sqft	1,747,205	3,657,535	2,000,000	2,000,000	252,795
BBDSB	• PTD 8729-PTD 8760 (inclusive) • PTD 8761-PTD 8768 (inclusive) • PTD 8769-PTD 8800 (inclusive) • Mukim of Jeram Batu, District of Pontian			Currently, the construction work has been completed pending for CFO.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No./Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01^ RM	Open MV^ RM	approved valuation^2 RM	SC Revaluation surplus/(deficit)^3 RM
V99/JH/SC/ B192001917/ ARN	Lot No 4058 Mukim of Senai – Kulai, District of Johor Bahru	N/A	Freehold	The property comprises a parcel of vacant development land approved for mixed development. The site is generally irregular in shape, undulating in terrain and lies at an elevated level from the main road. The land is overgrown with shrubs and bushes. The boundaries of the site are not demarcated with any form of fencing.	10.0 Acres	2,501,786	5,523,472	5,000,000	5,000,000	2,498,214
BBDSB				The land has been approved by Pejabat Pengarah Tanah dan Galian Johor vide its approval letter with Ref No (21) dlm.PTG 9/97-371 10-121/97A dated 17 February 2000 and the approved layout plan by Town Planning Department with Ref No J7/05/S2/073/ 12/98 dated 19 December 1998 for the development of 75 units of DSTH, 34 units of LMF, 34 units of LCF and 23 units of SO.						
V00/JH/SC/ K39001066/MS	PTB 1218-PTB1227 (inclusive) Mukim of Sg. Segamat, District of Segamat	5 years	Freehold	Currently, the construction work is in progress with percentage of completion of 65%. The property comprises 10 adjoining units of 4-storey SO. The site is flat in terrain and lies at the same level with the frontage service road.	For Standard Units: -1,540 sqft	2,493,605	2,292,829	5,000,000	5,000,000	2,506,395
BBDSB				Stock as at 30 November 2001-8 units of 4-storey SO. (PTB 1219-PTB 1226)						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

BBESB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV' RM	SC approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ B01001048/MKK	<ul style="list-style-type: none"> PTD 9681-PTD 9685 (inclusive) PTD 9686-PTD 9690 (inclusive) & PTD 9693-PTD 9712 (inclusive) PTD 9713-PTD 9769 (inclusive) Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises 87 vacant subdivided plots with individual title issued forming the proposed Taman Sinar Emas comprising: -SSSH (5 units) -SSTH (25 units) -SSLC (57 units) The proposed Taman Sinar Emas is a small-scale housing scheme with a total area of about 7.7937 Acres. Currently, the construction work is in progress with percentage of completion ranging from 65% to 75% as at 30 November 2001.	For Standard Units: SSSH -1,870 sqft SSTH -1,540 sqft SSLC -1,040 sqft	297,900	814,114	1,870,000	1,360,000	1,062,100
V00/JH/SC/ B02001049/MKK	Lot No MLO 633 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises a parcel of development land approved for housing development. It is generally rectangular in shape, flat in terrain and lies at the same level with the neighbouring lots. The land is cultivated with oil palm with the site generally in a fair state of upkeep and maintenance. The boundaries of the site are not demarcated with any form of fencing. Approval has been obtained from the Pejabat Pengarah Tanah dan Galian, Johor with File Ref no (26A) dlm.PTG.9/89-49 dated 13 January 1999 for the development of 25 units of LC and 21 units of LM.	2.9998 Acres	69,437	73,379	650,000	470,000	400,563
V00/JH/SC/ B05001050/MFA	Lot No 1066 Mukim of Buloh Kasap, District of Segamat	N/A	Freehold	The site comprises a parcel of development land approved for mixed housing development, generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. At the time of inspection, the land was planted with cocoa and banana trees. The boundaries of the site are not demarcated with any form of fencing. Approval has been obtained from the Pejabat Pengarah Tanah dan Galian Johor with Ref No (22) dlm.PTG.9/93-314 dated 25 March 1999 for the development of 34 units of DSTH, 12 units of LC and 11 units of LMTH.	4.8498 Acres	151,404	191,122	1,300,000	940,000	788,596
BBESB				The building plan has been approved by Majlis Daerah Segamat Utara vide a letter of approval with Ref No (19) dlm.MDSU/B/PB.2/2000/SP/F dated 25 May 2001.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @	NBV @	Open MV' RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
						31/12/99 RM	30/06/01 ¹ RM			
V00/JH/SC/ B06001053/MKK BBESB	MLO 85, MLO 86 & MLO 87 Mukim of Sg. Segamat, District of Segamat	N/A	Freehold	The property comprises 3 parcels of Agriculture Land, generally longish in shape and flat in terrain. The soil is basically of dry laterite and drainage is mainly by natural seepage. The property has been cleared and replenished with dry laterite at about 7-8 feet high.	5.9870 Acres	342,000	390,941	570,000	350,000	8,000
V00/JH/SC/ K64001280/MS BBESB	Lot Nos 1508 & 1509 Mukim of Pogoh, District of Segamat	N/A	Freehold	The property comprises 2 contiguous parcels of Agricultural Land zoned for residential land use. The land is generally flat to undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. At the time of inspection, the land was overgrown with low bushes and woody plant and the boundaries of the site were not demarcated with any form of fencing works.	16.3433 Acres	2,451,563	2,713,341	2,850,000	2,450,000	(1,563)
V00/JH/SC/ B04001051/MS BBESB	Parent Lot Nos 1762, 453, 413, 414 & 1880. Mukim of Sg. Segamat, District of Segamat	N/A	Freehold	The property comprises of 320 subdivided residential plots with individual titles issued, located within the on-going development of Taman Sutera & Taman Sri Sutera, comprising: <u>Taman Sri Sutera</u> -DSDH (4 units) -DSSD (2 units) -DSTH (53 units) <u>Taman Sutera</u> -SSTH (131 units) -DSMCTH (66 units) -DSLCTH (64 units)	Total Gross Land Area 22.733 Acres	6,987,470	1,441,233	9,300,000	9,300,000	2,312,530

Currently, the development has been fully completed with CFO.
Only land for three (3) bungalows plots yet to be sold.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV ¹ RM	SC	
						31/12/99 RM	NBV @ 30/06/01 [^] RM		approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ B05001052/MS	Parent Lot Nos 4014 & 4016 Mukim of Labis, District of Segamat	1 year	Freehold	The property comprises 177 residential plots with individual titles issued, forming part of the on-going development of Taman Tenang Jaya. The proposed developments consist 3 phases comprising: Phase I-SSTH (15 units) Phase II-SSLMTH (25 units) -SSLCTH (39 units) -DSLCTH (46 units) Phase III-SSTH (52 units)	Total Gross Land Area 17,244 Acres	1,441,233	85,324	5,100,000	4,000,000	2,558,767
BBESB				Currently, development has mostly completed with CFO with the exception of 52 units SSTH of Phase III which is still under construction with percentage of completion of 10%. There are 3 units fully completed SSTH yet to be sold.						

EVSb

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV ¹ RM	SC	
						31/12/99 RM	NBV @ 30/06/01 [^] RM		approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ E03001054/NZL EVSb	360, 555, 556 Mukim of Sg. Segamat, District of Segamat	N/A	Freehold	The property comprises 3 contiguous parcels of Agricultural Land. The land is generally flat in terrain and lies and the same level with the frontage service road at the neighbouring lots. At the time of inspection, the land was overgrown with shrub and thick bushes. Field condition is in a fair state of upkeep and maintenance.	4.6241 Acres	130,351	130,435	900,000	320,000	189,649

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

EXSB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Description	Land area	NBV @	NBV @	Open MV	SC approved valuation ²	Revaluation surplus/ (deficit) ³
						31/12/99 RM	30/06/01 [^] RM			
V00/JH/SC/ E01001042/MKK EXSB	Lot 3460 Mukim of Labis, District of Segamat.	N/A	Freehold	The Property is a parcel of Agricultural Land zoned for industrial land use. The Property has been subdivided into two (2) lots by a metalled service road leading to Felda Redong. The land is generally flat to undulating in terrain. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. The property is currently vacant and overgrown by shrubs and bushes.	6,4875 Acres	96,100	100,090	1,400,000	450,000	353,900
V00/JH/ E02001043/MKK EXSB	Lot 3026 Mukim of Jementah, District of Segamat.	N/A	Freehold	The Pejabat Pengarah Tanah dan Galian has vide its approval letter with Ref No (29) dlm.PTG-9/96-167 dated 19 June 2000, approved for the proposed development of 1 unit of detached, 6 units of SD and 32 units of terrace light industry building. The property comprises a parcel of vacant industrial land. The land is irregular in shape and undulating in terrain. The soil is basically of alluvial clay in texture. Drainage is mainly by natural seepage. The property is currently being overgrown with shrubs and bushes. It is generally in poor upkeep and maintenance.	8,8122 Acres	298,180	308,980	1,500,000	380,000	81,820

GDSB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @	NBV @	Open MV	SC approved valuation ²	Revaluation surplus/ (deficit) ³
						31/12/99 RM	30/06/01 [^] RM			
V99/JH/SC/ G19001889/MFA GDSB	Lot nos PTB 256 & PTB 257 Mukim of Jementah, District of Segamat	N/A	Freehold	The property comprises 2 parcels of vacant residential land (bungalow plot). Lot No 256 is rectangular in shape whilst Lot No PTB 257 is irregular in shape. The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works.	14,910 sqft	43,589	44,175	220,000	220,000	176,411

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 ¹ RM	Open MV ¹ RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ G20001890/MFA GDDB	Lot 211 Mukim of Jementah, District of Segamat	N/A	Freehold	The property comprises a parcel of development land approved for mixed housing development, generally rectangular in shape. The land is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. At the time of inspection, the land was vacant from any cultivation and the boundaries were not demarcated with any form of fencing works.	4.25 Acres	307,152	1,356,633	N/A	N/A	N/A
V99/JH/SC/ G22001892/NZL GDDB	Lot 335 Mukim of Sg. Segamat, District of Segamat	N/A	Freehold	Approval was obtained from the Pejabat Pengarah Tanah dan Galian Johor with Ref No (19) dlm.PTG.9/93-2 dated 28 Mei 1999 for development of 5 units of SH, 25 units of TH and 21 units of DSLC. Currently, the site has been subdivided into 51 lots forming Taman Melodi. The construction work has been completed with CFO. There are 5 units of DSSO and 2 units of SSTH yet to be sold.	2.40 Acres	678,360	678,424	600,000	600,000	(78,360)
V99/JH/SC/ G24001894/NZL GDDB	Lot 552 Mukim of Sg. Segamat, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land (zoned for residential use), generally rectangular in shape. The land is an interior lot, generally undulating in terrain and lies at the same level with the neighbouring lots. The land is vacant from any cultivation and overgrown with shrub and thick bushes. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a fair state of upkeep and maintenance. The property has been approved by the Majlis Daerah Segamat vide its approval letter with Ref No (36) dlm.MDSU/B:SBKS06/01 dated 21 August 2001 for the development of shoplots.	7.90 Acres	681,450	722,332	1,150,000	690,000	8,550

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01^ RM	Open MV' RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ G25001895/MFA Tan Lam Tee, Tan Kang Swee @ Tan Choo,	PTB 669-PTB 702 (inclusive) Mukim of Jementah, District of Segamat	N/A	Freehold	The Property comprises 4 contiguous parcels of vacant commercial SH plot. the site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works. The building plan of 4 units of DSSH has been approved by Majlis Daerah Segamat Utara vide a letter of approval with Ref No (16) dlm. MDSU/B: PB.58/97/B, dated 9/02/1999.	Gross Land Area- 6,174 sqft	170,680	172,311	180,000	180,000	9,320
V99/JH/SC/ G26001896/NZL GDSB	Lot 2536 Mukim of Pogoh, District of Segamat	N/A	Freehold	The property has been purchased by GDSB vide a sale and purchase agreement, File Ref No KSL/308/96/NY dated 26 March 1996. The property comprises a parcel of Agricultural Land, generally longish rectangular in shape. The land is generally undulating in terrain and lies at the same level with the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. The land is planted with rubber trees estimated 10 to 15 years old, boundaries of the site not demarcated with any form of fencing works and field condition is in a fair state of upkeep and maintenance.	5.43 Acres	254,159	254,257	400,000	140,000	(114,159)
V99/JH/SC/ G27001897/MFA GDSB	Lot Nos 3115, 3116 & 3118 Mukim of Jementah, District of Segamat	N/A	Freehold	The property comprises 3 parcels of Agricultural Land, generally rectangular in shape, undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. The land is basically of dry laterite and loamy sand in nature. Drainage is mainly by natural seepage. The land is planted with oil palm estimated about 1-2 years. Field condition is in a fair to good state of upkeep and maintenance.	17.3 Acres	614,955	615,315	900,000	530,000	(84,955)
V99/JH/SC/ G28001898/NZL GDSB	Lot 3301 Mukim of Jementah, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land, generally longish rectangular in shape, undulating in terrain and lies at the same level with the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. The land is planted with rubber trees estimated 5-6 years old, boundaries not demarcated with any form of fencing works and field condition is in a fair state of upkeep and maintenance.	5.01 Acres	258,627	258,734	400,000	150,000	(108,627)

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV'	SC Revaluation	
						31/12/99	30/06/01 [^]		approved valuation ²	surplus/(deficit) ³
						RM	RM	RM	RM	RM
V99/JH/SC/ G29001899/MFA GDSB	Lot 163 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises a parcel of Agriculture Land (zoned for residential land use), generally rectangular in shape, flat in terrain and lies at the same level with the frontage services road at the neighbouring lots. The land is basically of dry laterite and loamy sand in nature. Drainage is mainly by natural seepage. The land is planted with rubber trees estimated about 10 years. Field condition is in a fair state of upkeep and maintenance.	4.2123 Acres	413,309	413,499	640,000	420,000	6,691
V00/JH/SC/ K38001065/MS GDSB	PTD 12667 Mukim of Sg. Segamat, District of Segamat	2 years	Freehold	The property comprises a DSSD. The building is secured with the CFO since 24 April 1998.	2,800 sqft	108,104	108,031	N/A	N/A	N/A

HTPSB

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV'	SC Revaluation	
						31/12/99	30/06/01 [^]		approved valuation ²	surplus/(deficit) ³
						RM	RM	RM	RM	RM
V00/JH/SC/ H09001055/ KAH HTPSB	211, 214, 215, 224, 225, 228 & 230 Mukim of Pulai, District of Johor Bahru	N/A	Freehold	The Property comprises 7 parcels of development land approved for mixed housing development. The proposed development is divided into 3 parcels of development. At the time of inspection, the land was planted with old rubber trees, in abandoned condition and no building was erected on the land. The boundaries of the land were not demarcated with any form of fencing work. Approval was obtained from the Majlis Daerah Johor Bahru Tengah with Ref No (46) dim.MDJBT (PL) 30/95 dated 10 December 2000 and the Jabatan Perancangan Bandar dan Desa Johor with Ref no J7/03/S2/03T/02/99/P1-99 File No JPBD.J7/18038(14) date 12 November 1999, for the development of 1 unit of commercial complex, 1 unit of petrol station, 77 units of SH, 489 units of TH, 37 units of LCSH, 54 units of LMTH 174 units of LMF and 114 units of LCF. The proposed development has been approved by the Pejabat Pengarah Tanah dan Galian vide its letter of approval with Ref No (37) dim.PTG.9/95-202 dated 28 July 2000.	Total Land area of 65.9025 Acres	8,722,685	9,322,623	35,000,000	31,500,000	22,777,315

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

HTRSB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @	NBV @	Open MV ¹	approved valuation ²	SC Revaluation surplus/ (deficit) ³
						31/12/99 RM	30/06/01 [^] RM			
V99/JH/NS/SC/ H144C1331888 (JLJSV/831/99)	<ul style="list-style-type: none"> PT 4285-PT 4410 (inclusive) PT 4412-PT 4537 (inclusive) (Parent Lot 904) 	N/A	Freehold	The property is the proposed Taman Damai, an on-going mixed development project with a total land area of approximately 21.24 Acres, comprising 251 subdivided terrace lots as follows: -DSSH (10 units) -SSTH (133 units) -SSLC (108 units)	For Standard Units: DSSH -1,760 sqft SSTH -1,540 sqft SSLC -1,200 sqft	1,111,738 [^]	699,002	2,940,000	2,940,000	698,895
HTRSB	Mukim of Gemas, District of Tampin.		SSTH (58 units) – December 2000	The development was divided into 2 phases with Phase I fully sold. Phase II development which consists of 10 units DSSH and 75 units SSTH is in progress with percentage of completion ranging from 35% to 55%.						

Note:

[^] The NBV as at 31 December 1999 includes attributable profit and deduction of progress billings. The revaluation surplus is based on the cost of the property at RM2,241,105

HTSB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @	NBV @	Open MV ¹	approved valuation ²	SC Revaluation surplus/ (deficit) ³
						31/12/99 RM	30/06/01 [^] RM			
V00/JH/SC/ H01001034/NZL	<ul style="list-style-type: none"> PTD 10347-PTD 10359 (inclusive) PTD 10360-PTD 10379 (inclusive) PTD 10383-PTD 10415 (inclusive) PTD 10416-PTD 10473 	N/A	Freehold	The property comprises 124 units of vacant subdivided commercial and residential plot with individual title issued proposed for the development of Taman Maju Jaya comprising: -SSSH (13 units) -SSTH (53 units) -SSLC (58 units)	For Standard Units: SSSH • 1,540 sqft SSTH • 1,401– 1,540 sqft SSLC • 1,000 sqft	606,713	651,494	N/A	N/A	N/A
HTSB	All in the Mukim of Labis, District of Segamat			Taman Maju Jaya is a medium-scale housing development scheme with a total land area of approximately 10 Acres.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ H02001035/NZL	34 & 35 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises 2 contiguous parcels of Agricultural Land. The land is generally almost rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. The land is planted with oil palm and durian trees. At the time of inspection, the boundaries of the site are demarcated with chain-link fencing. A pair of metal gates hinged onto 2 metal post secures the entrance. The field condition is generally in a fair state of upkeep and maintenance.	<u>Lot 34:</u> 2.9748 Acres <u>Lot 35:</u> 4.2679 Acres	199,960	200,084	360,000	360,000	160,040
HTSB										
V00/JH/SC/ H03001036/MS	PTB 258 Township of Jementah, District of Segamat	N/A	Freehold	The site comprises a parcel of vacant residential land (bungalow lot), generally 'L' in shape. The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works.	7,700 sqft	21,515	21,515	115,000	115,000	93,485
HTSB										
V00/JH/SC/ H04001037/MS	140 & 141 Mukim of Jementah, District of Segamat	N/A	Freehold	The building plan for a proposed SSDH has been approved by Majlis Daerah Segamat Utara vide a letter of approval with Ref No (13) dlm.MDSU.PB. 109/92 dated 11 September 1993.	<u>Lot 140:</u> 1.9372 Acres <u>Lot 141:</u> 2.5624 Acres	172,995	183,077	N/A	N/A	N/A
HTSB				The land comprises 2 parcels of development land approved for mixed housing development. It is generally rectangular in shape and lies at the same level with the frontage service road and the neighbouring lots. Lot No 140 has a direct frontage onto the Jementah – Tangkak main road, whilst Lot No 141 is a second layer lot, adjacent to Lot No 140. At the time of inspection, the land is under rubber tree cultivation. The boundaries of the site are not demarcated with any form of fencing works.						
				Approval has been obtained from the Johor State Town & Country Planning Department with File Ref No: J2/16207 (14) dated 29 October 1999 for the development of 5 units of SH, 23 units of TH, 4 units of LM and 5 units of SSLC.						
				The proposed development has been approved by the Pejabat Pengarah Tanah dan Galian vide its letter of approval with Ref No (21) dlm.PTG.9/93-3 dated 15 September 2000.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV' RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ H05001038/NZL	PTB 595-PTB 617	N/A	Freehold	The properties comprises 23 units of vacant subdivided commercial SH plots with individual title issued being part of the proposed development Taman Sri Aman comprising: -DSSH (10 units) -DSSH (8 units) -TSSH (58 units)	For Standard Units: DSSH -1,650 sqft DSSH -1,760 sqft TSSH -1,840 sqft	1,560,879	1,368,904	N/A	N/A	N/A
HTSB	All in the Mukim of Labis, District of Segamat			At the time of inspection, the whole development was under earthwork stage. The site is generally flat in terrain and lies at the same level with the frontage service road.						
V00/JH/SC/ H06001039/MKK	391 & 365 Mukim of Pogoh, District of Segamat	N/A	Freehold	Currently, the construction work is in progress with percentage of completion of 85%. The property comprises 2 parcels of Agricultural Land, generally rectangular in shape and undulating in terrain. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. The Property is overgrown with shrubs and bushes. It is generally in a fair state of upkeep and maintenance.	<u>Lot 391:</u> 4.9186 Acres <u>Lot 365:</u> 4.8124 Acres	202,724	202,988	750,000	590,000	387,276
HTSB										
V00/JH/SC/ H07001040/MKK	Lot 176 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises a parcel of development land approved for light industrial use, generally pentagon in shape. The land is generally gently undulating in terrain and lies at the same level with the neighbouring lots. At the time of inspection Colliers noted that the Property is vacant and cleared from any type of building or cultivation. The boundaries of the site are not demarcated with any form of fencing works. Approval was obtained from the Pejabat Pengarah Tanah dan Galian with File Ref No (29) dim. PTG.9/97-191 dated 9 March 2000 for the development of 46 units of terrace factory, 4 units of SD factory and 3 units of detached factory.	Approximately 11.4310 Acres	1,678,324	1,739,803	3,000.00	1,400,000	(278,324)
HTSB										

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/ H37001281/KAH	PTD 8450, PTD 8488- PTD 8534, all in the Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises 3 parcels of residential detached lot and 45 parcels of vacant residential LC terrace lot. The site is generally undulating in terrain. At the time of inspection, the land was overgrown with light bushes and small trees. The boundaries of the land are not demarcated with any form of fencing.	For vacant residential detached lot: PTD.8504- 5,724.0 sqft PTD.8505 - 5,040.0 sqft PTD.8506- 7,332.0 sqft	-	-	N/A	N/A	N/A
HTSB					For LC terrace lot: -1,000 sqft					
V00/JH/SC/ H38001282/KAH	PTD 10706 - PTD 10715 & PTD 10717 - PTD 10760	N/A	Freehold	The property comprises 10 parcels of vacant residential terrace lot and 44 parcels of vacant residential LC terrace lots. The site is generally undulating in terrain. At the time of inspection, the land was overgrown with light bushes and small trees. The boundaries of the land are not demarcated with any form of fencing.	For Standard Units: Terrace Lot -1,562-2,434 sqft Low-Cost terrace lot -770 sqft	-	-	N/A	N/A	N/A
HTSB	All in the Mukim of Labis, District of Segamat									
V00/JH/SC/ K62001274/ARN	Lot 4196 Mukim of Labis, District of Segamat	N/A	Freehold	The land comprises a parcel of Agricultural Land (zoned for residential land use), generally longish rectangular in shape. It is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. Currently, the land is overgrown with light overgrowth and bushes. The boundaries of the site are not demarcated with any form of fencing works.	4.6811 Acres	123,000 [^]	123,000 [^]	450,000	410,000	232,112
Ah Kee-2/9 Share Ea Lian Siong-2/9 Share Kim Sia-2/9 Share Ea Lian Siong-2/9 Share Ea Kiew Seow- 9/54										
				The property has been purchased by HTSB vide a sale and purchase agreement, File Ref No KSL/133/89 dated January 1990.						
Note:										

[^] The NBV as at 31 December 1999 and 30 June 2001 does not take into account the capital commitment of RM54,888 yet to be paid for the property.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01^ RM	Open MV' RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ H08001041/MKK HTSB	Lot Nos 3245, 3246 & 3247 Mukim of Sg Segamat, District of Segamat	N/A	Freehold	The property comprises 3 contiguous parcel of Agricultural Land zoned for residential land use. The land is generally rectangular in shape, hilly and undulating in terrain. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. The property is currently planted with rubber trees and inter-planted with some fruit trees. It is generally in a fair state of upkeep and maintenance.	14.9962 Acres	208,774	209,056	900,000	360,000	151,226
V00/JH/SC/ K36001063/MS HTSB	PTD10650, PTD 10658, PTD10697, PTD10701, PTD10702 and PTD10705 All in the Mukim of Labis, District of Segamat	2 years	Freehold	The site comprises 2 units of DSLM and 5units of SSTH. Each lot is generally flat in terrain and lies at the same level with its frontage service road and the neighbouring lots. Currently, there are only 2 units of SSTH yet to be sold.	For Standard Units: DSL M -809 sqft SSTH -1,540 sqft	275,368	204,898	N/A	N/A	N/A
V00/JH/SC/ K43001070/MS HTSB	The proposed Taman Sri Bintang, in the Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises 90 subdivided residential plots with individual title issued (at the time of inspection, was under earthwork stage) located within the on-going development of Taman Sri Bintang. Colliers noted that some units have been sold to individual purchasers. The proposed Taman Sri Bintang is a small-scale housing scheme with total area of about 6.125 Acres comprising: -SSMC (9 units) -SSTH (53 units) -DSL C (28 units)	For Standard Units: SSMC -1,200 sqft SSTH -1,540 sqft DSL C -770 sqft	224,089	916,574	N/A	N/A	N/A

Currently, development has been fully completed with CFO obtained. Only 9 units of SSTH has yet to be sold.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

KSLR

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @	NBV @	Open MV ¹	SC	Revaluation surplus/ (deficit) ³
						31/12/99 RM	30/06/01 [^] RM			
V00/JH/SC/ K01001002/MKK KSLR	Lot Nos. 1175, 1176 & 1177 Mukim of Gemas, District of Segamat	N/A	Freehold	The property comprises 3 contiguous parcels of Agricultural Land zoned for industrial land use, generally irregular in shape and undulating in terrain. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage.	21.6491 Acres	258,863	259,273	4,200,000	1,100,000	841,137
V00/JH/SC/ K02001003/MKK KSLR	PTB 248-PTB253 (inclusive) Mukim of Jementah, District of Segamat	N/A	Freehold	Lot Nos 1175 & 1176 is currently planted with old rubber trees with a poor state of upkeep and maintenance. Lot No 1177 is currently planted with oil palm generally 10 to 12 years in age with a fair state of upkeep and maintenance. The property comprises 6 parcels of vacant residential land (LC plot). The site is flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works.	<u>PTB 248:</u> 2,560 sqft <u>PTB 249-252:</u> 1,200 sqft <u>PTB 253:</u> 2,340 sqft	30,956	31,445	54,000	54,000	23,044
V00/JH/SC/ K03001004/MFA KSLR	Lot 1169 Mukim of Pogoh District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land (zoned for residential land use) generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The land is basically of dry laterite and loamy sand in nature. Drainage is mainly by natural seepage. The land is planted with rubber trees estimated about 12-15 years. Field condition is in a fair state of upkeep and maintenance.	6.725 Acres	275,861	278,620	870,000	440,000	164,139

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV' RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K04001005/NZL	<ul style="list-style-type: none"> PTD 4734-PTD 4749 (inclusive) PTD 4752-PTD 4782 (inclusive) PTD 4783-PTD 4827 (inclusive) PTD 4830-PTD 4849 (inclusive) (Parent Lot 1504) All in the Mukim of Pogoh District of Segamat	N/A	Freehold	<p>The property comprises 112 units of vacant subdivided plot with individual title issued (proposed Taman Kurnia, Segamat). The proposed Taman Kurnia is a medium-scale housing development scheme with a total land area of approximately 8.30 Acres, its consist of the following type:</p> <ul style="list-style-type: none"> -DSLML (16 units) -DSLML (31 units) -SSTH (65 units) <p>Currently, development has been fully completed with CFO. Only 12 units of SSTH has yet to be sold.</p>	For Standard Units: DSLML -770 sqft DSLML -770 sqft SSTH -1,540 sqft	991,617	707,894	N/A	N/A	N/A
V00/JH/SC/ K05001006/NZL	Lot 1802 Mukim of Pogoh, District of Segamat	N/A	Freehold	<p>The property comprises a parcel of Agricultural Land generally rectangular in shape, undulating in terrain and lies at the same level with the frontage road and the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. The land is planted with oil palm estimated approximately 1 to 2 years old. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a fair state of upkeep and maintenance.</p>	7.4625 Acres	0	215,631	500,000	200,000	200,000
V00/JH/SC/ K06001007/NZL	Lots 1230, 1231 & 1233 Mukim of Sungai Segamat, District of Segamat	N/A	Freehold	<p>The property comprises 3 contiguous parcels of Development Land (zoned for residential land use). The land is flat in terrain and slightly lower than the frontage service road and about level with the neighbouring lots. The Property is overgrown with scrub and bushes and the boundaries of the site are not demarcated with any form of fencing work. The field condition is generally in a fair state of upkeep and maintenance.</p> <p>The layout has been obtained from Pejabat Pengarah Tanah dan Galian vide its letter with Ref No (10) dim.PTG.3/8/165/99 dated 21 July 2000.</p>	21.6585 Acres	249,628	260,420	5,000,000	2,300,000	2,050,372

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01^ RM	Open MV' RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V99/JH/SC/ K0700/1008/MS KSLR	Lot 1050 Mukim of Jabi, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land generally trapezoidal in shape, undulating in terrain and lies at the same level with the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. Part of the land is planted with old rubber trees whilst another part is overgrown with bushes. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a fair state of upkeep and maintenance.	10.1371 Acres	88,221	88,449	500,000	330,000	241,779
V00/JH/SC/ K0800/1009/NZL KSLR	<ul style="list-style-type: none"> • PTD 14214-PTD 14219 (inclusive) & PTD 14220-PTD 14239 (inclusive) • PTD 14240-PTD 14253 (inclusive) • PTD 14256-PTD 14260 (inclusive) & PTD 14262-PTD14316 (inclusive) (Parent Lot 1530) All in the Mukim of Sungai Segamat District of Segamat 	N/A	Freehold	<p>A parcel of vacant subdivided lot with title issued (proposed Taman Sri Makmur).</p> <p>The proposed Taman Sri Makmur is a medium-scale housing development scheme with a total land area of approximately 2.79 Hectares (6.91 Acres). Its consist of the following type:</p> <ul style="list-style-type: none"> • DSLM – (20 units) • DSLC (20 Units) • SSTH (60 units) <p>The construction work is currently in progress with percentage of completion of 10%.</p>	For Standard Units: LM -770 sqft LC -770 sqft TH -1,540 sqft	426,500	439,187	N/A	N/A	N/A

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01^ RM	Open MV^ RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K44001071/KAH	<ul style="list-style-type: none"> PTD 71476 PTD 71509, PTD 71511, PTD 71536 PTD 71538, PTD 71554, PTD 71561 &PTD71565 to PTD 71571 (Inclusive) 	N/A	Freehold	The property comprises the following, forming part of Taman Melawati, Skudai an on-going development of mixed housing development: -SSTH (1 unit) -DSSO (3 units) -TSSO (10 units)	SSTH -1,834 sqft DSSO PTD 71509: 1,540 sqft PTD 71511: 3,350 sqft PTD 71536: 3,344 sqm	3,421,669	2,993,940	N/A	N/A	N/A
Harapan Pacific Sdn Bhd	<ul style="list-style-type: none"> Mukim of Pulai, District of Johor Bahru 			At the time of inspection, the construction works was fully completed and the CFO for each lots had been issued. PTD 71476 & 71509 have been sold.	TSSO PTD 71554, 71561, 71566 to 71570: 1,540 sqft PTD 71538: 3,350 sqft PTD 71565: 2,930 sqft PTD 71571: 3,216 sqft					
V00/JH/SC/ K09001010/MS	Lot Nos 1510 & 1511	N/A	Freehold	The property comprises 2 contiguous parcels of development land approved in principal for mixed housing development, generally rectangular in shape. The Land is generally flat to undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. The land is overgrown with lalang. The boundaries of the site are not demarcated with any form of fencing works.	12.5870 Acres	1,301,548	1,418,902	N/A	N/A	N/A
KSLR	In the Mukim of Pogoh, District of Segamat			The approval from the Pejabat Pengarah Tanah dan Galian Johor with Ref No (17) dlm.PTG. 9/94-182 for Lot No 1510 and Ref No (18) dlm.PTG. 9/97-190 for Lot No 1511 was for the development of: -Lot No 1510 (56 units of TH and 38 units of LCTH); and -Lot No 1511 (48 units of TH, 11 units of LCTH, 30 units of LM and 9 units of SH)						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K10001011/NZL KSLR	Lot 2399 Mukim of Sungai Segamat, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land almost rectangular in shape and generally hilly in terrain. The land lies at the same level with the neighbouring lots. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. The land is overgrown with shrub and bushes. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a poor state of upkeep and maintenance.	12.2057 Acres	718,494	718,764	800,000	800,000	81,506
V00/JH/SC/ K11001012/MKK KSLR	Lot 1726 Mukim of Pagoh, District of Segamat	N/A	Freehold	The property comprises a parcel of development land approved for mixed housing development (proposed Taman Makmur), generally rectangular in shape and gently undulating in terrain. It lies at the same level with the neighbouring lots. The Property is vacant and cleared from any type building or cultivation. The boundaries of the site are not demarcated with any form of fencing works.	17.8874 Acres	392,778	857,397	N/A	N/A	N/A
V00/JH/SC/ K12001013/MKK KSLR	Lot 1759 Mukim of Jementah, District of Segamat	N/A	Freehold	The proposed residential developments as per approved layout plan with Jabatan Perancangan Bandar dan Desa, Johor, File Ref no. JPBD.J2/17135F dated 13 February 1999, comprises of 165 units of TH, 51 units of medium cost houses and 70 units of LC. Currently, the construction work is in progress with percentage of completion ranging from 10% to 20%.	51.8625 Acres	791,279	832,556	10,000,000	3,200,000	2,408,721

- The proposed developments as per the Letter of Principal Approval from Pejabat Pengarah Tanah and Galian Johor with File Ref No (13) dlm.PTG.9/93-300 dated 28 May 1999 comprises:
- Residential property of 8 units of detached houses, 256 units of TH, 245 units of LC and 10 units of SD; and
 - Commercial property of 41 units of SH.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K13001014/MIFA	Lot 3317 Mukim of Buloh Kasap, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land zoned for residential land use generally rectangular in shape. The Land is generally flat in terrain and lies at the same level with the frontage service road at the neighbouring lots. The land is basically of dry laterite and loamy sand in nature. Drainage is mainly by natural seepage. The land is planted with oil palm estimated about 7-8 years. Field condition is in a fair state of upkeep and maintenance.	11.9309 Acres	195,044	195,310	1,300,000	310,000	114,956
V00/JH/SC/ K14001015/DMJ	Lots 865, 866 & 1150 In the Mukim and District of Mersing	N/A	Freehold	The property comprises 3 contiguous parcels of residential development land, almost rectangular in shape. The Land is generally undulating in terrain and hilly towards the south and about the same level with the neighbouring lots. The Property is planted with matured oil palm. The boundaries of the site are currently not demarcated with any forms of fencing works.	28.0057 Acres	593,106	612,886	N/A	N/A	N/A
KSLR				The State Government had acquired the property under compulsory acquisition proceedings pursuant to the Land Acquisition Act 1960. The acquisition was completed on 3 December 2001.						
V00/JH/SC/ K15001016/NZL	Lot 551 Mukim of Sg. Segamat, District of Segamat	N/A	Freehold	The property comprises a parcel of development land approved for housing development, generally irregular in shape. The land is generally undulating in terrain and lies at the same level with the neighbouring lots. The Property is vacant and cleared from any type of building. The boundaries of the site are not demarcated with any form of fencing works.	8.3427 Acres	512,110	513,550	2,300,000	1,400,000	887,890
KSLR				The approval was obtained from the Pejabat Pengarah Tanah dan Galian Johor with Ref No (20) dlm.PTG.9/95-201 dated 24 June 1999.						
V00/JH/SC/ K16001017/MKK	Lot 3038 Mukim of Jementah, District of Segamat	N/A	Freehold	Subsequently, the approved development has been amended and approved by Jabatan Perancang Bandar dan Desa vide Ref Layout Plan No J2/11/52/90/12/99 for a proposed residential development of 2 units of SD, 68 units of TH, 28 units of LMTH and 24 units of LC.	6.4687 Acres	74,020	74,139	350,000	170,000	95,980
KSLR				The property comprises a parcel of Agricultural Land generally rectangular in shape. The land is generally hilly and undulating in terrain. The soil is basically of alluvial clay in texture. Drainage is mainly by natural seepage. The property is overgrown with shrubs and bushes. It is generally in poor state of upkeep and maintenance.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No./Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV [^] RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K17001018/MIFA	Lot 1838 Mukim of Sungai Segamat, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land, generally irregular in shape. The Land is generally flat in terrain and lies and the same level with the frontage service road at the neighbouring lots. The land is basically of dry laterite and loamy sand in nature. Drainage is mainly by natural seepage. Presently, the land is planted with cocoa and rubber trees. Field condition is in a fair state of upkeep and maintenance.	7.875 Acres	386,336	386,496	700,000	510,000	123,664
V00/JH/SC/ K18001019/MIFA	Lot 179 In the Township and District of Segamat	N/A	Freehold	The property comprises a parcel of Development Land approved for hotel/restaurant development, generally rectangular in shape. Part of the land measuring approximately 3,692.7 square metres (about 39,748.5 sqft) have been acquired by the government for river reserve. The net land area of the site is approximately 3,237.4851 square metres (approximately 34,848.0 sqft).	34.848 sqft	315,013	319,073	3,500,000	1,200,000	884,987
KSLR				The land is generally flat to undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. The site is overgrown with bushes and any form of fencing work does not demarcate the boundaries of the site.						
V00/JH/SC/ K19001020/MIFA	Lot 1235 Mukim of Sungai Segamat, District of Segamat	N/A	Freehold	Approval was obtained from the Majlis Daerah Segamat Utara with Ref No (27) dlm.MDSU/B:BP.99/96/H/A dated 5 December 1998 for the development of 4-storey Hotel/Restaurant building.	0.7094 Acre	-	-	60,000	60,000	60,000
KSLR				The property comprises a parcel of Agricultural Land (zoned for residential land use) generally triangle in shape. The Land is generally flat in terrain and lies slightly lower than the frontage main road and at the same level with the neighbouring lots. The land is situated in a flood prone area. The Property is overgrown with scrub and bushes and the boundaries of the site are not demarcated with any form of fencing work.						
V00/JH/SC/ K20001021/MKK	Lot 3024 Mukim of Jementah, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land, generally rectangular in shape. The land is generally hilly and undulating in terrain. The soil is basically of alluvial clay in texture. Drainage is mainly by natural seepage. The property is currently planted with rubber trees estimated to be 10-15 years in age. It is generally in fair state of upkeep and maintenance.	10.0749 Acres	144,044	144,265	550,000	260,000	115,956
KSLR										

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K21001022/NZL	Lot 3381 Mukim of Labis, District of Segamat	N/A	Freehold	The land comprises a parcel of Agricultural Land, is generally longish rectangular in shape, flat in terrain and lies at the same level with the frontage service road. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage supplemented by internal drainage on the land. The land is planted with rubber trees estimated approximately 12 to 15 years old. The boundaries of the site are not demarcated with any form of fencing works. The field condition is generally in a fair state of upkeep and maintenance.	4.7498 Acres	78,013	78,118	400,000	620,000	541,987
V00/JH/SC/ K22001023/DMJ	Lot Nos 5068, 5069 & 5109 Mukim of Plentong, District of Johor Bahru	N/A	Freehold	The property comprises 3 parcels of Agriculture Land zoned for residential land use. The land is generally irregular in shape, undulating in terrain and at the same level with the private road and the neighbouring lots. The land is basically of dry laterite and loamy sand in nature and drainage is mainly by natural seepage. The land is overgrown with shrubs and wild vegetation	Total net land area: 3.4093 Acres (148,509.11 sqft)	1,343,495	1,352,157	4,800,000	1,400,000	56,505
V00/JH/SC/ K23001024/NZL	Lot No 3056 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises a parcel of Development Land approved in principal for mixed housing development. The land is generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The Property is overgrown with scrub and bushes. The boundaries of the site are not demarcated with any form of fencing works.	6.2623 Acres	722,935	723,040	1,600,000	850,000	127,065
V00/JH/SC/ K24001025/MKK	Lot 158 Mukim of Gemias, District of Segamat	N/A	Freehold	The Pejabat Pengarah Tanah dan Galian Johor has approved in principal vide its approval letter with Ref No (14) dim. PTG. 9/98-135 dated 7 April 1999 for the development of 20 units of shop/office, 129 units of TH, 48 units of LMTH and 57 units of LCTH.	4.7372 Acres	302,653	309,933	800,000	310,000	7,347
KSLR				The property comprises a parcel of Agricultural Land zoned for residential use. The land is generally rectangular in shape and undulating in terrain. The soil is basically dry laterite and loamy sand in texture, drainage is mainly by natural seepage and the property is overgrown with shrubs and low bushes.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No./Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K25001026/NZL	Lot Nos 206-209 (inclusive) Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises 4 parcels of land approved in principal for mixed housing development. The land is generally longish rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. Part of the Property is planted with vegetables whilst other part is vacant. The boundaries of the site are not demarcated with any form of fencing works.	11.5931 Acres	1,153,226	1,160,676	3,200,000	1,500,000	346,774
V00/JH/SC/ K26001027/MS	Lot No 3312 Mukim of Jementah, District of Segamat	N/A	Freehold	The Pejabat Pengarah Tanah dan Galian Johor has approved in principal vide its approval letter with Ref No (14) dlm.PTG. 9/98-135 dated 7 April 1999 for the development of 20 units of shop/office, 129 units of TH, 48 units of LMTH and 57 units of LCTH.	5.0121 Acres	119,820	119,926	350,000	150,000	30,180
V00/JH/SC/ K28001029/NZL	PTD 879 & 12973 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises a parcel of Agriculture Land. The land is generally undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. The land is basically of dry laterite and loamy sand in nature. Drainage is mainly by natural seepage. The land is planted with rubber tree estimated about 5-6 years. Field condition is in a fair to good state of upkeep and maintenance.	9,547.4 sqft	275,031	311,857	N/A	N/A	N/A
KSLR				The property comprises 2 parcels of vacant development land zoned for commercial land use approved for amalgamation. The land is generally flat in terrain and the lies about level with the frontage service road and the neighbouring lots. At the time of inspection, the site is a cleared from any building and overgrown with bushes. The boundaries of the site are not demarcated with any form of fencing works.						
				The approval has been obtained from the Pejabat Pengarah Tanah dan Galian, Johor with Ref No (10) dlm.PTG/PTS/3/8/18/ 99/117/99 dated 31 Mac 2000 for proposed development of 5 units of DSSH.						
				Currently, the land consists of 5 vacant subdivided DSSO lot with title issued (proposed Taman Sri Bahagia). The construction work is currently in progress with percentage of completion of 35%.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV RM	SC approved valuation ² RM	Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K0327001028/MFA	MLO 1861 Mukim of Sg.	18 years	Freehold	The property comprises a parcel of commercial land improved upon with TS cum basement SO. The site is generally irregular in shape, flat in terrain and gently slopes to the eastern boundary. The Site lies slightly lower than the frontage service road and at the same level with the neighbouring lots. The boundaries of the site are not demarcated with any form of fencing works.	1.925 Acres (83,853 sqft)	2,404,690	2,328,080	2,500,000	2,050,000	(354,690)
KSLR - 43,560/83850 Share	Segamat, District of Segamat									
				<i>For the purpose of this valuation, we have taken the undivided share owned by KSLR Sdn Bhd as being represented by 43,560.0 Sqft or 1.0 Acre.</i>						
				Erected on the land is the following buildings:						
				a) TS Office Building incorporating a Basement (Gross floor area: 22,965.0 sqft)						
				b) SS Residential Building (Gross floor area: 1,443.0 sqft)						
				c) Open Shed Workshop (Gross floor area: 16,470.0 sqft)						
				<i>Note: The SC had imposed a condition for KSLR to obtain an individual title for their 43,560/83,850 share in Lot No MLO 1861 in their letter dated 10 January 2001. KSLR had on 16 October 2000 applied to the Segamat District Land Office for the subdivision and change of title usage for Lot No MLO 1861 which is currently still pending.</i>						
V00/JH/SC/ K29001030/ARN	Lot 316 Mukim of Pulau, District of Johor Bahru	N/A	Freehold	The property comprises a parcel of vacant development land zoned for residential land use. The land is rectangular in shape, flat in terrain and lies at the same level with the neighbouring lots.	10.9375 Acres	2,362,532	2,341,548	4,000,000	4,000,000	1,637,468
KSLR				The land has been cleared and has light overgrowth and bushes. No building erected on the land.						
				The layout has been obtained from the Pejabat Pengarah Tanah dan Galian vide its letter with Ref No (8) dlm.PTG.9/98-256 dated 29 February 2000.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV' RM	SC Revaluation	
						31/12/99 RM	30/06/01 [^] RM		approved valuation ² RM	surplus/ (deficit) ³ RM
*V00/JH/SC/ K55001157/KAH (Prolink Heights Sdn Bhd) KSLR HTSB GDSB BBDSB	Part of PTD 71045 Mukim of Pulai, District of Johor Bahru	N/A	Freehold	The property comprises a parcel of vacant development land approved for housing and commercial development. The Land is generally irregular in shape, undulating in terrain and partly lies slightly higher than its frontage service road and the neighbouring lots. The land is planted with matured oil palm trees. The perimeter boundaries of Bandar Nusajaya and the property are generally not demarcated by any form of fencing. The proposed layout plans has been approved by the Jabatan Perancang Bandar dan Desa, Johor vide its letter of approval Ref No JPBD.J7/19136(8) dated 6 March 2000, for the proposed development of 3,892 units of TH, 8 units of SD, 446 units of apartments and 252 units of SO. Currently, the parcel comprises of mix development which consists of vacant subdivided lot with title issued for 2,215 unit of SSTH, 617 units of DSTH, 127 units of DSSO, 69 units of TSSO, 412 units of apartments, 1 unit of petrol station and 1 unit of commercial complex. The construction work for Phase 1-13 of Taman Nusa Bestari 2 is in progress with the percentage of completion ranging from 20% to 65%.	251.57 Acres	72,325,144	67,199,967	121,357,151	90,949,792	18,624,648
V00/JH/SC/ K52001109/ KAH Prolink Greens Sdn Bhd	PTD 77687 Mukim of Pulai, District of Johor Bahru	N/A	Freehold	The property comprises 21 vacant subdivided commercial SO lots and 166 residential lots. The land is generally undulating in terrain, part of the site has been cleared and no permanent building erected on the site. The perimeter boundaries of Bandar Nusajaya and the Property are generally not demarcated by any form of fencing. The Pengarah Pejabat Tanah dan Galian, Johor has vide its amended approval letter with Ref No (16) dlm.PTG. 9/97-304 dated 27 January 2000 approved the development comprising 80 units of DSTH, 86 units of SSTH and 21 units of TSSH (proposed Taman Nusa Perintis 3). Currently, the parcel comprises of mix development which consists of vacant subdivided lot with title issued for 21 units of DSSO, 80 units of DSTH and 86 units of SSTH. The construction work is in progress with the percentage of completion ranging from 65% to 80%.	37.11 Acres	5,000,000	8,276,605	N/A	N/A	N/A

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No./Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV' RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ K30001031/MKK KSLR	Lot 550 Mukim of Sg. Segamat, District of Segamat	N/A	Freehold	The property comprises a parcel of development land approved for housing development. The land is generally rectangular in shape, gently undulating in terrain and lies at the same level with the neighbouring lots. The land is cultivated with rubber trees and is generally in a fair upkeep and maintenance. The boundaries of the site are not demarcated with any form of fencing works.	5.4373 Acres	190,357 [^]	191,657 [^]	1,400,000	700,000	(233,285)
V00/JH/SC/ K31001032/DMJ KSLR	Lot Nos. 859, 860 & 861 Mukim of Mersing, District of Mersing	N/A	Freehold	Approval was obtained from the Jabatan Perancangan Bandar dan Desa, Johor with File Ref No JPBD.J2/20911 for the development of 2 units of detached house, 2 units of SD, 29 units of TH, 16 units of MC and 8 units of LC. The property comprises 3 contiguous parcels of development land approved in principal for residential use. It is generally rectangular in shape, flat to undulating in terrain and lies at the same level with the frontage service road and the neighbouring lots. The land is planted with old rubber trees and overgrown with shrub and thick bushes.	Total: 19.2123 Acres	734,086	744,598	1,700,000	1,700,000	965,914
V00/JH/SC/ K45001072/KAH KSLR	PTD 71564 Mukim of Pulai, District of Johor Bahru	N/A	Freehold	Approval in principal has been obtained from the Department of Lands and Mines in Johor Bahru vide its letter of approval with Ref No (8) dlm.PTG 3/8/55/99 dated 24 March 2000, for the development of 23 units of SH, 150 units of TH, 84 units of LMTH and 38 units of LCTH. The property comprises a parcel of vacant commercial land. The land is generally irregular in shape. It has three frontages of about 159.9 metres (525.0 feet) onto Jalan Melawati, 161.9 metres (531.2 feet) onto Jalan Melawati 2 and about 20.4 metres (66.9 feet) onto Jalan Melawati 1. The land is generally flat in terrain and lies slightly below Jalan Melawati and level with Jalan Melawati 1 and Jalan Melawati 2. The land is cleared and no building is erected on the land. The boundaries of the land are not demarcated with any form of fencing.	1.995 Acres or 86,902.2 sqft	-	2,674,031	5,000,000	5,000,000	5,000,000

Note:

[^] The NBV as at 31 December 1999 and 30 June 2001 does not take into account the capital commitment of RM742,928 yet to be paid for the property.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No./Registered/Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV' RM	SC		Revaluation surplus/ (deficit) ³ RM
						31/12/99 RM	30/06/01 [^] RM		approved valuation ² RM	N/A	
V00/JH/SC/ K46001073/KAH Harapan Pacific Sdn Bhd	PTD 71309 Mukim of Pulai, District of Johor Bahru	N/A	Freehold	The site divided into 2 development parcels. Parcel A is developed with 4 blocks of LCF with a provisional land area of 2.5 Acres and Parcel B is approved for development of 144 units of 4-storey LMF with a provisional land area of about 2.59 Acres. The land is generally irregular in shape. It has three (3) frontages of about 14.5 metres (47.6 feet) onto Jalan Melawati 1, about 38.1 metres (125.0 feet) onto Jalan Melawati 17 and 11.9 metres (39.2) onto Jalan Melawati 18. At the time of inspection, Parcel A is erected with four (4) Blocks of four (4)-storey LCF estimated to be 80% completed and Parcel B is cleared and no building is erected on the land. Currently, the construction work for Parcel A has been fully completed and sold. While for Parcel B, the construction work is completed pending for CFO.	5,098 Acres	-	-	N/A	N/A	N/A	N/A
V00/JH/SC/ K37001064/ MS	Lot Nos 7643, 7647, 7648 and 7649	1 year	Freehold	The property comprises 4 units of SSSH. It is generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. Lot 7647 & Lot 7648 have a frontage of about 22.0 feet, whilst Lot 7643 & 7649 have a frontage of about 24.0 feet and 31.5 feet respectively. All lots have a depth of about 70.0 feet. Gross floor area for standard unit is about 1,540.0 sqft. Only Lot 7469 is yet to be sold.	<u>Lot No 7643:</u> 2,874 sqft <u>Lot No 7647:</u> 1,540 sqft <u>Lot No 7648:</u> 1,540 sqft <u>Lot No 7649:</u> 2,174 sqft	325,719	65,114	N/A	N/A	N/A	N/A
V00/JH/SC/ K40001067/MS Voon Brother Developments Sdn Bhd	PTD 2413 to PTD 2417 Mukim of Buloh Kasap, District of Segamat	1 year	Freehold	The property comprises 5 adjoining units of DSSH, generally rectangular in shape, flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. Each lot has a frontage width of about 24.0 feet by 70.0 feet. Gross floor area for standard unit is about 312.0 sqm or 3260.0 sqft.	<u>For each lot:</u> 1,680 sqft	621,974	621,974	N/A	N/A	N/A	N/A

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV' RM	SC	
						31/12/99 RM	NBV @ 30/06/01 [^] RM		approved valuation ² RM	Revaluation surplus/ surplus/ (deficit) ³ RM
V00/JH/SC/ K61001262/ARN KSLR	Lot 1898 Mukim of Buloh Kasap, District of Segamat	N/A	Freehold	The property comprise of a parcel of Agricultural Land zoned for residential use, is generally rectangular in shape, hilly and undulating in terrain. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage and currently planted with oil palm. It is generally in a fair state of upkeep and maintenance.	10.1 Acres	606,000	606,222	790,000	530,000	(76,000)
V00/JH/SC/ K65001284/KAH KSLR	PTD 5441 – PTD 5446 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises 6 contiguous parcels of vacant commercial land for LMSH. The site is generally undulating in terrain. At the time of inspection, the land was overgrown with light bushes and small trees. The boundaries of the land were not demarcated with any form of fencing.	1,000 sqft for each lot except PTD 5446 – 1,175 sqft	-	-	120,000	120,000	120,000
V00/JH/SC/ K66001285/KAH KSLR	Lot 4599 & Lot 4600 Mukim of Pogoh, District of Segamat	N/A	Freehold	The property comprises 2 contiguous parcels of vacant detached residential land. The site is generally undulating in terrain. At the time of inspection, the land was overgrown with light bushes and small trees. The boundaries of the land were not demarcated with any form of fencing.	Lot 4599: 6,447.6 sqft Lot 4600: 11,452.9 sqft	-	-	250,000	250,000	250,000

PPISB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @		Open MV' RM	SC	
						31/12/99 RM	NBV @ 30/06/01 [^] RM		approved valuation ² RM	Revaluation surplus/ surplus/ (deficit) ³ RM
V00/JH/SC/ P02001057/MKK PPISB	Plot 103, 104, 105, 106, 114 & 3514 Mukim of Labis, District of Segamat	N/A	Freehold	The property comprises 6 parcels of Agricultural Land, generally rectangular in shape and is hilly and undulating in terrain. The soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage. Part of the property (approximately 20.0 Acres) is currently being planted with oil palm of 2 to 3 years in age whilst the remaining is planted with rubber trees of 15 to 20 years in age. It is generally in a fair state of upkeep and maintenance.	30.3624 Acres	254,956	256,024	1,700,000	660,000	405,044

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

TLDSB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ T01001044/MKK TLDSB	Lot 969 Mukim of Bekok, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land, is generally longish in shape, gently undulating in terrain and the soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage and the land is planted with Oil Palm estimated to be twenty (20) years in age. It is generally in fair upkeep and maintenance.	9,1811 Acres	291,216	297,016	600,000	600,000	308,784
V00/JH/SC/ T02001045/MKK TLDSB	Lot PTD 1482, [formerly parent Lot No 2531 (PTD 1094)] Mukim of Bekok, District of Segamat	N/A	Freehold	The property comprises 271 vacant subdivided residential plots, with individual title issued (proposed Taman Mutiara) and a parcel of agricultural land known as Lot No PTD 1482, (formerly Parent Lot No 2531 (PTD 1094)). • The proposed Taman Mutiara is a medium-scale housing scheme with a total area of about 20.0465 Acres comprising 114 units of DSLC, 143 units of SSTH, 8 units of SSDH and 6 units of SSSD. Currently, the construction work for Phase I which consists of 79 units SSTH is in progress with percentage of completion of 80%.	For standard units: DSLCL -770 sqft SSTH -1,540 sqft SSSD -4,500 sqft to 10,092 sqft	2,196,163	4,489,923	6,840,000	3,310,000	1,113,837
V00/JH/SC/ T03001046/MKK TLDSB	Lot 61 Mukim of Pogoh, District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land zoned for residential land use, is generally rectangular in shape, hilly and undulating in terrain and the soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage and the land is planted with rubber trees generally of approximately seven (7) years in age.	3,3375 Acres	48,688	48,744	250,000	190,000	141,312
V00/JH/SC/ T04001047/MKK TLDSB	Lot 525 Mukim of Sg, Segamat District of Segamat	N/A	Freehold	The property comprises a parcel of Agricultural Land, is generally pentagon in shape, flat in terrain and the soil is basically of dry laterite and loamy sand in texture. Drainage is mainly by natural seepage and the land is planted with old rubber trees. It is generally in poor state of upkeep and maintenance.	A net title land area of 5.1388 Acres	81,036	81,130	470,000	470,000	388,964
V00/JH/SC/ K35001062/MS TLDSB	PTD 8811 Mukim of Buluh Kasap, District of Segamat	2 years	Freehold	The property comprises a SSDH, is generally rectangular in shape, flat in terrain and lies at the same level with its frontage service road and neighbouring lots. The boundaries of the site are demarcated with chain-link fencing and a pair of metal gates hinged onto a pair of metal post secured the main entrance. It has a frontage width of approximately 17.3 metres onto Jalan Jaya 1, with an average depth of approximately 17.3 metres. The building is secured with the CFO since 11 June 1998.	7,706 sqft	61,452	61,452	180,000	180,000	118,548

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

ACSB

Valuation Report Reference No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V99/JH/WP/SC/ A66C1321886 (KL000028)	Lot PT 14 Town of Subang Jaya, District of Petaling	N/A	Leasehold 99 years expiring on 11 January 2098 thus leaving a remaining term of about 98 years	The site comprises a parcel of vacant commercial land, roughly rectangular in shape except for two chipped – off corners and squarish site for Tenaga Nasional Berhad substation. The land is flat in terrain and lies at grade with the fronting metalled roads. The boundaries are not demarcated with any form of fencing. At the time of inspection, the land was covered with light overgrowth and some matured trees. A Tenaga Nasional Berhad substation was sited near the northern boundary of the land.	30,624 sqft	950,130	971,763	4,300,000	4,300,000	3,349,870

HJDSB

Valuation Report Ref No/ Registered/ Beneficial owner	Lot No, Mukim, District	Age of building	Tenure	Property Description	Land area	NBV @ 31/12/99 RM	NBV @ 30/06/01 [^] RM	Open MV ¹ RM	approved valuation ² RM	SC Revaluation surplus/ (deficit) ³ RM
V00/JH/SC/ H10001058/ MFA	• PTD 8274-PTD 8294 (inclusive) • PTD 8311-PTD 8416 (inclusive) • PTD 8295-PTD 8310 (inclusive)	N/A	Freehold Quarter 2, 2000	The property comprises of 173 units of vacant subdivided plots with individual title issued forming the proposed Taman Berjaya. At the time of inspection, the site was levelled and vacant from any cultivation. The site is generally flat in terrain and lies at the same level with the frontage service road and the neighbouring lots. The boundaries are not demarcated by any form of fencing works.	For Standard Units: DSLML -770 sqft DSLCL -770 sqft SSTH -1,540 sqft DSTH -1,540 sqft SSL CSH -1,400 sqft DSSH -1,540 sqft	1,035,270	2,513,763	N/A	N/A	N/A
HJDSB	• PTD 8239-PTD 8353 (inclusive) • PTD 8382-PTD 8397 (inclusive) • PTD 8371-PTD 8379 (inclusive) • PTD 8355-PTD 8370 (inclusive) Mukim of Cha'ah Bahru, District of Batu Pahat			The proposed Taman Berjaya is a small-scale housing development scheme with a total land area of approximately 11.0 Acres, comprising: -DSLML (16 units) -DSLCL (55 units) -SSTH (61 units) -DSTH (16 units) -SSLCSH (9 units) -SSSH (16 units) The construction work is in progress with percentage of completion ranging from 20% to 80%.						

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Notes:

- ¹ Open MV by Colliers as per their valuation report dated 31 March 2001
- ² Open MV approved by the SC via their letter dated 11 June 2001
- ³ Based on the NBV as at 31 December 1999
- ⁴ For information purposes only
- * The MV and SC's value does not include the current asset portion for KSLR, GDSB and HTSB. If these portions not included were to be excluded from the NBV, the NBV would be RM62,673,798.
- CFO Certificate of Fitness for Occupation
- DH Detached house
- DS Double storey
- LC Low-cost house (unless otherwise stated)
- LM Low-medium cost house (unless otherwise stated)
- MC Medium cost
- MV Market Value
- NBV Net Book Value
- SD Semi-detached house
- SH Shophouse
- SO Shopoffice
- sqft square feet
- SS Single storey
- TH Terrace house
- TS Triple storey

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

5.4.15 List of properties purchased within the last two (2) years preceding the valuation date as at 31 March 2000

BBESB (please refer to Section 5.4.14 for further details of the properties)

Lot No	Date of purchase	Purchase consideration RM
Lot MLO 85, Mukim Sg Segamat	24.05.1999	150,000.00
Lot MLO 86, Mukim Sg Segamat	24.05.1999	140,000.00
Lot MLO 87, Mukim Sg Segamat	03.06.1999	52,000.00
Lot 1508, Mukim Pogoh Segamat	10.09.1999	1,231,875.00
Lot 1509, Mukim Pogoh Segamat	03.11.1999	1,219,687.50

KSLR (please refer to Section 5.4.14 for further details of the properties)

Lot No	Date of purchase	Purchase consideration RM
Lot 316, Mukim Pulai, Johor Bahru	11.05.1998	2,145,255.00
Lot 71045, Mukim Pulai Johor Bahru (shared by 4 companies in the Group):	29.12.1999	
• BBDSB		33,404,160.00
• GDSB		8,783,003.00
• HTSB		6,526,159.00
• KSLR ¹		23,612,047.00
Total		72,325,369.00
Lot PTD 77687, Mukim Pulai, Johor Bahru	13.12.1999	5,000,000.00
Lot 859, 860 & 861 Mukim Mersing, Johor Bahru	16.12.1998	710,000.00
Lot 1355 Mukim Sg Segamat, Segamat ²	19.07.1999	70,000.00
Lot 1898 Mukim Buloh Kasap, Segamat	03.11.1999	606,000.00

Note:

¹ Purchase consideration as per Sale and Purchase Agreement: RM 66,581,199 for 231.59 acres of land. RM 72,325,369 was determined based on the detailed layout plan available at that particular time consisting of 19.98 acres of reserve land for central flood retention.

² This property was disposed off on 9 February 2001.

ACSB (please refer to Section 5.4.14 for further details of the property)

Lot No	Date of purchase	Purchase consideration RM
Lot PT 14, Bandar Subang Jaya, Petaling Jaya	27.12.1999	900,130.00

GDSB (please refer to Section 5.4.14 for further details of the property)

Lot No	Date of purchase	Purchase consideration RM
Lot 1208 Mk Cha'ah Segamat ¹ (1/4 share)	29.06.1998	79,304.68

Note:

¹ The State Government had on 25 October 2000 acquired this property under compulsory acquisition proceedings pursuant to the Land Acquisition Act 1960.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

5.4.16 List of properties purchased subsequent to the valuation date as at 31 March 2000

BBESB (please refer to Section 5.4.14 for further details of the property)

Lot No	Date of purchase	Purchase consideration RM
Lot 91, Mukim Labis, Segamat	26.04.2001	428,125.00

KSLR (please refer to Section 5.4.14 for further details of the property)

Lot No	Date of purchase	Purchase consideration RM
Lot 583, GM79, Mukim Jabi, Segamat	13.08.2001	214,875.00

5.5 Information On Subsidiary Companies

Information on the subsidiary companies of KSLH, all of which were incorporated in Malaysia, are as follows:

Name of company	Date of incorporation	Issued and paid-up share capital of RM1.00 each	Equity interest %	Principal activities
BBDSB	25 April 1984	1,500,000	100	Property development
BBESB	15 November 1983	350,000	100	Property development
EVSB	19 June 1990	300,000	100	Property development
EXSB	5 February 1986	250,000	100	Property development
GDSB	30 March 1983	3,000,000	100	Property development
HTPSB	4 January 1993	1,200,000	100	Property development
HTRSB	8 November 1980	360,000	100	Property development
HTSB	6 January 1988	2,000,000	100	Property development
KSLR	10 January 1981	4,500,000	100	Property development
PPISB	28 October 1992	200,000	100	Investment holding
SSB	28 July 1980	276,000	100	Property development
TLDSB	18 December 1979	740,000	100	Property development
<i>Subsidiary of GDSB</i>				
ACSB	16 December 1995	900,002	100	Investment holding
<i>Subsidiary of HTSB</i>				
SDSB	25 August 1994	330,000	100	Property development
<i>Subsidiary of KSLR</i>				
HJDSB	16 July 1981	500,000	100	Property development

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

5.5.1 BBDSB

(a) History and Business

BBDSB (118624-U) was incorporated in Malaysia on 25 April 1984 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of BBDSB immediately prior to the Acquisitions are as follows:

Name	<----Direct-->		<----Indirect-->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	450,000	30.00	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	441,668	29.44	-	-	Malaysian
Ku Hwa Seng	166,665	11.11	-	-	Malaysian
Ku Tien Sek	441,663	29.44	-	-	Malaysian

(c) Share Capital

The present authorised share capital of BBDSB is RM5,000,000 comprising 5,000,000 Shares, of which 1,500,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of BBDSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
25.04.1984	2	Subscribers' shares	2
23.05.1984	249,998	Cash	250,000
26.06.1991	50,000	Cash	300,000
25.10.1995	200,000	Bonus issue	500,000
03.12.1997	1,000,000	Bonus issue	1,500,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, BBDSB does not have any subsidiary or associated companies.

5.5.2 BBESB

(a) History and Business

BBESB (109888-U) was incorporated in Malaysia on 15 November 1983 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(b) Substantial Shareholders

The substantial shareholders of BBESB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	105,000	30.00	-	-	Malaysian
Ku Wa Chong	41,000	11.71	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	68,001	19.43	-	-	Malaysian
Ku Hwa Seng	67,999	19.43	-	-	Malaysian
Ku Tien Sek	67,999	19.43	-	-	Malaysian

(c) Share Capital

The present authorised share capital of BBESB is RM2,500,000 comprising 2,500,000 Shares, of which 350,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of BBESB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
15.11.1983	2	Subscribers' shares	2
21.02.1984	149,998	Cash	150,000
23.05.1989	100,000	Cash	250,000
02.08.1991	100,000	Cash	350,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, BBESB does not have any subsidiary or associated companies.

5.5.3 EVSB

(a) History and Business

EVSB (199680-P) was incorporated in Malaysia on 19 June 1990 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of EVSB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	90,000	30.00	-	-	Malaysian
Ku Wa Chong	40,000	13.33	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	46,667	15.56	-	-	Malaysian
Ku Hwa Seng	56,666	18.89	-	-	Malaysian
Ku Tien Sek	66,666	22.22	-	-	Malaysian

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(c) Share Capital

The present authorised share capital of EVSB is RM500,000 comprising 500,000 Shares, of which 300,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of EVSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
19.06.1990	2	Subscribers' shares	2
20.11.1990	164,000	Cash	164,002
09.09.1991	86,000	Cash	250,002
20.05.1992	49,998	Cash	300,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, EVSB does not have any subsidiary or associated companies.

5.5.4 EXSB

(a) History and Business

EXSB (150362-V) was incorporated in Malaysia on 5 February 1986 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of EXSB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	75,000	30.00	-	-	Malaysian
Ku Wa Chong	25,000	10.00	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	52,001	20.80	-	-	Malaysian
Ku Hwa Seng	46,499	18.60	-	-	Malaysian
Ku Tien Sek	51,499	20.60	-	-	Malaysian

(c) Share Capital

The present authorised share capital of EXSB is RM2,000,000 comprising 2,000,000 Shares, of which 250,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of EXSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
05.02.1986	2	Subscribers' shares	2
28.11.1988	89,998	Cash	90,000
14.03.1989	60,000	Cash	150,000
10.06.1996	100,000	Cash	250,000

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(d) Subsidiary and Associated Companies

As at 19 December 2001, EXSB does not have any subsidiary or associated companies.

5.5.5 GDSB

(a) History and Business

GDSB (99464-A) was incorporated in Malaysia on 30 March 1983 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of GDSB immediately prior to the Acquisitions are as follows:

Name	<-----Direct----->		<-----Indirect----->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	900,000	30.00	-	-	Malaysian
Ku Wa Chong	345,455	11.52	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	609,100	20.30	-	-	Malaysian
Ku Hwa Seng	572,718	19.09	-	-	Malaysian
Ku Tien Sek	572,718	19.09	-	-	Malaysian

(c) Share Capital

The present authorised share capital of GDSB is RM5,000,000 comprising 5,000,000 Shares, of which 3,000,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of GDSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
30.03.1983	2	Subscribers' shares	2
04.07.1983	80,000	Otherwise than cash (loan capitalisation)	80,002
28.07.1987	169,998	Cash	250,000
29.03.1988	80,000	Cash	330,000
25.09.1997	2,670,000	Bonus Issue	3,000,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, GDSB has a subsidiary company, namely ACSB. GDSB does not have any associated companies.

5.5.6 HTPSB

(a) History and Business

HTPSB (254910-H) was incorporated in Malaysia on 4 January 1993 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(b) Substantial Shareholders

The substantial shareholders of HTPSB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
YB Dato' Haji Ishak bin Ismail	399,999	33.33	-	-	Malaysian
Ku Wa Chong	135,000	11.25	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	221,667	18.47	-	-	Malaysian
Ku Hwa Seng	221,666	18.47	-	-	Malaysian
Ku Tien Sek	221,666	18.47	-	-	Malaysian

(c) Share Capital

The present authorised share capital of HTPSB is RM2,000,000 comprising 2,000,000 Shares, of which 1,200,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of HTPSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
04.01.1993	2	Subscribers' shares	2
22.06.1993	99,998	Cash	100,000
06.06.1995	1,100,000	Cash	1,200,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, HTPSB does not have any subsidiary or associated companies.

5.5.7 HTRSB

(a) History and Business

HTRSB (64152-M) was incorporated in Malaysia on 8 November 1980 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of HTRSB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	110,000	30.56	-	-	Malaysian
Ku Wa Chong	40,000	11.11	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	69,967	19.44	-	-	Malaysian
Ku Hwa Seng	69,966	19.44	-	-	Malaysian
Ku Tien Sek	70,066	19.46	-	-	Malaysian

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(c) Share Capital

The present authorised share capital of HTRSB is RM2,000,000 comprising 2,000,000 Shares, of which 360,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of HTRSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
08.11.1980	5	Subscribers' shares	5
14.11.1991	249,995	Cash	250,000
15.04.1992	110,000	Cash	360,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, HTRSB does not have any subsidiary or associated companies.

5.5.8 HTSB

(a) History and Business

HTSB (167509-T) was incorporated in Malaysia on 6 January 1988 as a private limited company under the Companies Act. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of HTSB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	600,000	30.00	-	-	Malaysian
Ku Wa Chong	240,000	12.00	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	386,408	19.32	-	-	Malaysian
Ku Hwa Seng	387,192	19.36	-	-	Malaysian
Ku Tien Sek	386,392	19.32	-	-	Malaysian

(c) Changes In Share Capital

The present authorised share capital of HTSB is RM5,000,000 comprising 5,000,000 Shares, of which 2,000,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of HTSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
06.01.1988	2	Subscribers' shares	2
05.05.1988	249,998	Cash	250,000
06.01.1998	1,750,000	Bonus Issue	2,000,000

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(d) Subsidiary and Associated Companies

As at 19 December 2001, HTSB has a subsidiary company, namely SDSB. HTSB does not have any associated companies.

5.5.9 KSLR

(a) History and Business

KSLR (66384-P) was incorporated in Malaysia on 10 January 1981 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of KSLR immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	1,350,000	30.00	-	-	Malaysian
Ku Wa Chong	495,000	11.00	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	885,003	19.67	-	-	Malaysian
Ku Hwa Seng	884,997	19.67	-	-	Malaysian
Ku Tien Sek	884,997	19.67	-	-	Malaysian

(c) Share Capital

The present authorised share capital of KSLR is RM5,000,000 comprising 5,000,000 Shares, of which 4,500,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of KSLR since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
10.01.1981	4	Subscribers' shares	4
03.02.1981	79,996	Cash	80,000
10.08.1981	40,000	Cash	120,000
28.03.1983	130,000	Cash	250,000
24.08.1992	750,000	Bonus Issue	1,000,000
23.06.1994	500,000	Bonus Issue	1,500,000
25.09.1997	3,000,000	Bonus Issue	4,500,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, KSLR has a subsidiary company, namely HJDSB. KSLR does not have any associated companies.

5.5.10 PPISB

(a) History and Business

PPISB (251713-A) was incorporated in Malaysia on 28 October 1992 as a private limited company under the Companies Act, 1965. The company is principally involved in investment holding.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(b) Substantial Shareholders

The substantial shareholders of PPISB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	60,000	30.00	-	-	Malaysian
Ku Wa Chong	23,000	11.50	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	40,335	20.17	-	-	Malaysian
Ku Hwa Seng	38,332	19.17	-	-	Malaysian
Ku Tien Sek	38,332	19.17	-	-	Malaysian

(c) Share Capital

The present authorised share capital of PPISB is RM2,000,000 comprising 2,000,000 Shares, of which 200,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of PPISB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
28.10.1992	2	Subscribers' shares	2
09.11.1992	199,998	Cash	200,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, PPISB does not have any subsidiary or associated companies.

5.5.11 SSB

(a) History and Business

SSB (60808-D) was incorporated in Malaysia on 28 July 1980 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of SSB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<----Indirect---->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	82,800	30.00	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	193,200	70.00	-	-	Malaysian

(c) Share Capital

The present authorised share capital of SSB is RM300,000 comprising 300,000 Shares, of which 276,000 Shares have been issued and fully paid-up.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

The changes in the issued and paid-up share capital of SSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
28.07.1980	2	Subscribers' shares	2
05.09.1982	99,998	Cash	100,000
28.09.1989	176,000	Cash	276,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, SSB does not have any subsidiary or associated companies.

5.5.12 TLDSB

(a) History and Business

TLDSB (53316-T) was incorporated in Malaysia on 18 December 1979 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of TLDSB immediately prior to the Acquisitions are as follows:

Name	<-----Direct----->		<-----Indirect----->		Nationality
	No. of Shares	%	No. of Shares	%	
Ahmad Bin Ab. Rahman	222,000	30.00	-	-	Malaysian
Ku Wa Chong	74,000	10.00	-	-	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	148,134	20.02	-	-	Malaysian
Ku Hwa Seng	147,932	19.99	-	-	Malaysian
Ku Tien Sek	147,932	19.99	-	-	Malaysian

(c) Share Capital

The present authorised share capital of TLDSB is RM5,000,000 comprising 5,000,000 Shares, of which 740,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of TLDSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
18.12.1979	2	Subscribers' shares	2
01.06.1981	40,000	Cash	40,002
14.08.1982	10,000	Cash	50,002
07.09.1983	10,000	Cash	60,002
02.01.1985	17,000	Cash	77,002
25.06.1986	9,200	Cash	86,202
01.02.1989	163,798	Cash	250,000
08.08.1991	120,000	Cash	370,000
06.01.1998	370,000	Bonus issue	740,000

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

d) Subsidiary and Associated Companies

As at 19 December 2001, TLDSB does not have any subsidiary or associated companies.

5.5.13 ACSB

(a) History and Business

ACSB (370926-D) was incorporated in Malaysia on 16 December 1995 as a private limited company under the Companies Act, 1965. The company is principally involved in investment holding.

(b) Substantial Shareholders

The substantial shareholders of ACSB immediately prior to the Acquisitions are as follows:

Name	<----Direct---->		<---Indirect--->		Nationality/ Place of incorporation
	No. of Shares	%	No. of Shares	%	
GDSB	900,002	100	-	-	Malaysia
Ahmad Bin Ab. Rahman	-	-	900,002 ¹	100	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	-	-	900,002 ¹	100	Malaysian
Ku Hwa Seng	-	-	900,002 ¹	100	Malaysian
Ku Tien Sek	-	-	900,002 ¹	100	Malaysian

Note:

¹ Deemed interested by virtue of Section 6A(4) of the Companies Act, 1965

(c) Share Capital

The present authorised share capital of ACSB is RM5,000,000 comprising 5,000,000 Shares, of which 900,002 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of ACSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
16.12.1995	2	Subscribers' shares	2
06.01.2000	900,000	Cash	900,002

(d) Subsidiary and Associated Companies

As at 19 December 2001, ACSB does not have any subsidiary or associated companies.

5.5.14 SDSB

(a) History and Business

SDSB (313164-T) was incorporated in Malaysia on 25 August 1994 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(b) Substantial Shareholders

The substantial shareholders of SDSB immediately prior to the Acquisitions are as follows:

Name	<---Direct--->		<---Indirect--->		Nationality/ Place of incorporation
	No. of Shares	%	No. of Shares	%	
HTSB	330,000	100	-	-	Malaysia
Ahmad Bin Ab. Rahman	-	-	330,000 ¹	100	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	-	-	330,000 ¹	100	Malaysian
Ku Hwa Seng	-	-	330,000 ¹	100	Malaysian
Ku Tien Sek	-	-	330,000 ¹	100	Malaysian

Note:

¹ Deemed interested by virtue of Section 6A(4) of the Companies Act, 1965.

(c) Share Capital

The present authorised share capital of SDSB is RM1,000,000 comprising 1,000,000 Shares, of which 330,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of SDSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
25.08.1994	4	Subscribers' shares	4
08.11.1994	199,996	Cash	200,000
22.03.1995	130,000	Cash	330,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, SDSB does not have any subsidiary or associated companies.

5.5.15 HJDSB

(a) History and Business

HJDSB (73182-K) was incorporated in Malaysia on 16 July 1981 as a private limited company under the Companies Act, 1965. The company is principally involved in property development.

(b) Substantial Shareholders

The substantial shareholders of HJDSB immediately prior to the Acquisitions are as follows:

Name	<---Direct--->		<---Indirect--->		Nationality/ Place of incorporation
	No. of Shares	%	No. of Shares	%	
KSLR	500,000	100	-	-	Malaysia
Ahmad Bin Ab. Rahman	-	-	500,000 ¹	100	Malaysian
Khoo Cheng Hai @ Ku Cheng Hai	-	-	500,000 ¹	100	Malaysian
Ku Hwa Seng	-	-	500,000 ¹	100	Malaysian
Ku Tien Sek	-	-	500,000 ¹	100	Malaysian

Note:

¹ Deemed interested by virtue of Section 6A(4) of the Companies Act, 1965.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

(c) Share Capital

The present authorised share capital of HJDSB is RM2,000,000 comprising 2,000,000 Shares, of which 500,000 Shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of HJDSB since its incorporation are summarised as follows:

Date of allotment	No. of Shares allotted	Consideration	Total issued and paid-up share capital RM
16.07.1981	2	Subscribers' shares	2
01.02.1982	249,998	Cash	250,000
23.10.1982	250,000	Bonus issue	500,000

(d) Subsidiary and Associated Companies

As at 19 December 2001, HJDSB does not have any subsidiary or associated companies.

5.6 Industry Overview

5.6.1 Overview of the Malaysian Economy

The performance of the Malaysian economy in 2001 has been adversely affected by the greater-than-expected slowdown in the world economy, particularly in the US as well as the continuing weak performance of the Japanese economy. The recent attack on the US has led to greater uncertainties with respect to the severity and duration of the recovery in the US. There are concerns on the risks of the US economy entering into a recession and its contagion on other industrialised and developing economies. In the light of the more difficult environment, real GDP growth of the Malaysian economy is projected to grow by 1 to 2% for 2001.

All major sectors are expected to be adversely affected by the slower growth in the economy, particularly manufacturing which is estimated to record a sharp deterioration in output growth. The steep decline in value added of the manufacturing sector has, however, to some extent been offset by the better performance from the agriculture, construction and services sectors.

Growth in real GDP has been largely domestic-led. Expansion in aggregate domestic demand is driven largely by public sector investment and consumption on account of larger fiscal expansion. The balance of payments position continues to remain favourable. The current account surplus, while narrowing, remains strong. The lower surplus in the current account is partly attributable to a smaller surplus in the goods account against a widening deficit in the transfer account.

Malaysia's economic growth continues to be achieved within an environment of low inflation and unemployment. Inflation remains subdued and stable largely on account of the moderation in private sector demand as well as measures implemented by the Government to contain price increases. In spite of higher retrenchments, the nation still enjoys full employment.

5. INFORMATION ABOUT THE KSLH GROUP *(Cont'd)*

During the third quarter, real output recorded a moderate increase of 0.8% compared with the preceding quarter. On year-to-year basis, real GDP declined by 1.3%, although for the first three quarters of the year, real output growth has remained positive. However, Malaysia's fundamentals continue to remain strong. The series of pro-growth policies and recent structural adjustments have strengthened Malaysia's position and ability to absorb and adjust to the more challenging environment. Trade surplus remains large and inflation stabilised at 1.4% during the quarter. Foreign direct investment inflows have been sustained and there has been a net inflow of portfolio funds. External reserves have increased steadily during the quarter while external debt remained contained at 52% of GNP. Monetary conditions continued to support the expansion in domestic economic activities with further increases in loan growth and higher issuance of private debt securities.

Towards the end of September 2001, the Government announced an additional stimulus package of RM4.3 billion. The new stimulus package is mainly allocated for small projects for which funds can be disbursed immediately. Subsequently, the Budget 2002 was announced, focusing on raising disposable incomes via tax cuts and bonuses to stimulate private consumption in addition to a salary increase for public sector employees. Looking forward, the outlook for the fourth quarter would be dependent on three important factors, whether consumer spending continues to register stronger growth, whether the decline in the manufacturing sector moderates significantly and whether Government funds allocated for spending this year are disbursed completely.

(Sources: Economic Report 2001/2002 and Economic and Financial Developments in the Malaysian Economy in the Third Quarter of 2001 dated 23 November 2001, Bank Negara Malaysia)

5.6.2 Overview of the Property Development Industry

The Property Development Industry is categorised into seven sectors, namely residential, office, commercial, industrial, agricultural, development land and leisure property. KSLH Group focuses in the development of lower-cost and affordable housing in Johor and to a lesser extent, the Group also develops commercial properties in Johor.

Supply of properties in Johor

In 2000, existing residential stock in Johor grew by only 2.1% as compared to a 43.7% growth in 1999. The completion of residential properties fell by 61.5% to 8,498 units in 2000, in response to the large existing stock of residential properties. However, the first half of 2001 started to see existing stocks and completion of residential properties rising. The continuing rise in stock levels could give rise to an oversupply situation and may have the impact of depressing the overall residential property sector in Johor in the immediate and medium term.

The number of housing projects that started construction declined by 82.3% in 2000 as compared to a decline of 26.1% in 1999, due to market reaction to the large quantity of existing stock available in the market. However, the number of units in the pipeline (approved but has not commenced construction) grew by 13.8% to 222,681 in 2000. The first half of 2001 saw a surge in residential property that started construction in Johor as compared to the fourth quarter of 2000, while those under construction dropped slightly. The planned and newly planned units increased by 7.2% in the second quarter of 2001 compared to a growth of 21.2% in the previous quarter.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Existing shophouses/offices stock in Johor grew by 3% in 2000 as compared to a growth of 36.5% in 1999, whereas the completion of shophouses/offices fell by 6.7% in 2000 as compared to a fall of 51.6% in 1999. The first half of 2001, on a quarter-on-quarter basis, saw existing stock increased slightly and the completion of shophouses/offices grew 92.7% from 327 units to 630 units. The number of shophouses/offices that started and were under construction in 2000, continued to experience negative growth, a likely reaction to the already high existing stock and lower demand for shophouses/offices in Johor. The number of units in the pipeline grew by only 5.6% as compared to a 62.3% growth in 1999. In the first quarter of 2001, the number of shophouses/offices that started and were under construction increased. However, in the second quarter of 2001, the number of units of shophouses/offices that has started construction, under construction and planned and newly planned all decreased compared to the first quarter of 2001. The existing stock with low take-up rate is slowing new developments within the shophouses/offices sector in Johor. In the longer term, this would be beneficial to create a better equilibrium between supply and demand to ensure a more vibrant property development market.

Demand for properties in Johor

Based on value of transactions, demand within the Johor residential property experienced a significant turnaround in 1999 and continued to grow in 2000. As for the type of property, in 2000, almost 72% of the value of transactions was focused on 1 to 3-storey terrace houses. The highest growth rates were those from condominiums/apartments, low-cost flats and the 2 to 3-storey terrace houses with the exception of other residential properties which was from a low base.

Over the last five (5) years from 1996 to 2000, the low-cost housing sector, 2 to 3-storey terrace houses and condominiums/apartments (excluding vacant plot) enjoyed positive average annual growth rates, while all other sectors experienced negative average annual growth rates over the same period. This suggests that the relatively better resilience of these few sub-sectors compared to the other sub-sectors of the residential properties in Johor.

Overhang and sales of newly launched properties

As at end of June 2001, Johor recorded the second lowest rate of overhang residential properties at 17.1%. Kuala Lumpur had the lowest overhang of residential properties at 16.6% (Overhang properties are those launched between 1 January 1997 to 30 September 2000 and remain unsold as at 30 June 2001). This augers well for property developers as a low overhang implies that demand is relatively strong to absorb the supply. However, overhang rates cover a relatively long period of time and the above rate was for a period of approximately four years. A more immediate assessment of the supply and demand situation of the property market is the proportion of newly launched properties sold.

Johor's residential properties recorded 36% and 39% sales of all its newly launched residential properties in the first and second quarter of 2001 respectively. This ranked Johor at eleventh out of a possible fourteen Malaysian states and territories in order of most percentage of sales in the second quarter of 2001. By comparison, Sabah, which ranked first in terms of most percentage of newly launched properties sold in the second quarter of 2001, had a sales rate of 78.8%. Johor recorded 0% and 4% sales of all newly launched low-cost houses in the first and second quarter of 2001 respectively. Although Johor's relatively lower overhang rate for its residential properties suggests a better market condition for property developers, the high rate of unsold residential properties in the first and second quarter of 2001 would start to put pressure on the ability for the market to continue to sustain developers in the Johor market in the immediate and medium term.

5. INFORMATION ABOUT THE KSLH GROUP *(Cont'd)*

As at end of June 2001, Johor recorded the second lowest rate of overhang of shop units at 29.8%. As with residential properties, a low overhang rate of shophouses/offices would augur well for the market.

(Source: Vital Factor Consulting)

5.6.3 Industry Outlook and Growth Forecast

The outlook for the residential property development industry is dependent on the following key factors:

- Existing stock, supply and demand considerations;
- Economic conditions;
- Consumer and business confidence; and
- Government incentives and stimulus.

In the short to medium term, the following conditions are expected to make the general residential property development market challenging:

- The industry has significant existing stock with 2.6 million units of residential property in Malaysia during the second quarter of 2001.
- Supply continues to flow into the market where in the second quarter of 2001 alone, there was a total of 30,666 units of residential property launched in the whole of Malaysia.
- Demand is not as strong as desired where for the whole of Malaysia, 59% of all newly launched residential properties were sold for the second quarter of 2001.
- In terms of the economic situation, it is expected that Malaysian's GDP for 2001 will drop to 2.5% from 8.3% in 2000.
- Consumer confidence continues to be depressed where the Consumer Confidence Index recorded negative results from the fourth quarter of 2000 to the second quarter of 2001.
- Business confidence also continued to be depressed where the Business Condition Index recorded negative results from the third quarter of 2000 to the second quarter of 2001.
- The recent 11 September 2001 terrorist attacks in the United States of America is likely to have the effect of prolonging the poor economic outlook for Malaysia.

However, in the longer term, the residential property sector is likely to perform well and is supported by the following factors:

- The government has continuously put in place many incentives, guidelines and stimulus packages designed to directly sustain the overall property market as stated in Section 5.6.6 of this Prospectus.
- Once the short and medium term problems are resolved, the industry would be expected to perform better and in-line with historical performances as follows:
 - Growth of housing approvals from 1996 to 2000 averaged 16.7% per annum;
 - From December 1996 to December 2000, the average annual growth rate of housing loans was 12.6%.

(Source: Vital Factor Consulting)

5. INFORMATION ABOUT THE KSLH GROUP *(Cont'd)*

5.6.4 Competitive Nature of the Industry

The competitive nature of the residential sector within the property development industry can be segmented into two categories, Government Mandated Low-Cost Housing and Non-Mandated Housing.

Government Mandated Low-Cost Housing is not subjected to competitive forces, but is regarded as universal service obligations required of property developers. Development of Non-Mandated Housing is subjected to normal competitive conditions. As with most free enterprise environments, competition among Non-Mandated Housing is based on a number of factors including, among others, pricing, location, infrastructure and amenities, quality of development and reliability and reputation of developer.

Competition among property developers of Non-Mandated Housing and construction companies is intense based on the following:

- As at 31st December 2000, the Housing Developers' Association of Malaysia had a total of 829 members. Eighty-five of its members, representing 10.3% were based in Johor;
- Barriers to entry for property development is low as individuals or organisations can undertake joint-venture with land owners and pre-sell the property before physical development commences, thus reducing the need for large start-up capital;
- The mobility of property developers and construction companies would mean that the industry is subjected to the full competitive forces throughout Malaysia. However, only larger companies and relatively few organisations undertake nationwide construction projects.

(Source: Vital Factor Consulting)

5.6.5 Industry's Reliance on and Vulnerability to Imports

The main raw materials within the property development sector are focused on building materials such as cement, concrete products, clay and refractory materials, dimension stones, glass and glass products, iron and steel products, non-ferrous metals and wood and wood products.

Most of the raw materials for construction are readily available locally. The following are some examples of the number of manufacturers of various building materials and products in Malaysia in 1998:

- There were 1,172 sawmills and 825 sawn timber processing establishments;
- There were 400 companies manufacturing ceramic products and 300 Brick factories in Malaysia;
- There were eight companies manufacturing tempered and laminated glass, four companies manufacturing double glazing glass, one company manufacturing float glass, one company manufacturing architectural glass and one company manufacturing mirrors;
- There were 11 manufacturers of granite tiles and slabs, and 16 manufacturers of marble tiles and slabs;
- There were 13 companies manufacturing products using limestone as feedstock;
- There were 21 companies approved for the manufacture of ordinary portland cement of which 12 were in production; and
- There were 103 manufacturers of cement and cement products.

5. INFORMATION ABOUT THE KSLH GROUP *(Cont'd)*

Despite the extensiveness of the local supply of raw materials, there continues to be imports of significant variety and amount of building materials and products. This is mainly predicated by the need to meet target customers' preferences in, among others, product variety, uniqueness, colour, characteristics, quality and cost. However dependence on imports is not considered high as these are normally optional items.

The ready local supply of raw materials significantly reduces the dependencies on imports such that the dependence on imports do not constitute a significant threat to the property development industry.

(Source: Vital Factor Consulting)

5.6.6 Government Incentives

The Government has put in place numerous guidelines and incentives to sustain the property market. In 1997, Syarikat Perumahan Negara Berhad was established to provide bridging finance to housing developers. In April 1998, the Government reclassified the property sector as 'productive' instead of 'non-productive', and its status as 'priority' instead of 'non-priority'. In June 1998, to motivate housing developers to increase development of low-cost housing, the ceiling price of low-cost housing was revised from RM25,000 to a maximum of RM42,000 (depending on location).

From 25 April 2001 onwards, the Government issued new guidelines for the acquisition of properties by Malaysians and foreigners as follows:

- Malaysians can acquire properties under RM10 million without the approval of the Foreign Investment Committee. This replaces the previous limit of RM5 million and below.
- Disposal of properties below RM20 million involving:
 - Bumiputera to Bumiputera;
 - non-Bumiputera to Bumiputera;
 - non-Bumiputera to non-Bumiputera; and
 - foreign interests to Malaysians;

would not require State Authorities to wait for Foreign Investment Committee's approval. Duly executed transactions, however, will need to be reported to the Foreign Investment Committee.
- Foreigners are allowed to purchase all types of residential units, shop houses, and commercial and office spaces exceeding RM250,000.
- Foreigners are able to obtain local financing for their property purchases.
- Foreign companies incorporated in ASEAN countries or wishing to make Malaysia their Headquarters or Regional Offices are allowed to own offices exceeding RM250,000.
- Foreign interests in manufacturing and exempted from obtaining manufacturing licences are allowed to acquire industrial lots or factories for manufacturing purposes only.
- Under the 'Silver-Hair Programme', foreigners are entitled to purchase residential units priced at RM150,000 and above, and located in areas designated for such programmes.

5. INFORMATION ABOUT THE KSLH GROUP *(Cont'd)*

In March 2001, the Government announced a RM3 billion stimulus package to minimise the impact of a global economic slowdown. Among others, it includes the following for the property sector:

- Exemption of stamp duty;
- Waiving of processing fees;
- Higher margin of financing; and
- Freezing of approvals for construction of office and commercial spaces.

In April 2001, the Government allowed Employees' Provident Fund contributors to make withdrawals for the purchase of a second house on condition that they sell their first house.

In May 2001, to encourage higher home-ownership among low-income workers, the housing loan scheme was revised as follows:

- The scheme was allocated RM80 million compared to the previous RM30 million;
- Low-income workers are able to apply for a maximum loan of RM20,000 to renovate their present homes, or buy or build low-cost houses;
- To be eligible for the loan, the wage ceiling was raised from RM799 to RM1,200; and
- Applicants are entitled to interest-free repayments on the first RM10,000 and 4% on the next RM10,000 of the loan.

In October 2001, as part of the 2002 Budget, the Government announced a RM1.08 billion allocation for the construction of living quarters for the following:

- RM710 million for the armed forces;
- RM179 million for the police; and
- RM173 million for civil servants.

The various incentives put in place by the Government to sustain and promote the growth of the property development industry would assist property developers in their continuing growth and success.

(Source: Vital Factor Consulting)

5.7 Major Customers

The KSLH Group's customer base can be divided into two (2) groups namely individuals and organisations or companies. Within these two categories of customers, it can be further segmented into owner-occupier and investors. To date, the majority of the Group's purchasers are residents in the vicinity of its development projects.

The nature of the business is such that property sales are commonly on a one-off basis. However, repeat business is not uncommon when past customers seek to upgrade or purchase additional properties. The Directors of KSLH is of the view that this is due to the Group's established reputation for quality of developments undertaken.

The bulk of the Group's developments are in residential properties. Approximately 60% of the KSLH Group's development is focused on low medium-cost housing, particularly terrace houses and commercial units. The remaining 40% comprise low-cost housing as mandated by the Johor state government, to be segmented as follows:

- 30% not exceeding RM25,000 per unit;
- 30% not exceeding RM50,000 per unit;
- 30% not exceeding RM80,000 per unit; and
- 10% shophouses not exceeding RM150,000 per unit.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Thus, a significant proportion of the KSLH Group's customers are within the low-income group to qualify for the low cost housing, while the remainder of the properties that have no restrictions are spread among a wider demographic spread.

5.8 Major Suppliers

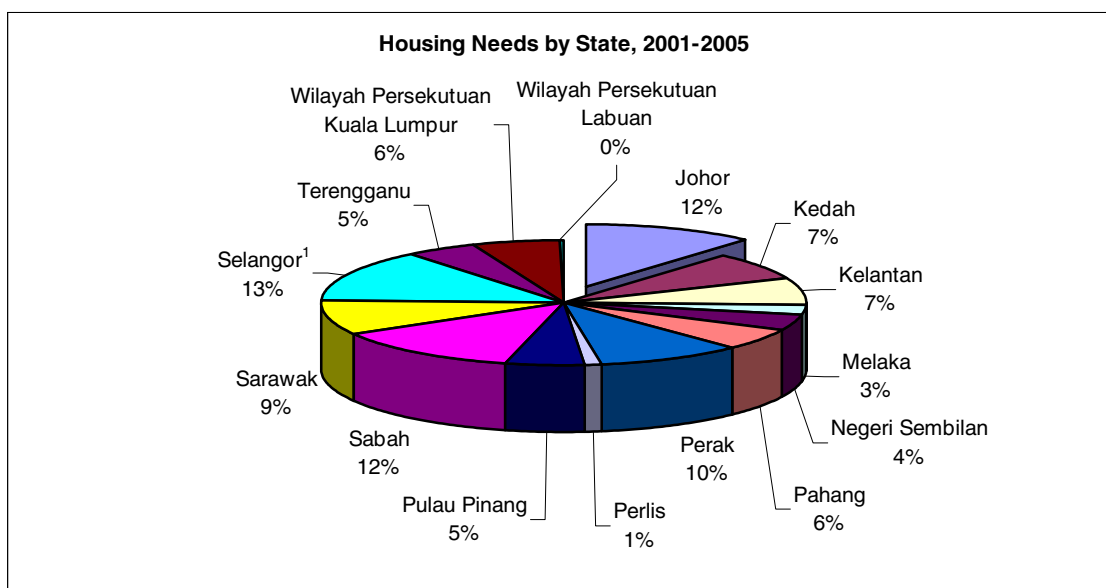
The KSLH Group's major suppliers (those supplying more than 10% of purchases), excluding service providers, are set out in the following table:

Company	Raw Materials Supplied	Length of Relationship (Years)	Amount Purchased in 2000 (RM'000)
Southern Cement Industries Sdn Bhd	Cement	5	1,899
Ipunda Selatan Sdn Bhd	Tiles, steel bars	11	1,810

Generally, the KSLH Group has a wide supplier base and it is not considered to be dependent on any one or a small group of suppliers. The Group has forged a strong working relationship with its suppliers. This is indicated by the fact that many of the suppliers have been supplying to the Group for more than five (5) years. In line with best practices, the KSLH Group works in close partnership with its suppliers to ensure quality and cost effective supplies.

5.9 Future Plans, Strategies and Prospects

There is potential growth for the Group which focuses on the development of lower-cost and affordable housing in Johor. As set out in the table below, the majority of the housing needed for the next 5 years will be in Selangor with 13.6%, followed by Sabah with 12.8%, Johor 11.5% and Perak 9.8%. Moreover, according to the Eighth Malaysia Plan, 2001-2005, priority will continue to be given to the development of low- and low medium-cost houses.



5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

State	Total needs (units)	New Requirements (units)	Replacement (units)
Johor	90,174	85,656	4,518
Kedah	55,514	51,247	4,267
Kelantan	54,272	49,051	5,221
Melaka	20,591	19,035	1,556
Negeri Sembilan	30,753	27,088	3,665
Pahang	44,642	41,730	2,912
Perak	76,569	68,085	8,484
Perlis	7,672	7,321	351
Pulau Pinang	41,421	40,266	1,155
Sabah	100,034	93,709	6,325
Sarawak	69,223	65,157	4,066
Selangor ¹	106,055	102,492	3,563
Terengganu	36,940	33,677	3,263
Wilayah Persekutuan Kuala Lumpur	46,093	45,390	703
Wilayah Persekutuan Labuan	2,347	2,196	151
Total	782,300	732,100	50,200
%	100.0	93.6	6.4

Note:

¹ Includes Wilayah Persekutuan Putrajaya

(Source: Eighth Malaysia Plan, 2001-2005)

In line with the Group's aspirations to provide quality and affordable housing, the Group plans to continue developing residential and commercial properties in Johor Bahru, Segamat, Batu Pahat, Mersing and Kluang in the state of Johor, Gemas in Negeri Sembilan and Subang Jaya in Selangor.

The favourable response for the Group's first project in Taman Melawati, Johor Bahru during the economic downturn in 1997 has enhanced its reputation in Johor Bahru where the Group recorded a 96% sale of properties despite the economic downturn. Hence, the Group plans to capitalise on its success and further increase its presence as a key player in Johor Bahru as well as other parts of the state.

In December 1999, the KSLH Group purchased a 231.59-acre parcel of land located in Mukim Pulau, Johor Bahru (Nusajaya Land) from Prolink Development Sdn Bhd. The Nusajaya Land is part of the Bandar Nusajaya township development project on 26,838 acres to be completed in 2020 over a 25-year period. The township is strategically positioned on the south-western tip of Johor and offers easy access to the 3-lane dual carriage Malaysia-Singapore Second Link. The township will include industrial and residential development, community and social amenities, religious facilities, schools and shopping centres. When completed, the township is estimated to have a population of half a million.

The Group launched the Nusajaya land project (Taman Nusa Bestari 2) in the 2nd quarter of 2001. The initial phase involves the development of 1,147 units of mixed residential and commercial properties worth approximately RM210 million. The entire development of Taman Bestari Nusa 2 is expected to require over six (6) years for completion.

For the next four (4) years, the KSLH Group has plans to undertake 21 projects comprising shophouses/offices, bungalows, semi-detached houses, terrace houses and low cost units. Total net sales value is estimated at RM871 million.

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

The KSLH Group's future projects as at 30 November 2001 are as listed below:

Location of Project	Developer	Type of Development	Estimated Total Net Sales Value RM'000	Expected Commencement - Completion Dates
Lot 1121 Mukim Plentong Johor Bahru	BBDSB	33 DSTH	8,138	2003 - 2005
Lot 5309-5312 Taman Seri Bayu Mukim Tanjung Sembrong, Yong Peng Batu Pahat	BBDSB	2 DSBU 32 SD 220 SSTH 106 DSLM 50 SH 24 SHLM	53,920	2003 - 2005
Lot 131 & 155 Taman Perindustrian Cha'ah Mukim Cha'ah Segamat	BBDSB	1 LIB 68 LIT	19,500	2003 - 2005
Lot 2382 Taman Sejati Mukim Buloh Kasap Segamat	BBDSB	8 BU 46 TH 46 LC	5,548	2002-2003
Lot 1722-1725 Mukim Pogoh Segamat	BBDSB	114 SSTH 25 DSTH 18 DSLM (A) 13 DSLM (B) 33 SSLM 45 DSLC 28 DSSH 17 DSSHLC	23,900	2003 - 2005
Lot 1066 Taman Sri Cahaya Mukim Buloh Kasap Segamat	BBESB	34 SSTH 11 DSLM 3 DSLC	3,440	2002 - 2004
Lot 1508 & 1509 Taman Bistari Mukim Pogoh Segamat	BBESB	22 SH 134 TH 41 LM-A 40-LM-B 34 LC	23,356	2002-2003
Lot 4188-4189 Taman Maju Jaya Mukim Labis Segamat	HTSB	13 SSSH 53 SSTH 58 SSLC	6,155	2002 - 2003
Lot 140, 141 Mukim Jementah Segamat	HTSB	5 DSSH 23 SSTH 4 DSLM 5 DSLC	3,146	2002 - 2003
Lot 176 Mukim Labis Segamat	HTSB	82 LIT	13,120	2002-2003

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Location of Project	Developer	Type of Development	Estimated Total Net Sales Value RM'000	Expected Commencement - Completion Dates
Lot 211, 215, 224, 225, 228, 230 Mukim Pulau Johor Bahru	HTPSB	24 SH-A 53 SH -B 489 SSTH 37 SHLC 54 DSLM 174 LCMF 114 LCF	115,062	2003 – 2005
Lot 1510, 1511 Mukim Pogoh Segamat	KSLR	15 DSSH 16 DSTH 87 SSTH 60 DSLM 25 DSLC	14,290	2003 – 2005
Taman Sutera II (Lot 550) Mukim Sungai Segamat Segamat	KSLR	2 DSB 2 SSSD 29 DSTH 16 DSLM 8 DSLC	5,320	2003 – 2005
Lot 1759 Mukim Jementah Segamat	KSLR	46 DSSH 14 HomeStead 232 SSTH 69 DSLM (A) 69 DSLM (B) 61 DSLC	38,170	2003 – 2005
Lot 859, 860, 861 Mukim Mersing Mersing	KSLR	21 SH 132 TH 35 LM (A) 34 LM (B) 34 LC	21,820	2003 - 2005
Lot 71045 Taman Nusa Bestari 2 Mukim Pulau Johor Bahru	KSLR	412 AP 62 DSSH 1413 SSTH 406 DSTH	398,788	2002-2007
Lot 206, 207, 208 & 3056 Mukim Labis Segamat	KSLR	17 DSSH 7 SSTH-A 48 SSTH-B 75 SSTH-C 57 DSLM 41 DSLC	18,356	2003-2005
Lot 1230, 1231, 1233 Taman Indah Permai Mukim Sg Segamat Segamat	KSLR	30 SH 148 TH 41 LM-A 39 LM-B 39 LC	26,334	2003-2005
Lot 768, 1882, 1883, 7006 & 2648 Mukim Kluang	KSLR	32 DSTH 346 SSTH 12 DSTH 27 SSSH 51 DSSH	55,200	2002-2006
Lot 551 Mukim Sg Segamat Segamat	KSLR	2 SD 68 SSTH 28 LM 24 LC	8,644	2003-2005

5. INFORMATION ABOUT THE KSLH GROUP (Cont'd)

Location of Project	Developer	Type of Development	Estimated Total Net Sales Value RM'000	Expected Commencement - Completion Dates
Lot 2531 2 nd Phase, Taman Mutiara Mukim Bekok Segamat	TLDSB	64 SSTH 65 LM 49 LC 6 SD 8 SSB	8,711	2003-2005
Total		7,060	870,918	

Notes:

<i>AP</i>	<i>Apartment</i>
<i>BU</i>	<i>Bungalow lot</i>
<i>BH</i>	<i>Bungalow house</i>
<i>DS</i>	<i>Double storey</i>
<i>F</i>	<i>Flat</i>
<i>LC</i>	<i>Low-cost house unless (otherwise stated)</i>
<i>LIB</i>	<i>Light Industrial Bungalow</i>
<i>LIT</i>	<i>Light Industrial Terrace</i>
<i>LM</i>	<i>Low-medium cost house (unless otherwise stated)</i>
<i>SH</i>	<i>Shophouse cum office</i>
<i>SS</i>	<i>Single storey</i>
<i>TH</i>	<i>Terrace house</i>
<i>TS</i>	<i>Triple storey</i>
<i>SD</i>	<i>Semi-detached house</i>

(Source: KSLH Group)

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6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

6.1 Information on Promoters

The promoters of the KSLH Group and their shareholdings in KSLH immediately prior to the IPO are as follows:

Name	Designation in KSLH	Nationality	<-----Direct----->		<-----Indirect----->	
			No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
Khoo Cheng Hai @ Ku Cheng Hai	Group Managing Director	Malaysian	6,304	4.10	81,450 ¹	52.94
Ku Tien Sek	Executive Director	Malaysian	5,469	3.55	81,450 ¹	52.94
Ku Hwa Seng	Executive Director	Malaysian	3,712	2.41	81,450 ¹	52.94
Ahmad Bin Ab. Rahman	Executive Director	Malaysian	40,327	26.21	-	-

Note:

¹ Deemed interested via his interest in PSSB pursuant to Section 6A of Companies Act, 1965

Please refer the Section 6.4 for profiles of the promoters of the KSLH Group.

6.2 Information on Substantial Shareholders

The substantial shareholders of KSLH and their shareholdings immediately prior to the IPO are as follows:

Name	Designation in KSLH	Country of incorporation/ Nationality	<-----Direct----->		<-----Indirect----->	
			No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
PSSB	-	Malaysia	81,450*	52.94	-	-
Khoo Cheng Hai @ Ku Cheng Hai	Group Managing Director	Malaysian	6,304	4.10	81,450 ¹	52.94
Ku Tien Sek	Executive Director	Malaysian	5,469	3.55	81,450 ¹	52.94
Ku Hwa Seng	Executive Director	Malaysian	3,712	2.41	81,450 ¹	52.94
Ku Wa Chong	-	Malaysian	10,040	6.53	81,450 ¹	52.94
Ahmad Bin Ab. Rahman	Executive Director	Malaysian	40,327	26.21	-	-

Notes:

* The 81,450,000 KSLH Shares will transferred to PSSB prior to the Public Issue. For further information, please refer to Section 5.3 of this Prospectus

¹ Deemed interested via his interest in PSSB pursuant to Section 6A of Companies Act, 1965

Please refer to Section 6.4 for profiles of Khoo Cheng Hai @ Ku Cheng Hai, Ku Tien Sek, Ku Hwa Seng and Ahmad Bin Ab. Rahman. Further information on the other substantial shareholders of KSLH is as follows:

6.2.1 PSSB

History and Business

PSSB was incorporated in Malaysia on 14 February 2001 under the Companies Act, 1965 as a private limited company. The present authorised share capital of PSSB is RM100,000 comprising 100,000 Shares, of which 99,998 ordinary shares will be issued and fully paid-up upon the Transfer to PSSB. PSSB is principally an investment holding company.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

Substantial Shareholders

After the Transfer to PSSB, the substantial shareholders of PSSB are as follows:

Shareholder	<-----Direct----->		<-----Indirect----->	
	No. of Shares	%	No. of Shares	%
Khoo Cheng Hai @ Ku Cheng Hai	33,110	33.11	66,890 ¹	66.89
Ku Tien Sek	32,730	32.73	67,270 ²	67.27
Ku Hwa Seng	29,070	29.07	70,930 ³	70.93
Ku Wa Chong	5,090	5.09	94,910 ⁴	94.91

Notes:

¹ Deemed interested by virtue of his brothers' direct shareholdings in PSSB, namely Ku Tien Sek, Ku Hwa Seng and Ku Wa Chong

² Deemed interested by virtue of his brothers' direct shareholdings in PSSB, namely Khoo Cheng Hai @ Ku Cheng Hai, Ku Hwa Seng and Ku Wa Chong

³ Deemed interested by virtue of his brothers' direct shareholdings in PSSB, namely Khoo Cheng Hai @ Ku Cheng Hai, Ku Tien Sek and Ku Wa Chong

⁴ Deemed interested by virtue of his brothers' direct shareholdings in PSSB, namely Khoo Cheng Hai @ Ku Cheng Hai, Ku Tien Sek and Ku Hwa Seng

Board of Directors and Directors' Shareholdings in PSSB

After the Transfer to PSSB, the Board of Directors of PSSB and their respective shareholdings are as follows:

Name	Occupation	<-----Direct----->		<-----Indirect----->	
		No. of Shares	%	No. of Shares	%
Khoo Cheng Hai @ Ku Cheng Hai	Director	33,110	33.11	66,890 ¹	66.89
Ku Tien Sek	Director	32,730	32.73	67,270 ²	67.27
Ku Hwa Seng	Director	29,070	29.07	70,930 ³	70.93

Notes:

¹ Deemed interested by virtue of his brothers' direct shareholdings in PSSB, namely Ku Tien Sek, Ku Hwa Seng and Ku Wa Chong

² Deemed interested by virtue of his brothers' direct shareholdings in PSSB, namely Khoo Cheng Hai @ Ku Cheng Hai, Ku Hwa Seng and Ku Wa Chong

³ Deemed interested by virtue of his brothers' direct shareholdings in PSSB, namely Khoo Cheng Hai @ Ku Cheng Hai, Ku Tien Sek and Ku Wa Chong

6.2.2 Ku Wa Chong

Ku Wa Chong, aged 54, Malaysian, is a substantial shareholder of KSLH. He effectively holds approximately 0.36% direct equity interest in KSLH after the Public Issue. He started his career in 1978 as Sales Manager with Khoo Soon Lee Motor Credit Sdn Bhd (KSL Motor) and has built a successful business as a new and used motor car dealer in Segamat in the past 22 years. He is a Director of KSLR, GDSB, HJDSB, BBESB, HTSB, SDSB, BBDSB, HTRSB and TLDSB. He is also a Director of KSL Motor and several other private limited companies.

Ku Wa Chong does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

6.3 Changes in Substantial Shareholders for the past three (3) years in KSLH

KSLH was incorporated on 17 April 2000 with two (2) shareholders holding one (1) subscriber's share of RM1.00 each. As at 11 May 2000, the number of shareholders increased from two (2) to fifty three (53) shareholders each holding one (1) ordinary share of RM1.00 each in KSLH. None of them are substantial shareholders.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

6.4 Information on Directors**6.4.1 Directors' Profile**

YB Dato' Haji Ishak Bin Ismail, aged 50, Malaysian, was appointed to the Board on 19 November 2001 as the Executive Chairman. He graduated in 1975 from the John Moore University, Liverpool, United Kingdom (UK) with a Bachelor of Science degree, majoring in Building Surveying. He is a Chartered Surveyor by profession and has also been a State Assemblyman of Lenggeng, Negeri Sembilan since 1995. He has been a Professional Associate of the Royal Institution of Chartered Surveyors (Building Surveying), UK since 1978, and also became the Professional Associate of the Institution of Quantity Surveyors, UK and the Professional Associate of the Association of Rating and Valuation, UK since 1981. Since the year 1980, he has been a member of the Institution of Surveyors Malaysia and also a Fellow of the Royal Institution of Chartered Surveyors (Building Surveying, Valuation and Quantity Surveying), UK since 1988.

He started his career in 1976 when he worked at the Malaysia Building Society Berhad (MBSB) as a Valuation Officer at its head office in Kuala Lumpur. The following year in 1977, he was promoted to Technical Manager for the states of Negeri Sembilan, Melaka and Johor. In 1984, he became the Southern Regional Manager, overseeing the operations of Peninsular Malaysia. In 1988, he was promoted to Director of Property Division. After 14 years with MBSB, he left to set up a construction company, Jaya Haricon Sdn Bhd, of which he is the chairman. He has been the Head of UMNO Division, Seremban since 1988. He also sits on the board of Scientex Aidiros Sdn Bhd.

YB Dato' Haji Ishak Bin Ismail does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

Khoo Cheng Hai @ Ku Cheng Hai, aged 50, Malaysian, is the co-founder of the KSLH Group. He was appointed to the Board on 19 November 2001 as the Group Managing Director. He started his career at the age of 19 as a car dealer before venturing into building and construction and property development in 1981. He is the driving force behind the Group's development, growth and expansion. He is known for his prudence, foresight and business acumen, which has helped see the Group through two recessions in the last 20 years. With his vast experience, he is responsible for the Group's business development and day-to-day operations of the Group. He is a Director of all the companies in the KSLH Group. He also holds directorship in several other private limited companies.

Khoo Cheng Hai @ Ku Cheng Hai does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

Ku Tien Sek, aged 44, Malaysian, was appointed to the Board on 19 November 2001 as an Executive Director. He has been involved in the management of the KSLH Group since 1981. He is mainly involved with the Group's public relations as well as the formulation of the Group's strategic plans and policies. He is also responsible for the development of the Group's future expansion plans, particularly in the Klang Valley. He is a Director of all the companies in the KSLH Group and several other private limited companies.

Ku Tien Sek does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

Ku Hwa Seng, aged 45, Malaysian, was appointed to the Board on 19 November 2001 as an Executive Director. He joined the Group in 1981 and has since gained vast invaluable experience and built a strong business network over the past 19 years in the property development industry. Presently, he is involved in the Group's business development and operations in south Johor. He oversees the day-to-day management, decision making and operation of the Johor Bahru office. He is a Director of KSLR, BBESB, HTPSB, EXSB, GDSB, SSB, EVSB, PPISB, HTRSB, HTSB, SDSB and BBDSB and also a Director of several private limited companies.

Ku Hwa Seng does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

Ahmad Bin Ab. Rahman, aged 54, Malaysian, was appointed to the Board on 19 November 2001 as an Executive Director. He started his career in 1971 with Segamat Veneer Sdn Bhd as Supervisor. In 1972, he worked at British American Life Insurance Berhad as an insurance agent and in 1977 joined Semangat Motor Sdn Bhd as a Sales Executive. In 1984, he became a Director of Damai Motor Credit Sdn Bhd which is now the sole dealer for Ford in Segamat. He joined the KSLH Group in 1983 as a Director of BBESB. Later he became a Director of KSLR, GDSB, PPISB, HTPSB, HTSB, SDSB and BBDSB and also Director of several private limited companies.

Ahmad Bin Ab. Rahman does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

Tay Thin Hock, aged 49, Malaysian, was appointed to the Board on 19 November 2001 as an Independent non-Executive Director. He graduated in 1976 with a Bachelor in Economics (Hons) degree from University of Malaya. He joined Bank Rakyat in 1978 as a Fund Manager for 4 years. Before joining the said bank, he spent 2 years in Asiavest Merchant Bankers as a Money Market Trader. After he left Bank Rakyat in 1982, he started his career as a remisier where he joined a few securities companies, firstly in OSK & Partners, Arab-Malaysian Securities Sdn Bhd and finally Kimara Equities Sdn Bhd (Kimara Equities) in 1990. In 1996, he was appointed as an Executive Director of Kimara Equities. He is presently retired.

Tay Thin Hock does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

Ibrahim Bin Hj Ali, aged 49, Malaysian, was appointed to the Board on 19 November 2001 as an Independent non-Executive Director. He graduated in 1977 in City of London Polytechnic with a Diploma in Insurance. He was a State Assemblyman for Serting area, Negeri Sembilan for 9 years from 1986 to 1995. He was also a board member of FELCRA and FAMA for 5 years from 1988 to 1993. Besides this, he is a Director of a few private limited companies which are principally involved in general agency, importer and car dealer, travel agent and ticketing and also transportation.

Ibrahim Bin Hj Ali does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

Gow Kow, aged 48, Malaysian, was appointed to the Board on 19 November 2001 as an Independent non-Executive Director. He is a fellow member of the Association of Chartered Certified Accountants and the Malaysian Institute of Taxation. He is also a member of the Malaysian Institute of Accountants, the Institute of Certified Public Accountants of Singapore and the Institute of Chartered Secretaries and Administrators. He joined Tan Choon Chye & Co., a Public Accounting Firm in August 1978 as an audit assistant and has been holding various positions in the Firm before he was admitted as an Audit Partner in October 1985. He assumed the position of Managing Partner of the Firm since January 1988. He has more than 23 years of public practice experience. His working exposure includes accounting, auditing, taxation, liquidation and management consultancy.

Gow Kow does not have any substantial shareholdings and directorships in other public corporations for the past two (2) years.

6.4.2 Directors' Shareholdings

The shareholdings of the Board, direct and indirect, after the IPO are set out as follows:

	<-----Direct----->		<-----Indirect----->	
	No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
Khoo Cheng Hai @ Ku Cheng Hai	4,229	2.34	81,450 ¹	45.00
Ku Tien Sek	4,180	2.31	81,450 ¹	45.00
Ku Hwa Seng	3,712	2.05	81,450 ¹	45.00
Ahmad Bin Ab. Rahman	34,981	19.33	-	-
YB Dato' Haji Ishak Bin Ismail	6,548	3.62	-	-
Tay Thin Hock	-	-	-	-
Ibrahim Bin Hj Ali	-	-	-	-
Gow Kow	-	-	-	-

Note:

¹ Deemed interested via his interest in PSSB pursuant to Section 6A of Companies Act, 1965

6.4.3 Directors' Remuneration and Benefits

The aggregate remuneration and benefits paid to the Directors for services rendered in all capacities to the Group amounted to approximately RM821,120 for the financial year ended 31 December 2000. For the financial year ending 31 December 2001, the amount payable to the Directors for services rendered in all capacities to the Group is estimated to be approximately RM2,680,700.

6.5 Audit Committee

The composition of the Audit Committee is as follows:

Name	Designation	Directorship
Gow Kow	Chairman of the Committee	Independent Non-Executive Director
Khoo Cheng Hai @ Ku Cheng Hai	Member of the Committee	Group Managing Director
Tay Thin Hock	Member of the Committee	Independent Non-Executive Director

The main functions of the Audit Committee include the review of audit plans and audit reports with the auditors, the review of the auditors' evaluation of internal accounting controls, the review of the scope of internal audit procedures, the review of balance sheet and profit and loss accounts and the nomination of auditors.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

6.6 Information on Key Management**6.6.1 Key Management's Profile**

Lee Kim Boon @ Lee Kim Heng, aged 56, is the General Manager of the Group. He started his career at United National Finance Berhad as a clerk in 1967. He held the position of Officer-in-Charge when he left the company in 1971, to work at Sim Lim Finance Berhad, now known as Hong Leong Finance Berhad. He started his 27 year tenure with the company as Officer-in-Charge at the Melaka Branch and was later promoted to Branch Manager in 1974. Subsequently, he also had added responsibilities as Chief Manager at the Head Office in Kuala Lumpur heading the Business Promotion Department and as Area Manager, Southern Region. He was once serving full-time as Senior Manager of Branches, Business Promotion & Administration Department at the Head Office in Kuala Lumpur. In 1997, he joined the KSLH Group in his current capacity. He is overall responsible for the Group's operations including sales, promotions, advertisements, outsourcing and supply requirements. He is also involved in the implementation of internal procedures of site and sales office and the setting up of new offices.

Lee Chye Tee, aged 38, is the Financial Controller of the Group. A graduate from the Tunku Abdul Rahman College in 1988 with a Diploma in Financial Accounting, he was admitted as a Fellow Member of the Chartered Association of Certified Accountants in 1998. He has been an associate member of the Malaysian Institute of Accountants since 1994 and a member of the Malaysian Institute of Taxation since 1995. He was with Kalma Bleach & Co., London, an accounting firm in the United Kingdom from 1990 to 1992. On his return to Malaysia in 1992, he worked at Visia Finance Berhad as a Senior Executive Officer. He left the company the following year for L.K. Chong & Co as Audit Manager before joining the KSLH Group in 1999. Over the past 10 years of his career, he has gained vast experience in auditing and accounting in United Kingdom as well as locally. He is presently responsible for the overall accounting and corporate finance functions of the KSLH Group.

Leong Kee Nang, aged 30, is the Assistant Group Accountant of the Group. He graduated in 1998 with an Association Chartered of Certified Accountants (ACCA) and became a member of the Malaysian Institute of Accountants in 2001. Prior to joining the KSLH Group in 2001, he was with MiniMax Refrigeration Network from October 1994 to June 1996 as an Account Executive. He left the company to work with Beaubelle Professional Sdn Bhd in July 1996 as an Assistant Accountant. In July 1997, he joined Dewina Bhd as a Finance and MIS Executive. Subsequently, he left the company to work with Perosan Sdn Bhd (Flamingo Institute) in July 1999 as an Accountant. He is presently assisting the Financial Controller with the corporate affairs, financial and accounting functions, including costing, budgeting and management reporting and statutory compliance of the Group.

Chow Mei Lan, aged 33, is the Assistant Group Accountant of the Group. She graduated in 1993 from Tunku Abdul Rahman College with a Diploma in Commerce, Management Accounting. She has been an Associate Member of the Chartered Institute of Management Accountants since 1999 and an Associate Member of the Malaysian Institute of Accountants since 2000. Prior to joining the KSLH Group in 1995, she was with L.K. Chong & Co as an Audit Senior from 1993 to 1994. She left the company to work at Sin Kwong Lee Sdn Bhd in 1994 as an Accountant cum Administrator. Presently, she assists the Financial Controller with the corporate affairs, financial and accounting functions, including costing, budgeting and management reporting and statutory compliance of the Group.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

Ang Ek Hwa, aged 42, is the Manager of the Housing division. She worked as General Clerk with Ang Printing Press Sdn Bhd in 1977. The following year, she was at CC Aiyathurai & Co working as a Litigation Clerk but left to join the KSLH Group in 1982 as Personal Assistant to the Managing Director and was promoted to her current capacity in 1995. She is responsible for the marketing functions of the Group, customer liaison as well as on-going projects.

Ang Ah Huat, aged 47, is the Senior Project Manager of the Group. He graduated in 1978 with a degree in Civil Engineering from the National Chungshing University of Taichung, Taiwan. He began his career in 1980 with Dato Au Development Sdn Bhd and subsequently joined the Group in 1984 as a Project Supervisor. He was promoted to Project Manager in 1984 and to his current capacity in 2000. With over 20 years of experience in civil engineering, he is currently overseeing all on-going projects and is involved in the overall supervision, implementation and co-ordination of the Group's projects in Segamat.

Wong Chin Chai, aged 39, is the Senior Project Manager of the Group. He obtained a Bachelor of Science (Quantity Surveying) degree from the University of Robert Gordon, Aberdeen, Scotland in 1990. He started his career in 1990 as a Project Site Quantity Surveyor with Pilecon Engineering Berhad. Two years later, he left the company to join Wembley Construction Sdn Bhd as Quantity Surveyor. In 1993, he worked at Autoways Construction Sdn Bhd as Assistant Senior Quantity Surveyor. Subsequently, he joined the KSLH Group in 1997 as Project Manager and was promoted to his current capacity this year. He is involved in the design, supervision, implementation and co-ordination and progress of the Group's projects in south Johor.

Yap Ah Lek, aged 51, is the Project Engineer of the Group. He graduated from Columbia Pacific University, California, the United States of America (USA) with a Bachelor of Science in Civil Engineering Technology degree in 1981. He obtained his Master of Science in Engineering Management degree from the International University of Missouri, USA in 1992. He is a member of the Chartered Institute of Building and a fellow member of the Singapore Institute of Engineering Technologist.

His career began in 1973 with a Hong Kong based company, Sin Khaw Land Development Pte Ltd. In 1975, he was with Syarikat Manjong Sdn Bhd in Kuala Lumpur but left the company in 1978 and worked with SCCL Corporation in Jeddah, Saudi Arabia until 1983. The following year, he joined LTC Contractor Sdn Bhd but left in 1986 and subsequently worked as a sub-contractor for the next 2 years. From 1989 to 1992, he worked at Caravelle Construction Pte Ltd in Singapore. Subsequently, he joined Hiap Hoe Construction Pte Ltd in Singapore in 1993 and was with the company until 1996 when he moved to Perwik Sdn Bhd. He eventually joined the KSLH Group in 2000 in his current capacity and is involved in the Group's projects in south Johor.

Boey Mei Kiow, aged 30, is the Administration Manager of the Group. She graduated from Curtin University, Australia with a Bachelor of Business degree, majoring in Information Systems in 1994. Upon her return to Malaysia, she joined Metropolitan College in 1995 as an Information Technology Executive where she was initially responsible for the daily operations of the computer lab and gradually became involved with the decision making of the I.T. She was also one of the pioneers involved in the implementation of the College's first Internet Lab. She left to join the KSLH Group in 1999. She is principally responsible for all the administrative functions of the Group.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (*Cont'd*)

Tan Chew Aung, aged 45, is the Personnel Manager of the Group. He graduated from the University of Waterloo, Canada and the University of Windsor, Canada with a Bachelor of Arts degree and a Bachelor of Commerce degree in 1980 and 1981 respectively. He joined a leading finance company in 1982 as Trainee Officer at the Penang branch and was promoted to Branch Manager of the Mentakab branch in 1983. He became Branch Manager of various branches in Johor over a period of 8 years and was Acting Senior Branch Manager at the Johor Bahru branch before he left to join the KSLH Group in 1997 in his current capacity. He oversees the Group's staff recruitment, advertising and promotion activities and is also responsible for the Group's rental properties.

Tan Kit Yhow, aged 28, is the Assistant Sales Manager of the KSLH Group. Mr Tan attended an accounting programme under the Association of Chartered Certified Accountants in 1995. Prior to joining the KSLH Group in April 1997, he was with Robert Teo, Kuan & Co. as an audit trainee in 1996 and he joined a realty company as a senior accounts clerk in early 1997. His role includes assisting the Housing Manager in the maintaining the credit control, monitoring of billing and collection, developing and planning for the Group's marketing strategy and sale plan and liaising with financial institutions and legal firms.

Ku Keng Leong, aged 25, is the Assistant Sales Manager of the Group. He graduated from Curtin University of Technology, Perth, Western Australia in 1999 with a Bachelor of Business degree, majoring in International Business. He is based in Johor Bahru Principal Branch and is also in charge of projects in Yong Peng. He is responsible for all the sales administration and liaising with financial and legal firms.

6.6.2 Key Management's Shareholdings after the IPO

Name	Designation in KSLH Group	<----Direct---->		<----Indirect---->	
		No. of KSLH Shares '000	%	No. of KSLH Shares '000	%
Lee Kim Boon @ Lee Kim Heng	General Manager	1,500*	0.83	-	-
Lee Chye Tee	Financial Controller	1,000*	0.55	-	-
Leong Kee Nang	Assistant Group Accountant	40	0.02	-	-
Chow Mei Lan	Assistant Group Accountant	145*	0.08	-	-
Ang Ek Hwa	Manager	-	-	-	-
Ang Ah Huat	Senior Project Manager	1,085*	0.60	-	-
Wong Chin Chai	Senior Project Manager	200	0.11	-	-
Yap Ah Lek	Project Engineer	50	0.03	-	-
Boey Mei Kiow	Administration Manager	-	-	-	-
Tan Chew Aung	Personnel Manager	530*	0.29	-	-
Ku Keng Leong	Assistant Sales Manager	-	-	-	-
Tan Kit Yhow	Assistant Sales Manager	120*	0.07	-	-

Note:

* Entitled Employees allocation

6.7 Service Agreements

There are no existing or proposed service agreements between the Group and its Directors or key management personnel which are not terminable by notice without payment of compensation (other than statutory compensation) within 1 year.

6. INFORMATION ON PROMOTERS/SUBSTANTIAL SHAREHOLDERS/DIRECTORS/KEY MANAGEMENT OF THE KSLH GROUP (Cont'd)

6.8 Declaration

No Director or key management personnel are or have been involved in any of the following events (whether in or outside Malaysia):

- (a) A petition under any bankruptcy laws or insolvency laws was filed against such person or any partnership in which he was a partner or any corporation of which he was an executive officer;
- (b) Convicted in a criminal proceeding or is a named subject of a pending criminal proceeding; or
- (c) The subject of any order, judgement or ruling of any court of competent jurisdiction temporarily enjoining him from acting as an investment adviser, dealer in securities, Director or employee of a financial institution and engaging in any type of business practice or activity.

6.9 Family Relationships

There are no other family relationships amongst the promoters, substantial shareholders, Directors and key management save for the following:

- (a) Mr Ku Wa Chong, Mr Khoo Cheng Hai @ Ku Cheng Hai, Mr Ku Tien Sek and Mr Ku Hwa Seng are siblings;
- (b) Mdm Ang Ek Hwa is the wife of Mr Khoo Cheng Hai @ Ku Cheng Hai;
- (c) Mdm Boey Mei Kiow is the wife of Mr Ku Tien Sek; and
- (d) Mr Ku Keng Leong is the son of Mr Ku Wa Chong, hence is the nephew of Mr Khoo Cheng Hai @ Ku Cheng Hai, Mr Ku Tien Sek and Mr Ku Hwa Seng.

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7. APPROVALS AND CONDITIONS

7.1 Approvals and Conditions from the Relevant Authorities

As an integral part of the listing and quotation of the entire issued and paid-up share capital of KSLH on the Main Board of the KLSE, the Company undertook a Restructuring Scheme as set out in Section 5.3 of this Prospectus which was approved by the MITI on 26 April 2001, FIC on 14 May 2001 and SC on 11 June 2001. The conditions imposed by all the authorities and the status of the compliance is set out as follows:

Authority	Details of Conditions Imposed	Status of Compliance						
MITI	i) Allocation of 12,775,000 KSLH Shares subject to MITI's approval, the distribution of which will be decided after the SC's approval on the listing; ii) Approval from the FIC; and iii) Approval from the SC.	MITI's approval was obtained on 7 December 2001. FIC's approval was obtained on 14 May 2001. SC's approval was obtained on 11 June 2001.						
FIC	i) KSLH to have at least 30% direct Bumiputera equity interest after the listing of KSLH; and ii) Approval from the MITI	KSLH will have at least 30% direct Bumiputera equity interest upon its listing on the Main Board of the KLSE. MITI's approval was obtained on 26 April 2001.						
SC	i) KSLH to comply with conditions imposed by FIC (if any); ii) Moratorium is to be imposed on the 81,450,000 KSLH Shares representing 45% of the enlarged issued and paid-up share capital of KSLH, held by a substantial shareholder of KSLH, namely PSSB, as per stated in paragraph 10.12 of the SC Guidelines. In this regard, they will not be allowed to sell, transfer or assign their shareholdings for one (1) year from the date of admission of the Company to the KLSE. Thereafter, they are allowed to sell, transfer or assign only up to a maximum of one-third (1/3) per annum (on a straight line basis) of their respective shareholdings under moratorium. In this regard, the SC has no objections on the proposal to impose a moratorium on the substantial shareholder as follows: <table border="1" data-bbox="478 1635 1053 1758" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">No. of KSLH Shares</th> <th style="text-align: center;">% of the enlarged share capital</th> </tr> </thead> <tbody> <tr> <td>PSSB</td> <td style="text-align: center;">81,450,000</td> <td style="text-align: center;">45.00</td> </tr> </tbody> </table>		No. of KSLH Shares	% of the enlarged share capital	PSSB	81,450,000	45.00	Met. The restriction will be specifically endorsed on the share certificates and notices of allotment representing the shareholdings of PSSB which are under moratorium, as well as the respective shareholdings of Khoo Cheng Hai @ Ku Cheng Hai, Ku Tien Sek, Ku Hwa Seng and Ku Wa Chong in PSSB to ensure that the Company's registrars shall not register any transfer that is not in compliance with the restriction imposed by the SC.
	No. of KSLH Shares	% of the enlarged share capital						
PSSB	81,450,000	45.00						

7. APPROVALS AND CONDITIONS (Cont'd)

Authority	Details of Conditions Imposed	Status of Compliance
	iii) Shareholders of PSSB must give an undertaking that they will not sell, transfer or assign their shareholding in PSSB for the period as stipulated under paragraph 10.12 of SC's Guidelines. This undertaking must be furnished to the SC before registration and issuance of the KSLH Prospectus;	The shareholders of PSSB have provided a letter of undertaking dated 20 December 2001 to the SC.
	iv) The promoters, Directors and substantial shareholders of KSLH are not allowed to be involved in new businesses that will give rise to any conflict of interest with the business of the KSLH Group. All existing involvement or interest of the promoters, Directors and substantial shareholders of KSLH in such businesses must be fully disclosed in the listing prospectus of KSLH;	The promoters, Directors and substantial shareholders of KSLH have provided a letter of undertaking dated 20 December 2001 to the SC. All existing involvement or interest of the promoters, Directors and substantial shareholders of KSLH are disclosed in Section 8 of this Prospectus.
	v) Any future transactions between the KSLH Group and parties or companies connected to the promoters, Directors and substantial shareholders of KSLH must be made on commercial basis and not on terms disadvantageous to the KSLH Group. In this regard, the Audit Committee of KSLH is required to monitor the relevant terms of transactions and the Directors of KSLH are required to report such transactions (if any) in the annual report of the KSLH Group annually;	The promoters, Directors and substantial shareholders of KSLH have provided a letter of undertaking dated 20 December 2001 to the SC.
	vi) KSLH must comply with all other requirements in connection with its listing as specified in the SC's Guidelines, especially under Chapter 10.	Met.

7.2 Moratorium on Sale of Shares

The SC in approving the listing of KSLH on the Main Board of the KLSE has imposed a moratorium on the disposal of shares by the promoters of KSLH. Under the terms of the moratorium, the shareholder of KSLH as listed in the table below will not be allowed to sell, transfer or assign its shareholding in KSLH amounting to 81,450,000 KSLH Shares, representing 45% of the enlarged issued and paid-up capital of KSLH within one (1) year from the date of admission of KSLH to the Official List of the Main Board of the KLSE. Thereafter, they are permitted to sell, transfer or assign their shares in KSLH subject to a maximum of one-third (1/3) per annum (on a straight line basis) of their shares under the moratorium.

The shares in KSLH under moratorium as imposed by the SC are as follows:

Shareholders	Shareholding after the IPO	% of the enlarged issued and paid-up share capital	No. of KSLH Shares under moratorium	% of the enlarged issued and paid-up share capital
PSSB	81,450,000	45.0	81,450,000	45.0

7. APPROVALS AND CONDITIONS (Cont'd)

The restriction is specifically endorsed on the share certificates and notices of allotment representing the shareholdings of PSSB which are under moratorium, as well as the respective shareholdings of Khoo Cheng Hai @ Ku Cheng Hai, Ku Tien Sek, Ku Hwa Seng and Ku Wa Chong in PSSB to ensure that the Company's registrars shall not register any transfer not in compliance with the restriction imposed by the SC.

The share certificates representing the moratorium shares have been endorsed with the following remarks:

"The shares comprised herein are not capable of being sold, transferred or assigned for a period as determined by the SC ("the moratorium period"). The shares comprised herein will not constitute good delivery pursuant to the Rules of the Exchange during the moratorium period. No share certificate or certificates will be issued to replace this certificate during the moratorium period unless the same shall be endorsed with this restriction."

In compliance with Section 10.12 of the SC Guidelines, all the shareholders of PSSB have given undertakings to the SC that they will not sell, assign or transfer their shareholdings from the date of admission of KSLH to the Official List of the Main Board of the KLSE to the expiry of the moratorium period imposed by the SC for the sale of KSLH shares.

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8. RELATED PARTY TRANSACTION/CONFLICT OF INTEREST

8.1 Disclosure by Directors and Substantial Shareholders of KSLH Group

Save as disclosed below, none of the Directors or substantial shareholders have any interest, direct or indirect, in any listed or unlisted business carrying a similar trade as the KSLH Group (i.e. property development).

8.1.1 Sri Temenggong Sdn Bhd (Sri Temenggong)

Khoo Cheng Hai @ Ku Cheng Hai, Ku Hwa Seng, Ku Tien Sek, Ku Wa Chong and Ahmad bin Ab Rahman are Directors and deemed substantial shareholders of Sri Temenggong Sdn Bhd by virtue of their substantial shareholdings in Wawasan Batu Bata Sdn Bhd. Sri Temenggong is principally involved in the manufacturing of bricks and as such supply the same to the Group. However, according to the above Directors, the sales are done on arm's length basis. The above Directors have represented that the cost of bricks are generally considered to be sold below average market price. The said business relationship has been on-going for more than 4 years. The KSLH Group has been able to enjoy timely and constant supply of bricks even during the period where the market is suffering from acute shortage of bricks supply.

Sri Temenggong's bricks manufacturing plant is currently located on a piece of land measuring about 19.5 acres at Lot 4591 & 4592, Mukim of Sungei Segamat, District of Segamat, which according to the said Directors have future development potential. Sri Temenggong also owns approximately 4.51 acres at Lot 156, Mukim Cha'ah, Daerah Segamat, 10.66 acres at Lot 220, Mukim Labis, Daerah Segamat and 8.27 acres at Lot 1507, Mukim Pogoh, Daerah Segamat. As such, there could be potential conflict of interest in the event that the said lands are developed. Nonetheless, the Directors represent that the company does not have any plan to develop the said lands in the immediate future.

In order to prevent any potential conflict of interest arising from the development of these landed properties, the interested Directors undertake that they will not develop the land in their personal capacity, and the project will be injected into the KSLH Group, subject to the approval of KSLH's shareholders and the relevant authorities, should they wish to proceed with development.

8.1.2 Harapan Terang Development Sdn Bhd (HTDSB)

Ahmad Bin Ab. Rahman is a Director and substantial shareholder of HTDSB, which is a property developer. He currently owns two (2) pieces of Malay Reserve Land as follows:

Lot No./Mukim	Registered owner	Land area (Acres)
Lot 507, MK Sg. Segamat	Ahmad Bin Ab. Rahman (Beneficial owner: HTDSB)	Approximately 5
Lot 942, MK Jabi	Ahmad Bin Ab. Rahman	Approximately 3

Although HTDSB is involved in property development, it is not likely that HTDSB would pose a threat to or directly compete with the KSLH Group of companies. This is in view of both companies aiming at different target markets and different market segments. HTDSB's customers are intended to be 100% Bumiputera whilst the KSLH Group is targeting all races.

8.2 Declaration by SIBB

SIBB does not have any equity or other financial relationship with the KSLH Group which could give rise to a conflict of interest in its role as Adviser and Underwriter of KSLH in relation to the Listing.

8. RELATED PARTY TRANSACTION/CONFLICT OF INTEREST (*Cont'd*)

8.3 Declaration by Messrs Ernst & Young

Messrs Ernst & Young confirms that there is no conflict of interest in relation to their role as Auditors and Reporting Accountants of KSLH in relation to the Listing.

8.4 Declaration by Messrs Aziz & Mazlan

Messrs Aziz & Mazlan confirms that there is no conflict of interest in their capacity as advising solicitors and solicitors conducting the legal due diligence in relation to the Listing.

8.5 Declaration by Messrs Colliers

Messrs Colliers confirms that there is no conflict of interest in their capacity as the Valuer for the valuation of all the development and non-development landed properties of KSLH Group in relation to the Listing.

8.6 Declaration by Messrs Vital Factor Consulting Sdn Bhd

Messrs Vital Factor Consulting Sdn Bhd confirms that there is no conflict of interest in their capacity as the Independent Market Research Consultant of KSLH in relation to the Listing.

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9. FINANCIAL INFORMATION

9.1 Historical Financial Information

9.1.1 KSLH Group

The following table sets out a summary of the proforma consolidated financial results of the KSLH Group for the five (5) financial years ended 31 December 2000 and the six (6)-months financial period ended 30 June 2001, prepared based on their audited accounts and on the assumption that the current structure of the Group had been in existence throughout the period under review. The table should be read in conjunction with the accompanying notes and assumptions included in the Accountants' Report set out under Section 10 of this Prospectus.

	<-----Financial year ended 31 December----->					6-months financial period ended 30 June 2001 RM'000
	1996 RM'000	1997 RM'000	1998 RM'000	1999 RM'000	2000 RM'000	
Revenue	28,026	24,542	23,527	62,064	53,259	38,890
Profit before depreciation and interest	7,148	9,318	11,810	35,046	28,100	15,054
Depreciation	(94)	(160)	(170)	(252)	(317)	(244)
Interest	(1,013)	(1,708)	(2,028)	(1,898)	(2,961)	(2,195)
PBT	6,041	7,450	9,612	32,896	24,822	12,615
Taxation	(1,179)	(1,948)	(433)	(5,480)	(7,251)	(3,103)
PAT	4,862	5,502	9,179	27,416	17,571	9,512
Issued and paid-up share capital assumed to be in issue ('000 shares)	153,604 ¹	153,749 ¹	153,850	153,850	153,850	153,850
Gross EPS (RM)	0.04	0.05	0.06	0.21	0.16	0.16 ²
Net EPS (RM)	0.03	0.04	0.06	0.18	0.11	0.12 ²

Notes:

¹ Number of shares in issue adjusted to take into account the changes in share capital of the subsidiary companies by way of rights issue and bonus issue.

² Annualised

Commentary on the financial highlights:

- There were no extraordinary or exceptional items in respect of the financial years and period under review.
- The revenue was significantly higher for the financial year ended 31 December 1999 which was principally attributable to the sale of properties in the Taman Melawati project in Pulai, Johor. Revenue was high for the financial year ended 31 December 2000 due to the completion of the Taman Tenang Jaya and Taman Sutera projects by BBESB and the Taman Melawati project by KSLR.
- PBT was lower for the financial year ended 31 December 1996 principally because of losses recognised in respect of the development of the low cost housing project in Taman Bukit Bharu, Segamat, by KSLR. PBT was higher for the financial year ended 31 December 1998 principally because of sale of shop houses in Taman Melawati developed by KSLR. A similar trend was noted for the financial year ended 31 December 2000 due to sales of high end properties in Taman Sri Sutera developed by BBESB and revenue recognised for Taman Nusa Perintis 3 consisting of shop offices and terrace houses developed by KSLR.

9. FINANCIAL INFORMATION (*Cont'd*)

4. The effective tax rate is lower than the statutory tax rate for the financial years ended 31 December 1998 and 31 December 1999 principally because the accounting periods of certain subsidiary companies constitute the basis period for the year of assessment 2000 (preceding year basis) wherein tax on chargeable income, other than dividend income, was waived.
5. Revenue for the 6 months ended 30 June 2001 does not take into consideration RM67.6 million gross sales from the Taman Nusa Bestari 2 project which was launched on 28 April 2001. This is because construction works are still in the initial stages. Accordingly, no profit was recognised in respect of RM67.6 million gross sales registered for this period.
6. There has been no dividends paid by KSLH since incorporation.

9.2 Analysis and Commentary on Financial Information

The management analysis of the financial conditions and results of operations of the Group have been prepared as if the Group has been in existence for the periods presented. The following analysis should be read in conjunction with the Group consolidated financial statements included in Section 9 of this Prospectus.

9.2.1 Segmental analysis of revenue and profits

No segmental analysis has been prepared as the Group operates principally within the industry and within the country.

9.2.2 Overview of revenue and profits growth and factors contributing, tax consideration, exceptional and extraordinary items

An overview of the revenue and profits, including taxation, exceptional and extraordinary items for the past five (5) financial years ended 31 December 2000 and the six (6)-months financial period ended 30 June 2001 is in the Accountants' Report which is set out in Section 10 of this Prospectus.

9.2.3 Impact of interest rates

Impact of interest rates on profits is considered to be minimal as the KSLH Group has a generally low gearing level for the past five (5) financial years ended 31 December 2000 and the six (6)-month financial period ended 30 June 2001.

9.2.4 Review for the past five (5) financial years ended 31 December 2000 and six (6) months financial period ended 30 June 2001

A review for the past five (5) financial years ended 31 December 2000 and six (6)-months financial period ended 30 June 2001 is in the Accountant's Report which is set out in Section 10 of this Prospectus.

9.3 Directors' Declaration on Financial Performance, Position and Operations

Save as disclosed in Sections 3, 4 and 9 of this Prospectus, the financial performance, position and operations of the Company and/or the Group are not materially affected by any of the following:

- (a) known trends, demands, commitments, events or uncertainties that have had or that the Company and/or Group reasonably expects to have, a material favourable or unfavourable impact on the financial performance, position and operations of the Company and/or the Group;

9. FINANCIAL INFORMATION (*Cont'd*)

- (b) material capital expenditure commitments;
- (c) unusual, infrequent events or transactions or any significant economic changes that have materially affected the financial performance, position and operations of the Company and/or the Group; and
- (d) known events, circumstances, trends, uncertainties and commitments that are reasonably likely to make the historical financial statements not indicative of future financial performance and position.

9.4 Working Capital, Borrowings, Material Litigation, Contingent Liabilities and Capital Commitments

9.4.1 Working Capital

The Directors of KSLH are of the opinion that after taking into account the cashflow projections and the banking facilities available, as well as the proceeds from the Public Issue, the Company and its subsidiary companies will have adequate working capital for their foreseeable future requirements.

9.4.2 Borrowings

As at 30 November 2001 (being the last practicable date prior to the printing of this Prospectus), the Group's total borrowings comprises of the following:

Long-term borrowings: Total existing bank borrowings (including term loans facilities) amounting to approximately RM27,022,933.

Short-term borrowings: Total existing bank borrowings (including overdraft and revolving credit facilities) amounting to approximately RM28,324,988.

Save as disclosed above, the Group does not have any other loan capital outstanding or created but unissued, nor any mortgages or charges outstanding.

9.4.3 Material Litigation

Neither KSLH nor its subsidiary companies are engaged in any litigation, either as plaintiff or defendant, which has a material effect on the financial position of the Company or its subsidiary companies and the Directors have no knowledge of any proceedings pending or threatened or of any facts likely to give rise to any proceedings which might materially and adversely affect the position or business of the Company or any of its subsidiary companies.

9.4.4 Contingent Liabilities

As at 19 December 2001 (being the last practicable date prior to the printing of this Prospectus), save as disclosed below, the Group does not have any outstanding contingent liabilities.

The following subsidiaries of the Group have collectively acquired 231.59 acres of land from Prolink Development Sdn Bhd (Prolink) for a purchase consideration of RM66,581,198.65:

- BBDSB;
- GDSB;
- HTSB; and
- KSLR.

9. FINANCIAL INFORMATION (Cont'd)

The purchase consideration of RM 66,581,198.65 was determined based on the Detailed Layout Plan excluding the land reserved for the purpose of the central flood retention pond. Subsequently, the local authority has approved the revised Detailed Layout Plan for the central flood retention pond resulting in an additional land available for development, measuring 36.894 acres based on the valuation proposed by Prolink.

Based on the revised Detailed Layout Plan, Prolink had proposed to sell the said additional land for additional consideration of RM10,606,877.24 based on their valuation of the area of the land.

The Boards of Directors of the above subsidiaries had disagreed with the quantum and basis of the consideration claimed by Prolink as they were of the opinion that the basis of the price adjustment has not been properly substantiated. A surveyor has been jointly appointed by the Boards of Directors of the above subsidiaries and Prolink to finalise the measurement of the land area in question. Currently, the parties are awaiting the findings of the surveyor.

9.4.5 Capital Commitments

As at 19 December 2001 (being the last practicable date prior to the printing of this Prospectus), the Group has capital commitments amounting to RM248,275 which are mainly in relation to the following land purchases:

Company	Lot No	Location	Outstanding amount RM
HTSB	4196	Mukim of Labis, District of Segamat	54,887.50
KSLR	583	Mukim of Jabi, District of Segamat	193,387.50
Total			248,275.00

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9. FINANCIAL INFORMATION (Cont'd)

9.5 Consolidated Profit Estimate and Forecast together with the Assumptions (Prepared for inclusion in this Prospectus)

KSL HOLDINGS BERHAD CONSOLIDATED PROFIT ESTIMATE AND FORECAST FOR THE YEARS ENDING 31 DECEMBER 2001 AND 31 DECEMBER 2002

The Directors of KSL Holdings Berhad ("KSLH") estimate and forecast that, barring unforeseen circumstances, the consolidated profit after taxation of the KSLH Group for the years ending 31 December 2001 and 31 December 2002 will be as follows:

	2001	2002
	Estimate	Forecast
	RM'000	RM'000
Revenue	94,488	152,667
Profit before taxation	41,344	60,795
Taxation	(11,618)	(17,054)
Profit after taxation	29,726	43,741
Weighted number of ordinary shares in issue (000's) ¹	153,850	178,737
Enlarged number of ordinary shares in issue (000's)	181,000	181,000
Basic gross earnings per share (sen) ²	26.87	34.01
Basic net earnings per share (sen) ²	19.32	24.47
Fully diluted gross earnings per share (sen) ³	22.84	33.59
Fully diluted net earnings per share (sen) ³	16.42	24.17
Gross price-earning multiple based on the issue price of RM1.20 per ordinary share (times)	4.46	3.53
Net price-earning multiple based on the issue price of RM1.20 per ordinary share (times)	6.21	4.90
Fully diluted gross price-earning multiple based on the issue price of RM1.20 per ordinary share (times)	5.25	3.57
Fully diluted net price-earning multiple based on the issue price of RM1.20 per ordinary share (times)	7.31	4.96

1 The weighted average number of 178,737,395 ordinary shares in issue for the year ending 31 December 2002 was calculated based on the assumption that the Public Issue would be completed by 31 January 2002.

2 Calculated based on the weighted average number of ordinary shares in issue.

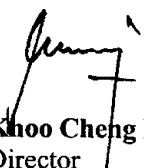
3 Calculated based on the enlarged number of ordinary shares in issue.

9. FINANCIAL INFORMATION (Cont'd)

The consolidated profit estimate and forecast have been prepared on a basis consistent with the accounting policies normally adopted by the KSLH Group. The principal bases and assumptions upon which the consolidated profit estimate and forecast have been prepared are as follows:

- i) There will be no material change in the principal activities, management, trading and accounting policies currently adopted by the KSLH Group;
- ii) There will be no significant change in the current demand and in the prevailing market conditions in Malaysia which will adversely affect the performance of the KSLH Group;
- iii) There will be no significant change in the present legislation, accounting standards or government regulations, bases of duties, levies and taxes affecting the activities of the KSLH Group;
- iv) There will be no major industrial dispute, economic and political change or any abnormal circumstances which will adversely affect the operations of the KSLH Group;
- v) Existing financing facilities will remain available to the KSLH Group and interest rates will not change significantly from those presently prevailing;
- vi) The inflation rate and exchange rates of foreign currencies will not change significantly from present levels;
- vii) Major capital expenditure and the progress of the development project will take place as planned;
- viii) There will be no major change in the pattern of progress billings and collections as planned;
- ix) There will be no major variation on the terms and conditions and business arrangements with the contractors.

On behalf of the Board


Khoo Cheng Hai @ Ku Cheng Hai
Director

9. FINANCIAL INFORMATION (Cont'd)

9.6 Reporting Accountants' Letter On The Consolidated Profit Estimate and Forecast (Prepared for inclusion in this Prospectus)



(Firm No: AF 0039)

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80000 Johor Bahru,
Johor Darul Ta'zim,
Malaysia.

■ Phone: (07) 223-4741, 223-4751
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Our ref : EY/AABS/WMS/RL

20 December 2001

The Board of Directors
KSL HOLDINGS BERHAD
10th Floor, Tower Block
Kompleks Antarabangsa
Jalan Sultan Ismail
50250 Kuala Lumpur

Dear Sirs

KSL HOLDINGS BERHAD
CONSOLIDATED PROFIT ESTIMATE AND FORECAST
FOR THE YEARS ENDING 31 DECEMBER 2001 AND 31 DECEMBER 2002


We have reviewed the accounting policies and calculations for the consolidated profit estimate and forecast of KSL Holdings Berhad ("KSLH") Group for the years ending 31 December 2001 and 31 December 2002, for which the Directors are solely responsible, as set out in the Prospectus in connection with the following:

- i) Restricted offer for sale of 12,775,000 ordinary shares of 50 sen each to eligible Bumiputra by the existing shareholders at an offer price of RM1.20 per share;
- ii) Restricted offer for sale of 5,325,000 ordinary shares of 50 sen each to entitled employees of KSLH Group by the existing shareholders at an offer price of RM1.20 per share;
- iii) Public issue of 27,150,000 new ordinary shares of 50 sen each at an issue price of RM1.20 per share; and
- iv) Listing and quotation of the entire issued and paid up share capital of KSLH of 181,000,000 ordinary shares of 50 sen each on the Main Board of the Kuala Lumpur Stock Exchange.

In our opinion, the consolidated profit estimate and forecast, so far as the accounting policies and calculations are concerned, have been properly compiled on the basis of the assumptions made by the Directors as set out in the Prospectus and is presented on a basis consistent with the accounting policies normally adopted by the KSLH Group.

Yours faithfully


Ernst & Young
AF: 0039
Chartered Accountants


Wun Mow Sang
1821/12/02 (P)
Partner

9. FINANCIAL INFORMATION (*Cont'd*)

9.7 Directors' Analysis and Commentary on the Consolidated Profit Estimate and Forecast

(a) Future prospects of the industry

Based on the industry outlook and growth forecast set out in Section 5.6.3 of this Prospectus, the Board of Directors of KSLH is of the opinion that the residential sub-sector of the property development industry, especially the low to low medium-cost sub sectors, is well supported by Government policy. In addition, the residential sub-sector is considered to be an area where consumer demand has been sustained during the recent downturn. Hence, the KSLH Group, with its operations substantially in the residential sub-sector, is expected to continue to benefit from the future growth in the industry.

(b) Future plans and strategies to be adopted

Taking into consideration the above, KSLH Group has mainly focused its future plans on developing residential properties. The main areas of its development would be focused at the following districts in the state of Johor, namely Segamat, Johor Bahru, Mersing, Kluang, Pontian and Batu Pahat, Gemas in the state of Negeri Sembilan and Subang Jaya in the State of Selangor. For the next four years, the KSLH Group plans to undertake 21 projects comprising terrace houses, semi-detached houses, bungalows, low cost units and shop houses/offices.

The immediate property development focus is on lot PTD 71045, HS(D) 257248, Mukim Pulau, Daerah Johor Bahru, Negeri Johor Darul Ta'zim referred to as the Taman Nusa Bestari project. This project comprises a total of 3,442 units of residential property and commercial lots, terrace houses and shop houses and the first phase was launched in April 2001.

Operating in a competitive industry, the Group has adopted certain strategies to strengthen its competitive advantage. One of the strategies includes the cost-leadership strategy whereby the Group is able to deliver its properties at a competitive cost without sacrificing its profits and quality. This is possible because the Group targets to achieve an efficient structure, innovative launching strategy and good customer responsiveness which help the Group to reduce its cost.

The competitive cost structure strength has enabled the Group to price its properties at reasonably competitive and affordable prices to attract buyers. Also, with the Group's sales and marketing strategy such as having press advertisements, exhibitions at hypermarkets, distribution of brochures and flyers at strategic areas, placement of banners and putting up billboards at heavy traffic areas, the Group is expected to be able to attract more potential buyers.

(c) The level of gearing, liquidity and working capital requirements

The Group's gearing is expected to decline over the years due to the repayment of the Group's borrowings amounting to RM16 million from the proceeds of the initial public offering. The Group will also have adequate working capital for its present and foreseeable requirements from the initial public offering and internal generated funds.

9.8 Dividend Estimate and Forecast

It is the policy of the Directors in recommending dividends to allow shareholders to participate in the profits of the Group as well as leaving adequate reserves for the future growth of the Group.

9. FINANCIAL INFORMATION (Cont'd)

On the basis of the profit estimate for the year ending 31 December 2001 and on the assumption that the present basis for calculating taxation and the rates of taxation will remain unchanged, the Directors of KSLH anticipate that the Company will be in a position to propose a gross dividend of 7.78% for the financial year ending 31 December 2001.

The intended appropriation of the profit estimate and forecast for the financial years ending 31 December 2001 and 31 December 2002 will be as follows:

Financial Year Ending 31 December	Estimate 2001 RM'000	Forecast 2002 RM'000
Consolidated profit before taxation	41,344	60,795
Less: Taxation	(11,618)	(17,054)
Consolidated profit after taxation	29,726	43,741
Less: Proposed dividend (net)	(5,021)	(5,021)
Retained Profit	24,705	38,720
Gross dividend per share (sen)	3.85	3.85
Net dividend per share (sen)	2.77	2.77
Gross dividend cover (times)	4.26	6.27
Net dividend cover (times)	5.92	8.71
Gross dividend yield based on issue price of RM1.20 per KSLH Share (%)	3.21	3.21
Net dividend yield based on issue price of RM1.20 per KSLH Share (%)	2.31	2.31

9.9 Sensitivity Analysis

9.9.1 Effects of changes in land and development (L&D) expenditure

Year	Increase/(decrease)	L&D expenditure		Gross profit		PBT		PAT	
Estimate 2001	in percentage (%)	RM'000	%	RM'000	%	RM'000	%	RM'000	%
	-10	44,936	-10	49,552	+9	45,278	+10	32,558	+10
	-5	46,845	-5	47,643	+4	43,369	+5	31,184	+5
	0	48,870	0	45,618	0	41,344	0	29,726	0
	+5	50,672	+5	43,816	-4	39,542	-4	28,429	-4
	+10	52,319	+10	42,169	-8	37,895	-8	27,243	-8

Year	Increase/(decrease)	L&D expenditure		Gross profit		PBT		PAT	
Forecast 2002	in percentage (%)	RM'000	%	RM'000	%	RM'000	%	RM'000	%
	-10	80,962	-10	71,705	+10	67,286	+11	48,419	+11
	-5	84,136	-5	68,531	+5	64,112	+5	46,133	+5
	0	87,453	0	65,214	0	60,795	0	43,741	0
	+5	90,484	+5	62,183	-5	57,764	-5	41,555	-5
	+10	93,933	+10	58,734	-10	54,315	-11	39,068	-11

Principal bases and assumptions:

- i) There will be no effect on the availability of supply of building materials.
- ii) Selling prices, administrative costs and sundry income will remain constant.

9. FINANCIAL INFORMATION (Cont'd)

9.9.2 Effects of changes in selling prices

Year	Increase/(decrease)	Turnover		Gross profit		PBT		PAT	
Estimate 2001	in percentage (%)	RM'000	%	RM'000	%	RM'000	%	RM'000	%
	-10	85,039	-10	36,169	-21	31,895	-23	22,932	-23
	-5	89,764	-5	40,894	-10	36,620	-11	26,329	-11
	0	94,488	0	45,618	0	41,344	0	29,726	0
	+5	99,212	+5	50,342	+10	46,068	+11	33,123	+11
	+10	103,937	+10	55,067	+21	50,793	+23	36,520	+23

Year	Increase/(decrease)	Turnover		Gross profit		PBT		PAT	
Forecast 2002	in percentage (%)	RM'000	%	RM'000	%	RM'000	%	RM'000	%
	-10	137,400	-10	49,947	-23	45,528	-25	32,757	-25
	-5	145,034	-5	57,581	-12	53,162	-13	38,249	-13
	0	152,667	0	65,214	0	60,795	0	43,741	0
	+5	160,300	+5	72,847	+12	68,428	+13	49,233	+13
	+10	167,934	+10	80,481	+23	76,062	+25	54,725	+25

Principal bases and assumptions:

- i) There will be no effect on the demand and the volume of houses sold.
- ii) All other cost and sundry income will remain constant.

9.9.3 Effects of changes in selling and administration expense

Year	Increase/(decrease)	Turnover		Gross profit		PBT		PAT	
Estimate 2001	in percentage (%)	RM'000	%	RM'000	%	RM'000	%	RM'000	%
	-10	94,488	0	45,618	0	41,749	+1	30,017	+1
	-5	94,488	0	45,618	0	41,344	0	29,726	0
	0	94,488	0	45,618	0	41,344	0	29,726	0
	+5	94,488	0	45,618	0	41,344	0	29,726	0
	+10	94,488	0	45,618	0	40,940	-1	29,435	-1

Year	Increase/(decrease)	Turnover		Gross profit		PBT		PAT	
Forecast 2002	in percentage (%)	RM'000	%	RM'000	%	RM'000	%	RM'000	%
	-10	152,667	0	65,214	0	61,225	+1	44,050	+1
	-5	152,667	0	65,214	0	60,795	0	43,741	0
	0	152,667	0	65,214	0	60,795	0	43,741	0
	+5	152,667	0	65,214	0	60,795	0	43,741	0
	+10	152,667	0	65,214	0	60,366	-1	43,432	-1

Principal bases and assumptions:

- i) Turnover, land and development expenditure will remain constant.
- ii) Depreciation, finance charges and sundry income will remain constant.
- iii) Profit before taxation will be changed accordingly.

9. FINANCIAL INFORMATION (Cont'd)

9.10 Proforma Consolidated Balance Sheets (Prepared for inclusion in this Prospectus)

KSL HOLDINGS BERHAD PROFORMA CONSOLIDATED BALANCE SHEETS AS AT 30 JUNE 2001

	As at 30 June 2001 RM'000	(I) After Acquisition of Subsidiary Companies RM'000	(II) After (I) Offer for Sale, Public Issue and Flotation RM'000	(III) After (II) and Utilisation of Proceeds RM'000
PROPERTY, PLANT AND EQUIPMENT	12	5,104	5,104	5,104
INVESTMENT PROPERTIES	-	4,598	4,598	4,598
LAND HELD FOR FUTURE DEVELOPMENT	-	153,445	153,445	153,445
CURRENT ASSETS				
Land and development expenditure	-	61,134	61,134	61,134
Inventories	-	5,712	5,712	5,712
Debtors	-	14,907	14,907	14,907
Taxation recoverable	10	545	545	545
Fixed deposits with licensed banks	-	210	210	210
Cash and bank balances	-	3,252	35,832	4,010
	10	85,760	118,340	86,518
CURRENT LIABILITIES				
Creditors	5	10,455	10,455	10,455
Amount owing to Directors	31	12,545	12,545	-
Taxation	-	13,367	13,367	13,367
Bank borrowings	-	28,287	28,287	28,287
	36	64,654	64,654	52,109
NET CURRENT ASSETS/(LIABILITIES)	(26)	21,106	53,686	34,409
DEFERRED TAXATION	-	(100)	(100)	(100)
DEFERRED LIABILITIES	-	(32,994)	(32,994)	(16,717)
	(14)	151,159	183,739	180,739
SHARE CAPITAL	*	76,925	90,500	90,500
SHARE PREMIUM	-	-	19,005	16,005
REVALUATION RESERVE	-	61,761	61,761	61,761
MERGER DEFICIT	-	(62,249)	(62,249)	(62,249)
RETAINED PROFITS/(LOSSES)	(14)	74,722	74,722	74,722
	(14)	151,159	183,739	180,739
Number of ordinary shares in issue ('000)	*	153,850	181,000	181,000
Net Tangible Asset per ordinary share (RM)	(264.15)	0.98	1.02	1.00

* RM53 comprising 53 ordinary shares of RM1 each

9. FINANCIAL INFORMATION (Cont'd)

KSL HOLDINGS BERHAD**NOTES TO PROFORMA CONSOLIDATED BALANCE SHEETS AS AT 30 JUNE 2001**

1. The Proforma Consolidated Balance Sheets have been prepared based on accounting principles and bases consistent with those previously adopted in the preparation of the audited financial statements of the KSLH Group of companies. They have been prepared based on the audited accounts of KSLH and its subsidiary companies as at 30 June 2001 and are provided for illustrative purposes only to show the effects of the following events on the assumption that they were effected on 30 June 2001:
 - i) Revaluation of land held for future development and investment properties by certain subsidiary companies in the KSLH Group based on valuation by independent professional valuers and approved by the Securities Commission on 10 January 2001.
 - ii) Acquisition by KSLH of the entire issued and paid up share capital of the following companies for a total consideration of RM137,531,135 to be satisfied by the issue of 153,849,894 new ordinary shares of 50 sen each at a price of approximately 89.39 sen per share:
 - a) Khoo Soon Lee Realty Sdn. Bhd.
[including its wholly owned subsidiary, Hua Jin Development Sdn. Bhd.]
 - b) Goodpark Development Sdn. Bhd.
[including its wholly owned subsidiary, Ambang Cendana Sdn. Bhd.]
 - c) Harapan Terang Sdn. Bhd.
[including its wholly owned subsidiary, Showin Development Sdn. Bhd.]
 - d) Bintang-Bintang Development Sdn. Bhd.
 - e) Tai Lik Development (Batu Anam) Sdn. Bhd.
 - f) Sejota Sdn. Berhad
 - g) Eversonic Sdn. Bhd.
 - h) Bintang-Bintang Enterprise Sdn. Bhd.
 - i) Prosper Plus Industry Sdn. Bhd.
 - j) Harapan Terang Properties Sdn. Bhd.
 - k) Harapan Terang Realty Sdn. Bhd.
 - l) Exportex Sdn. Bhd.
 - iii) Restricted offer for sale of 12,775,000 ordinary shares of 50 sen each to eligible Bumiputra by the existing shareholders at an offer price of RM1.20 per share;
 - iv) Restricted offer for sale of 5,325,000 ordinary shares of 50 sen each to entitled employees of KSLH Group by the existing shareholders at an offer price of RM1.20 per share;
 - v) Public issue of 27,150,000 new ordinary shares of 50 sen each at an issue price of RM1.20 per share;
 - vi) Listing and quotation of the entire issued and paid up share capital of KSLH on the Main Board of the Kuala Lumpur Stock Exchange; and

9. FINANCIAL INFORMATION (Cont'd)

KSL HOLDINGS BERHAD NOTES TO PROFORMA CONSOLIDATED BALANCE SHEETS AS AT 30 JUNE 2001

vii) Utilisation of proceeds from the public issue for the following purposes:

	RM'000
a) Repayment of amount due to Directors	12,545
b) Repayment of term loans	16,277
c) Estimated listing expenses	3,000
d) Working capital	758
	<u>32,580</u>

2. The consolidated accounts of KSLH incorporate the accounts of KSLH and all its direct subsidiary companies using the merger method of accounting. The consolidated accounts of the following sub-groups that were consolidated therein were prepared using the acquisition method of accounting:

- i) Khoo Soon Lee Realty Sdn. Bhd.
- ii) Goodpark Development Sdn. Bhd.
- iii) Harapan Terang Sdn. Bhd.

3. Estimated listing expenses of RM3,000,000 will be written off to the share premium account.

4. The movement in the issued and paid up share capital are as follows:

	RM'000
53 ordinary shares of RM1 each	*
Conversion of RM1 par value per ordinary share to 50 sen per ordinary share	-
Issue of 153,849,894 ordinary shares of 50 sen each for the acquisition of the subsidiary companies	76,925
Public issue of 27,150,000 ordinary shares of 50 sen each	13,575
181,000,000 ordinary shares of 50 sen each	<u>90,500</u>

* RM53

5. The movements of share premium account are as follows:

	RM'000
Arising from public issue of 27,150,000 ordinary shares of 50 sen each at a premium of 70 sen per share	19,005
Share listing expenses	(3,000)
	<u>16,005</u>

6. The merger deficit arising from the acquisition of the subsidiary companies is as follows:

	RM'000
Nominal value of shares issued	76,925
Nominal value of shares acquired	(14,676)
	<u>62,249</u>

9. FINANCIAL INFORMATION (Cont'd)

9.11 Reporting Accountants' Letter On The Proforma Consolidated Balance Sheets (Prepared for inclusion in this Prospectus)



(Firm No: AF 0039)

■ Public Accountants
Suite 628, 6th Floor,
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80000 Johor Bahru,
Johor Darul Ta'zim,
Malaysia.

■ Phone: (07) 223-4741, 223-4751
Fax: (07) 224-7761

Our ref: EY/AABS/WMS/RL

20 December 2001

The Board of Directors
KSL HOLDINGS BERHAD
10th Floor, Tower Block
Kompleks Antarabangsa
Jalan Sultan Ismail
50250 Kuala Lumpur

Dear Sirs

KSL HOLDINGS BERHAD PROFORMA CONSOLIDATED BALANCE SHEETS

We have reviewed the Proforma Consolidated Balance Sheets of KSL Holdings Berhad (KSLH) Group as at 30 June 2001 together with the accompanying notes, for which the Directors are solely responsible, as set out in the Prospectus in connection with the following:

- i) Restricted offer for sale of 12,775,000 ordinary shares of 50 sen each to eligible Bumiputra by the existing shareholders at an offer price of RM1.20 per share;
- ii) Restricted offer for sale of 5,325,000 ordinary shares of 50 sen each to entitled employees of KSLH Group by the existing shareholders at an offer price of RM1.20 per share;
- iii) Public issue of 27,150,000 new ordinary shares of 50 sen each at an issue price of RM1.20 per share; and
- iv) Listing and quotation of the entire issued and paid up share capital of KSLH of 181,000,000 ordinary shares of 50 sen each on the Main Board of the Kuala Lumpur Stock Exchange.

In our opinion, the Proforma Consolidated Balance Sheets, which are provided for illustrative purposes only, have been properly prepared on the bases set out in the notes to the Proforma Consolidated Balance Sheets thereto and are presented in a form suitable for inclusion in the abovementioned Prospectus.

Yours faithfully

Ernst & Young
AF: 0039
Chartered Accountants

Wun Mow Sang
1821/12/02 (Y)
Partner