



TSR CAPITAL BERHAD
 (Company No : 541149-W)
 (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
 for the first quarter ended 31 March 2014

	Note	Individual Quarter		Cumulative Quarter	
		3 months ended 31 March		3 months ended 31 March	
		2014	2013	2014	2013
		RM'000	RM'000	RM'000	RM'000
Revenue	A9	16,567	14,306	16,567	14,306
Cost of sales		(12,290)	(11,201)	(12,290)	(11,201)
Gross Profit		4,277	3,105	4,277	3,105
Other income		63	289	63	289
Administration expenses		(3,514)	(2,849)	(3,514)	(2,849)
Finance costs		(249)	(228)	(249)	(228)
Profit before taxation	A9	577	317	577	317
Income tax expenses	B5	(361)	(112)	(361)	(112)
Profit for the period		216	205	216	205
Attributable to:					
Equity holders of the Company		219	207	219	207
Non-controlling interests		(3)	(2)	(3)	(2)
Profit for the period		216	205	216	205
Earnings per share (sen)					
Basic	B13	0.2	0.2	0.2	0.2
Diluted	B13	N/A	N/A	N/A	N/A

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial statements.



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for the first quarter ended 31 March 2014

	<u>Individual Quarter</u>		<u>Cumulative Quarter</u>	
	<u>3 months ended</u>		<u>3 months ended</u>	
	<u>31 March</u>		<u>31 March</u>	
	2014	2013	2014	2013
Note	RM'000	RM'000	RM'000	RM'000
Profit for the period	216	205	216	205
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the period	216	205	216	205
Total comprehensive income attributable to:				
Equity holders of the parent	219	207	219	207
Non-controlling interests	(3)	(2)	(3)	(2)
	216	205	216	205

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial statements.



TSR CAPITAL BERHAD
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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
As at 31 March 2014

	Note	31 March 2014 (Unaudited) RM'000	31 December 2013 (Audited) RM'000
Non-Current Assets			
Property, plant and equipment		7,385	7,264
Investment Properties		116,100	114,164
Deferred tax assets		2,766	2,766
Land held for future development		36,954	36,923
Trade receivables		7,128	7,128
		<u>170,333</u>	<u>168,245</u>
Current assets			
Amount due from contract customers		30,154	21,869
Inventories		6,559	6,559
Property development costs		24,701	19,790
Trade receivables		16,579	16,042
Accrued billings		435	2,001
Other receivables, prepayments and deposits		21,382	23,323
Tax refundable		693	680
Fixed deposits with licensed banks		4,851	4,818
Cash and bank balances		11,095	28,877
		<u>116,449</u>	<u>123,959</u>
TOTAL ASSETS		<u>286,782</u>	<u>292,204</u>
Equity			
Share capital		113,300	113,300
Share premium		26,653	26,653
Accumulated losses		(11,068)	(11,287)
		<u>128,885</u>	<u>128,666</u>
Equity attributable to equity holders of the Company		128,885	128,666
Non-controlling interests		(190)	(187)
Total equity		<u>128,695</u>	<u>128,479</u>
Non-current liabilities			
Long-term bank borrowings	B9	41,513	41,882
Trade payables		9,152	9,152
		<u>50,665</u>	<u>51,034</u>
Current liabilities			
Short-term bank borrowings	B9	8,745	8,479
Amount due to contract customers		13,836	12,930
Trade payables		61,329	65,515
Progress billings		231	360
Other payables and accruals		22,616	25,036
Provision for taxation		665	371
		<u>107,422</u>	<u>112,691</u>
Total liabilities		<u>158,087</u>	<u>163,725</u>
TOTAL EQUITY AND LIABILITIES		<u>286,782</u>	<u>292,204</u>
Net assets per share (RM)		1.14	1.14

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.



TSR CAPITAL BERHAD
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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)
 for the first quarter ended 31 March 2014

<----- Attributable to Equity Holders of the Company ----->						
<- Non-Distributable ->						
Note	Share Capital	Share Premium	Accumulated losses	Total	Non- controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 January 2014	113,300	26,653	(11,287)	128,666	(187)	128,479
Total comprehensive income for the period	-	-	219	219	(3)	216
At 31 March 2014	113,300	26,653	(11,068)	128,885	(190)	128,695
<----- Attributable to Equity Holders of the Company ----->						
<- Non-Distributable ->						
Note	Share Capital	Share Premium	Accumulated losses	Total	Non- controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 January 2013	113,300	26,653	(16,049)	123,904	(142)	123,762
Total comprehensive income for the period	-	-	207	207	(2)	205
At 31 March 2013	113,300	26,653	(15,842)	124,111	(144)	123,967

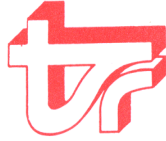
The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.



TSR CAPITAL BERHAD
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (UNAUDITED)
for the first quarter ended 31 March 2014

	3 months ended 31 March	2014	2013
	RM'000	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before taxation	577		317
Adjustments for:			
Non-cash / non-operating items	770		911
Operating profit before working capital changes	1,347		1,228
Change in property development costs	(4,911)		(98)
Change in amount due from / to contract customers	(7,379)		(5,533)
Change in trade and other receivables	2,842		7,448
Change in trade and other payables	(6,606)		(9,170)
Cash used in operations	(14,707)		(6,125)
Interest paid	(249)		(228)
Tax paid	(80)		(96)
Net cash used in operating activities	(15,036)		(6,449)
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for land held for future development	(31)		(721)
Interest received	60		67
Purchase of plant and equipment	(62)		(302)
Proceeds from disposal of plant and equipment	-		180
Addition to investment properties	(2,207)		(6,930)
(Addition)/withdrawal of fixed deposits pledged to licensed banks	(33)		3
Net cash used in investing activities	(2,273)		(7,703)
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of hire purchase obligations	(121)		(248)
Repayment of term loans	(352)		-
Net cash used in financing activities	(473)		(248)
Net Decrease in cash and cash equivalents	(17,782)		(14,400)
Cash and cash equivalents at 1 January	28,877		30,440
Cash and cash equivalents at 31 March	11,095		16,040

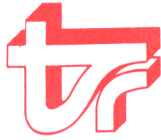


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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (UNAUDITED)
for the first quarter ended 31 March 2014

	3 months ended 31 March	
	<u>2014</u>	<u>2013</u>
	<u>RM'000</u>	<u>RM'000</u>
Cash and cash equivalents comprise the following:		
Cash and bank balances	11,095	10,924
Fixed Deposits with licensed banks	4,851	6,348
Less: Fixed Deposits pledged to licensed banks	<u>(4,851)</u>	<u>(1,232)</u>
	<u>11,095</u>	<u>16,040</u>

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial statements.



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Part A - Explanatory Notes Pursuant to Financial Reporting Standards ("FRS") 134

Notes to the Interim Financial Report

A1 Basis of preparation

The interim financial report has been prepared under the historical cost convention.

The interim financial statements are unaudited and have been prepared in accordance with FRS 134, "Interim Financial Reporting" and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2013.

The accounting policies and presentation adopted in the interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2013. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2013.

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRSs Framework"). The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 (Agriculture) and IC Interpretation 15 (Agreements for Construction of Real Estate), including its parent, significant investor and venturer (herein referred to as "Transitioning Entities").

The Group falls within the definition of Transitioning Entities and has elected to present its first MFRSs financial statements when the MFRS framework become mandatory. Currently, the MASB has not announced as to when the Transitioning Entities are mandated to comply with the MFRS framework. This is because of the revision in the project timeline on the issuance of new IFRS on Revenue and the proposed limited amendments to IAS 41 (Agriculture) by the International Accounting Standards Board. Accordingly, the Group is unable to assess the potential financial effects of the differences between the accounting standards under FRSs and MFRSs.

A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2013, except for the adoption of the following new/revised Financial Reporting Standards (FRSs) and Amendments to FRSs with effect from 1 January 2014.

Amendments to FRS 10, FRS 12 and FRS 127 (2011)	Investment Entities
Amendments to FRS 132	Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 136	Recoverable Amount Disclosures for Non-financial Assets
Amendments to FRS 139	Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21	Levies

The initial application of the above new/revised FRSs and Amendments to FRSs are not expected to have any significant impact on the financial statements of the Group.



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Part A - Explanatory Notes Pursuant to Financial Reporting Standards ("FRS") 134

Notes to the Interim Financial Report

A3 Auditor's Report on Preceding Annual Financial Statements

There were no qualification in the auditors' report of the Company's previous financial statements for the year ended 31 December 2013.

A4 Seasonal or Cyclical Factors

The business operations of the Group were not affected by any significant seasonal or cyclical factors for the interim periods under review.

A5 Unusual items due to their Nature, Size or Incidence

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A6 Changes in Estimates

There were no changes in the estimates of amounts, which give a material effect in the current quarter.

A7 Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-back, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter ended 31 March 2014.

A8 Dividends Paid

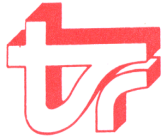
There were no dividend paid in the current quarter ended 31 March 2014.

A9 Segmental Information

Segmental information is presented in respect of the Group's business segments were as follows:-

Segmental Results for 3 Months Ended 31 March 2014

	Construction	Manufacturing	Property Development	Investment	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Sales					
Total Sales	19,126	-	1,237	-	20,363
Elimination of Intersegment Sales	(3,796)	-	-	-	(3,796)
External Sales	15,330	-	1,237	-	16,567
Results					
Segment Results	1,504	(91)	(297)	(83)	1,033
Elimination of intersegment Results	(267)	-	-	-	(267)
	1,237	(91)	(297)	(83)	766
Financing Costs	(68)	-	(181)	-	(249)
Interest Income	4	1	29	26	60
Profit/(Loss) before Taxation	1,173	(90)	(449)	(57)	577



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Part A - Explanatory Notes Pursuant to Financial Reporting Standards ("FRS") 134

Notes to the Interim Financial Report

A9 Segmental Information (cont'd)

Segmental Results for 3 Months Ended 31 March 2013

	Construction	Manufacturing	Property Development	Investment	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Sales					
Total Sales	19,538	-	4,252	-	23,790
Elimination of Intersegment Sales	(9,484)	-	-	-	(9,484)
External Sales	10,054	-	4,252	-	14,306
Results					
Segment Results	654	14	542	(121)	1,089
Elimination of intersegment Results	(622)	-	-	-	(622)
	32	14	542	(121)	467
Financing Costs	(26)	-	(202)	-	(228)
Interest Income	26	1	20	31	78
Profit/(Loss) before Taxation	32	15	360	(90)	317

A10 Property, plant and equipment

There were no revalued property, plant and equipment as at 31 March 2014.

A11 Material Events Subsequent to the End of Interim Period

There were no material events subsequent to the end of the current financial period ended 31 March 2014 up to the date of this report.

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current year to date except for the following:-

On 15 April 2014, the Company acquired the entire issued and paid up share capital comprising ordinary shares of RM1.00 each in LTP Wibawa Sdn Bhd ("LWSB"). Consequently, LWSB became a wholly-owned subsidiary of the Company.

A13 Changes in Contingent Liabilities

Contingent liabilities of the Group as at the date of this announcement are as follows:

	RM'000
Corporate guarantees given to licensed financial institutions in respect of the following facilities granted to subsidiaries	
- Bank guarantee and trade lines	112,496
- Overdraft, revolving loan and hire purchase facilities	15,000
- Term loan	47,000
Corporate guarantees given to suppliers in respect of goods supply to its wholly owned subsidiary companies	4,358
	<u>178,854</u>

A14 Capital Commitments

There were no capital commitments for the purchase of property, plant and equipment in the interim financial statements as at 31 March 2014 except as disclosed as follow:

	RM'000
<i>Contracted and provided for</i>	
- Leasehold Land	17,582
	<u>17,582</u>



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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B1 Review of Performance of the Company and Its Principal Subsidiaries

The Group registered a Profit Before Taxation of RM0.57 million in the current quarter against a Profit Before Taxation of RM0.31 million in the last year corresponding period on the back of revenue of RM16.5 million and RM14.3 million respectively.

The Construction Division achieved RM15.3 million revenue for the current quarter as compared to RM10.0 million in the preceding year corresponding quarter. The higher turnover was result of higher construction billings in tandem with higher on-going construction activities.

The Property Division achieved RM1.2 million revenue for the current quarter as compared to preceding year corresponding quarter of RM4.2 million. The lower turnover was mainly due to lower progress billings recorded.

B2 Material Changes in the Profit Before Taxation for the Current Quarter as compared with the Immediate Preceding Quarter

The Group registered a Profit Before Taxation of 3% in the current quarter which is lower than the Profit Before Taxation of 5% reported in the immediate preceding quarter.

B3 Prospects for the Current Financial Year

The Board anticipate that the Group continue to operate in a competitive business environment in the current financial year.

B4 Profit Forecast and Profit Guarantee

Not applicable.

B5 Income Tax Expense

	Individual Quarter		Cumulative Quarter	
	3 months ended 31 March		3 months ended 31 March	
	2014	2013	2014	2013
	RM'000	RM'000	RM'000	RM'000
- Current income tax	361	112	361	112
- Deferred tax	-	-	-	-
	<u>361</u>	<u>112</u>	<u>361</u>	<u>112</u>

The effective tax rate for the Group in the current quarter is higher than the statutory tax rate mainly due to certain expenses are not allowable as deduction of expenses.

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

There were no profit on sale of unquoted investments and/or properties outside the ordinary course of the Group's business of the current quarter ended 31 March 2014.

B7 Quoted Securities

- There were no purchases and disposals of quoted securities for the current quarter and financial period and profit / loss arising therefrom.
- There were no investments in quoted securities for the current quarter and financial period.



TSR CAPITAL BERHAD

(Company No : 541149-W)

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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B8 Status of Corporate Proposal

There were no corporate proposals announced but not completed at the latest practicable date except the followings:-

On 28 June 2011, TSR Ocean Park Sdn Bhd, a wholly owned subsidiary of the Company entered into three conditional Sale and Purchase Agreement with Best Reap Sdn Bhd for the purchase of 4 parcels of adjoining land measuring approximately 46.89 acres in Daerah Port Dickson, Negeri Sembilan for a total cash consideration of RM36,803,430 and is currently pending the transfer of titles.

B9 Group Borrowings and Debt Securities

Total group borrowings as at 31 March 2014 are as follows:

(a) Short term borrowings

Short term borrowings (Secured)	RM'000
Portion of term loans payable within one year	3,149
Revolving loan payable within 1 year	5,000
Portion of hire purchase payable within one year	596
	<hr/>
	8,745

(b) Long term borrowings :

Long term borrowings (Secured)	
Portion of term loans payable after one year	41,154
Portion of hire purchase payable after one year	359
	<hr/>
	41,513

B10 Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risks as at the date of this announcement.

B11 Material Litigation

There were no material litigations involving the Group as at the last annual balance sheet date and the latest practicable date except as disclosed in the following which involve subsidiaries of the Company:-

a) Josu Engineering Construction Sdn Bhd ("JEC") Vs TSR Bina Sdn Bhd ("TSRB")

The Plaintiff (JEC) filed a Writ of Summons and a Statement of Claim sometime on the 5th January 2004, alleging, inter alia, that their termination by the Defendant was unlawful, irregular, invalid and/or improper. The Plaintiff was claiming the sum of RM6,066,653.00 with interest and costs.

The Defendant (TSRB) had instituted a counter-claim against the Plaintiff in the amount of RM3,422,611.95 as well as for general damages, interest and costs. Our solicitors were of the opinion that the Defendant had a defense against the claim initiated by the Plaintiff.

On 1 March 2010, the Learned Judge had heard the application of plaintiff to amend the High Court's note of proceedings and had ordered that the note be amended to reflect a judgement granted in terms as per the prayers listed in paragraphs 9.1 (a) to (l)(iii) of the Plaintiff's Statement of Claim subject to such damages being assessed by the Registrar on a date to be fixed.

TSRB ("Appellant") had filed a Notice of Appeal to the Court of Appeal against the decision of the High Court. On 16 August 2011, the Court of Appeal dismissed the Appellant's appeal. TSRB then filed an application for leave to appeal against the Court of Appeal's decision in Federal Court on 14 September 2011. The Federal Court had dismissed the TSRB's application on 14 February 2012 and there was no order received by the parties as of then. TSRB was thus expecting a date to be fixed for assessment of damages for JEC in the High Court.



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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B11 Material Litigation (Cont'd)

a) Josu Engineering Construction Sdn Bhd ("JEC") Vs TSR Bina Sdn Bhd ("TSRB") (Cont'd)

On 5 February 2013, TSRB filed an application for discovery of documents ("1st Discovery") in order to proceed with assessing of damages as alleged by JEC. On 27 June 2013 TSRB filed another application for discovery of documents ("2nd Discovery"). On 2 July 2013, the Registrar had rejected the application of 1st Discovery. TSRB then filed an application to appeal against the decision of the Registrar ("the Appeal for 1st Discovery"). On 23 May 2014, the Court had dismissed the Appeal for 1st Discovery and the application for interim payment filed by JEC. The Court had fixed 10 Jun 2014 for case management of 2nd Discovery.

b) Jalur Canggih Sdn Bhd ("JCSB" or "first Plaintiff") & TSR Bina Sdn Bhd ("TSRB" or "second Plaintiff") (collectively known as "the Plaintiffs") vs Permodalan Kedah Berhad ("Defendant")

The Plaintiffs have filed a civil suit against the Defendant seeking for damages to be assessed in respect of Defendant's breach of contract. No value of claim could be determined at that time as the claim was mainly for the share of proceeds obtained by the Defendant.

After the trial which concluded on 16 May 2012, the Court delivered its judgement on 14 September 2012 and ordered that there be Specific Performance of the Iron Ore Extraction Agreement on the terms pleaded, and the Defendant to pay second Plaintiff the sum of RM3,666,055.23 and interest as damages for breach of the Iron Ore Extraction Agreement.

On 20 September 2012, the Defendant filed Notice of Appeal to the Court of Appeal against the Judgement dated 14 September 2012. On 4 February 2013, the Court of Appeal had allowed the Defendant's appeal to set aside the Judgement of High Court and ordered that the sum of RM1,846,838.12 previously deposited with the Plaintiff's Solicitors be returned back to the Defendant.

The Plaintiffs then filed an application for leave to appeal to the Federal Court. Matter came up for hearing on 20 January 2014. The Federal Court granted leave for the Plaintiffs to appeal to the Federal Court against the decision of the Court of Appeal obtained on 4 February 2013. The Federal Court have yet to fix the hearing date.

B12 Dividend Payables

The Board of Directors does not recommend the payment of any dividend for the quarter ended 31 March 2014.

B13 Earnings per Share

i) Basic earnings per share

	Individual Quarter		Cumulative Quarter	
	3 months ended 31 March 2014	31 March 2013	3 months ended 31 March 2014	31 March 2013
a Net Profit for the period attributable to equity holders (RM'000)	219	207	219	207
b Weighted average number of shares issue ('000)	113,300	113,300	113,300	113,300
a/b Basic earnings per share (sen)	0.2	0.2	0.2	0.2



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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B13 Earnings per Share (Cont'd)

ii) Diluted earnings per share

The Company does not have any convertible shares or financial instruments for the current quarter and financial period to-date.

B14 Realised and Unrealised (Losses)/Profits Disclosure

	As at 31.03.2014	As at 31.12.2013
	RM'000	RM'000
Total accumulated losses of the Group:-		
- Realised	(13,834)	(14,053)
- Unrealised	2,766	2,766
	<u>(11,068)</u>	<u>(11,287)</u>

B15 Profit Before Taxation

The following items have been included in arriving at profit before tax:

	Current quarter ended 31.3.14	Cumulative quarter ended 31.3.14
	RM'000	RM'000
(a) Interest income	60	60
(b) Interest expenses	(249)	(249)
(c) Depreciation and amortisation	(582)	(582)

B16 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 29 May 2014.

TSR CAPITAL BERHAD
BY ORDER OF THE BOARD
Kuala Lumpur
Date: 29 May 2014