

Kimlun Corporation Berhad
(Company No: 867077-X)
Unaudited Condensed Consolidated Statement of Comprehensive Income
For the First Quarter Ended 31 March 2011

	Individual Quarter		Cumulative Period	
	Current Year Quarter 31/3/2011 RM'000	Preceding Year Quarter (2) 31/3/2010 RM'000	Current Year To Date 31/3/2011 RM'000	Preceding Year To Date (2) 31/3/2010 RM'000
Revenue	134,609	115,832	134,609	115,832
Cost of sales	(116,757)	(99,821)	(116,757)	(99,821)
Gross profit	17,852	16,011	17,852	16,011
Other income	1,044	906	1,044	906
Selling and administrative expenses	(5,289)	(3,219)	(5,289)	(3,219)
Finance costs	(623)	(695)	(623)	(695)
Profit before tax	12,984	13,003	12,984	13,003
Income tax expense	(3,426)	(3,242)	(3,426)	(3,242)
Profit net of tax	9,558	9,761	9,558	9,761
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	9,558	9,761	9,558	9,761
Profit attributable to :				
Owners of the Company	9,558	9,761	9,558	9,761
Non-controlling interests	-	-	-	-
	9,558	9,761	9,558	9,761
Earnings Per Share (RM)				
- Basic (3)	0.04	0.06	0.04	0.06
- Diluted (3)	N/A	N/A	N/A	N/A
Total comprehensive income attributable to :				
Owners of the Company	9,558	9,761	9,558	9,761
Non-controlling interests	-	-	-	-
	9,558	9,761	9,558	9,761

Notes:

- (1) The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2010 and the accompanying notes attached to the interim financial statements
- (2) These comparative figures have been extracted consistently from the interim financial report for the quarter ended 31 March 2010 announced to Bursa Malaysia Securities Berhad in prior year.
- (3) Please refer to Note B14 for details.

Kimlun Corporation Berhad
(Company No: 867077-X)
Unaudited Condensed Consolidated Statements of Financial Position
As at 31 March 2011

	Unaudited As at 31/3/2011 RM'000	Audited As at 31/12/2010 RM'000
Assets		
Non-current assets		
Property, plant and equipment	37,359	36,274
Investment properties	567	567
Other investments	92	90
	<u>38,018</u>	<u>36,931</u>
Current assets		
Properties held for sale	1,306	1,306
Inventories	7,572	5,854
Trade and other receivables	148,130	147,168
Other current assets	86,947	88,735
Cash and bank balances	111,797	111,217
	<u>355,752</u>	<u>354,280</u>
TOTAL ASSETS	<u>393,770</u>	<u>391,211</u>
EQUITY AND LIABILITIES		
Current liabilities		
Income tax payable	2,676	2,446
Loans and borrowings	21,009	26,706
Trade and other payables	158,807	163,333
Other current liability	11,277	8,110
	<u>193,769</u>	<u>200,595</u>
Net current assets	<u>161,983</u>	<u>153,685</u>
Non-current liabilities		
Loans and borrowings	4,208	4,403
Deferred tax liabilities	1,785	1,810
	<u>5,993</u>	<u>6,213</u>
TOTAL LIABILITIES	<u>199,762</u>	<u>206,808</u>
Net assets	<u>194,008</u>	<u>184,403</u>
Equity		
Share capital	114,500	114,500
Share premium	26,778	26,778
Translation reserve	(4)	(4)
Retained earnings	52,687	43,129
Equity attributable to owners of the Company	<u>193,961</u>	<u>184,403</u>
Non-controlling interests	47	-
Total equity	<u>194,008</u>	<u>184,403</u>
TOTAL EQUITY AND LIABILITIES	<u>393,770</u>	<u>391,211</u>
Net Assets Per Share Attributable to owners of the Company (RM)	0.85	0.81

Notes:

(1) The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2010 and the accompanying notes attached to the interim financial statements

Kimlun Corporation Berhad
(Company No: 867077-X)
Unaudited Condensed Consolidated Statement of Cash Flow
For The Period Ended 31 March 2011

	Current Year To Date 31/3/2011 RM'000	Preceeding Year To Date 31/3/2010 RM'000
Operating activities		
Profit before tax	12,984	13,003
Adjustment for :		
Unrealised foreign exchange loss/(gain)	7	(332)
Depreciation	1,520	1,095
Gain on disposal of property, plant and equipment	(1)	-
Interest expenses	348	503
Interest income	(332)	(208)
Operating cash flows before changes in working capital	<u>14,526</u>	<u>14,061</u>
Changes in working capital		
Inventories	(1,718)	563
Receivables	9,772	12,279
Payables	(10,315)	(5,250)
Cash flows from operations	<u>12,265</u>	<u>21,653</u>
Interest paid	(348)	(503)
Tax paid	(3,222)	(2,890)
Interest received	332	196
Net cash flows from operating activities	<u>9,027</u>	<u>18,456</u>
Investing activities		
Purchase of property, plant and equipment	(1,173)	(1,409)
Proceeds from disposal of property, plant & equipment	3	-
Interest received	-	12
Net cash flows used in investing activities	<u>(1,170)</u>	<u>(1,397)</u>
Financing activities		
Proceeds from issuance of shares by a subsidiary to minority interest	49	-
(Repayment of)/Proceeds from bankers's acceptance	(6,210)	3,666
Repayment of term loan	(261)	(245)
Repayment of advance against progressive claim	-	(2,538)
Repayment to hire purchase creditors	(855)	(501)
Net cash flows (used in)/from financing activities	<u>(7,277)</u>	<u>382</u>
Net increase in cash and cash equivalents	580	17,441
Effects of exchange rate changes on cash and cash equivalents	-	(15)
Cash and cash equivalents at beginning of financial period	<u>111,217</u>	<u>60,578</u>
Cash and cash equivalents at end of financial period	<u>111,797</u>	<u>78,004</u>
Cash and cash equivalents at the end of the financial period comprise the following:		
Cash and bank balances	111,797	78,004
Bank overdrafts (included within short term borrowings)	-	-
	<u>111,797</u>	<u>78,004</u>

Notes:

(1) The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the financial year ended 31 December 2010 and the accompanying notes attached to the interim financial statements

Kimlun Corporation Berhad
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Unaudited Condensed Consolidated Statement of Changes in Equity
As at 31 March 2011

	Attributable to owners of the parent				Sub-Total	Non-controlling interest	Total Equity
	Non-distributable		Distributable				
	Share capital	Share premium	Foreign currency translation reserve	Retained earnings			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
YTD ended 31 March 2011							
Balance At 1/1/2011	114,500	26,778	(4)	43,129	184,403	-	184,403
Total comprehensive income for the period	-	-	-	9,558	9,558	-	9,558
Transactions with owner							
Share issuance by a subsidiary to minority interest	-	-	-	-	-	47	47
At 31/3/2011	114,500	26,778	(4)	52,687	193,961	47	194,008
YTD ended 31 March 2011 (2)							
Balance At 1/1/2010	82,500	-	2	22,452	104,954	-	104,954
- Effect of adopting FRS 139				(2,003)	(2,003)		(2,003)
- As restated	82,500	0	2	20,449	102,951	-	102,951
Total comprehensive income for the period			(15)		(15)	9,761	9,746
At 31/3/2010	82,500	0	(13)	20,449	102,936	9,761	112,697

(1) The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2010 and the accompanying notes attached to the interim financial statements

(2) Save for the set off of merger deficit against retained earnings, these comparative figures have been extracted consistently from the interim financial report for the quarter ended 31 March 2010 announced to Bursa Malaysia Securities Berhad in prior year.

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NOTES TO THE REPORT

PART A – EXPLANATORY NOTES IN COMPLIANCE WITH FINANCIAL REPORTING STANDARDS (“FRS”) 134, INTERIM FINANCIAL REPORTING

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with FRS 134: Interim Financial Reporting and Appendix 9B Part A of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The interim financial report should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2010.

The interim financial report contains condensed combined financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group. The interim combined financial report and notes thereon do not include all the information required for a full set of financial statements prepared in accordance with FRSs.

A2. Changes in accounting policies

The significant accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the Group’s audited financial statements for the financial year ended 31 December 2010, except for the adoption of the following new Financial Reporting Standards (“FRSs”), Amendments to FRSs (“Amendments”) and Issues Committee (“IC”) Interpretations with effect from 1 January 2011:

FRS 1: First-time Adoption of Financial Reporting Standards

FRS 3: Business Combinations (revised)

FRS 127: Consolidated and Separate Financial Statements (revised)

Amendments to FRS 1: Limited Exemption for Comparative FRS 7 Disclosures for First-time Adopters

Amendments to FRS 2: Share-based Payment

Amendments to FRS 5: Non-current Assets Held for Sale and Discontinued Operations

Amendments to FRS 138: Intangible Assets

Amendments to IC Interpretation 9: Reassessment of Embedded Derivatives

IC Interpretation 12: Service Concession Arrangements

IC Interpretation 16: Hedges of a Net Investment in a Foreign Operation

IC Interpretation 17: Distributions of Non-cash Assets to Owners

Amendments to FRS 7: Improving Disclosures about Financial Instruments

Amendments to FRS 2: Group Cash-settled Share-based Payment Transactions

IC Interpretation 4: Determining whether an Arrangement contains a Lease

IC Interpretation 18: Transfers of Assets from Customers

TR 3: Guidance on Disclosures of Transition to IFRSs

TR i - 4: Shariah Compliant Sale Contracts

The adoption of the above FRSs, IC interpretations and Amendments do not have material impact on the financial statements of the Group.

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A3. Auditor's report on preceding annual financial statements

There was no qualification to the audited financial statements of the Company and its subsidiaries for the financial period/year ended 31 December 2010.

A4. Seasonal or Cyclical Factors

The business operations of the Group were not significantly affected by any seasonal or cyclical factor.

A5. Items of Unusual Nature

There were no significant unusual items affecting the assets, liabilities, equity, net income or cash flow during the financial year-to-date.

A6. Material Changes in Estimates

There were no changes in estimates of amounts reported in prior financial years that have had a material effect in the financial year-to-date.

A7. Changes in Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the financial year-to-date.

A8. Dividend Paid

There was no payment of dividend during the financial year-to-date.

A9. Segmental Information

The Group is organized into the following operating segments:-

- a) Construction
- b) Manufacturing of concrete products and trading of building materials
- c) Investment

The segment revenue and results for the financial period ended 31 March 2011:

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	Construction RM'000	Manufacturing & Trading RM'000	Investment RM'000	Elimination RM'000	Consolidated RM'000
REVENUE					
External sales	121,907	12,465	237	0	134,609
Inter-segment sales	149	581	209	(939)	0
Total revenue	122,056	13,046	446	(939)	134,609
RESULTS					
Profit from operations	14,560	3,060	446	(214)	17,852
Other operating income					1,044
Selling and administrative expenses					(5,289)
Finance costs					(623)
Profit before tax					12,984
Income tax expense					(3,426)
Total Comprehensive income					9,558
Segment Assets	305,130	57,918	143,519	(112,797)	393,770
Segment Liabilities	190,731	36,934	958	(28,861)	199,762

A10. Valuation of property, plant and equipment

There was no valuation of property, plant and equipment in the current financial quarter.

A11. Capital commitments

Capital commitment for property, plant and equipment not provided for as at 31 March 2011 are as follows:-

	RM'000
Approved and contracted for	<u>2,215</u>

A12. Property, Plant and Equipment

The Group acquired property, plant and equipment amounting to RM2.61 million, mainly incurred in the acquisition of plant & machinery during the financial year-to-date.

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A13. Material events subsequent to the end of period reported

There were no material events subsequent to the end of the current financial quarter up to 18 May 2011, being the latest practicable date ("LPD") which is not earlier than 7 days from the date of issuance of this quarterly report, that have not been reflected in this quarterly report.

A14. Changes in composition of the group

Kimlun Land Sdn Bhd ("KLLSB"), a wholly owned subsidiary of the Company, had on 28 January 2011 subscribed for fifty one thousand (51,000) ordinary shares of RM1.00 each, representing 51% of the total issued and paid-up share capital of Posh Atlantic Sdn Bhd ("PASB") at par and for cash. Upon completion of the subscription, PASB become an indirect 51% subsidiary of the Company.

Save as disclosed above, there were no changes in the composition of the Group during the financial year-to-date.

A15. Contingent liabilities or contingent assets

There were no material contingent liabilities or contingent assets to be disclosed as at the date of this report.

A16. Significant Related Party Transactions

The Group had the following transactions during the financial year-to-date with related parties in which certain directors of the Company have substantial financial interest:-

Nature of Transactions	Transaction Value Based on Billings (RM'000)	Balance outstanding as at 31 March 2011 (RM'000)
Provision of construction services to a company in which the Company's director, Pang Tin @ Pang Yon Tin has substantial financial interest	2,977	2,261
Purchase of quarry products from a company in which the Company's directors, Pang Tin @ Pang Yon Tin and Phang Piow @ Pang Choo Ing have substantial financial interest	3,085	7,719

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NOTES TO REPORT

PART B – ADDITIONAL INFORMATION AS REQUIRED BY LISTING REQUIREMENT OF BURSA MALAYSIA SECURITIES BERHAD (PART A OF APPENDIX 9B)

B1. Review Of Performance Of The Group

The Group achieved revenue of RM134.61 million during the current quarter, which is 16.2% higher as compared to RM115.83 million registered in the previous year's corresponding quarter. The increase in revenue in the current quarter was mainly due to a higher contribution from the construction segment. The construction segment continued to be the main revenue contributor to the Group, attributing 90.6% of the current quarter's revenue.

Despite of the increase in revenue, the profit before tax of the Group for the current quarter is marginally lower than previous year's corresponding quarter mainly due to higher marketing expenses, lower foreign exchange gain and higher payroll expenses arising from the recruitment of additional employees in anticipation of an increase in scale of operations, and annual increment during current quarter.

B2. Material Changes In The Quarterly Results Compared To The Results Of The Preceding Quarter

The Group recorded a decline in revenue of RM18.37 million or 12.0% in the current quarter as compared to the preceding quarter, mainly attributable to lower construction activities during the Chinese New Year festive season.

Despite of the decline in revenue, the profit before tax of the Group for the current quarter is RM0.88 million higher as compared to the preceding quarter mainly due to the progression of construction of better margin projects during the current quarter. However, the improvement in profit before tax during the current quarter is fully offset by higher tax expense in the current quarter, which resulted in a decline in profit after tax of RM0.43 million or 4.3% as compared to the preceding quarter.

During the preceding quarter, the Group recognized certain tax incentives available to one of its subsidiaries; henceforth the tax expense for the preceding quarter was correspondingly reduced.

B3. Current Year Prospects

The Board foresees 2011 as yet another challenging year for the Group in view of higher costs of materials and fuel. Prices of materials and fuel have escalated during the past few months due to various factors such as inflationary pressures, partial removal of government subsidies and high commodity prices.

However, the Board is optimistic that the construction sector will benefit from the favourable economic outlook, of Malaysia and Singapore, the countries in which our Group has presence. Malaysian economy is projected to grow by 6% in 2011, while The Ministry of Trade and Industry, Singapore, expects the Singapore economy to grow by 5.0 to 7.0% in 2011.

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Malaysian Construction Sector

The sector is expected to benefit from the economic recovery, ongoing construction activities under the second stimulus package and construction projects to be rolled out under the Tenth Malaysia Plan.

Malaysian Government has allocated RM230 billion for development expenditure under the 10th Malaysia Plan. Out of the RM230 billion development expenditure, RM138 billion or 60% is aimed to expand physical development to be undertaken by the construction sector. Amongst few major projects going to roll out under the 10th Malaysia Plan which could benefit the Group in the medium to long term include:

(a) the construction of a high-capacity Mass Rapid Transit (MRT) system with a total length of about 150 km in Klang Valley at an estimated cost of RM 36 billion. Being one of the very few suppliers backed with strong track record in supplying tunnel lining segments to Singapore MRT projects, the Group is in the position to bid for the orders to supply tunnel lining segment to the Klang Valley MRT;

(b) the construction of affordable houses and public amenities such as hospitals and clinics. The Board believes that most, if not all of these projects will be constructed using IBS construction method having regards to the Malaysian Government's policy that the content of IBS components in every new government project is to be increased to no less than 70% with effect from 31 October 2008, save for certain exceptions. Being one of the very few contractors with IBS design capabilities backed by pre-cast concrete manufacturing plant, the Group is in the position to take advantage on the roll out of these projects.

Singapore Construction Sector

Singapore's construction demand for 2011 is projected to reach between SGD22 billion and SGD28 billion. This is a continuation of a sustained workload from last year's SGD25.7 billion worth of contracts awarded.

For 2011, public sector demand for construction is likely to contribute about 55% to the overall construction demand. The rebound is anticipated to mainly come from growth in public sector institutional construction demand as well as stronger public sector civil engineering construction demand led by Land Transport Authority (LTA)'s Downtown MRT Line Stage 3 contracts.

Tentatively, 5 rail and related works construction tenders are expected to be called by the relevant public sector agencies in 2011.

The increase in construction activities will have spill-over effects on complementary industries such as building and construction materials. The Group continues to bid actively for construction projects and orders for pre-cast concrete products particularly for the supply of tunnel lining segments to Singapore and Klang Valley MRT projects.

All these promising developments in near future will augur well for the Group's performance in the ensuing years. Barring any unforeseen circumstances, the Board is confident that the Group's business will remain strong in 2011.

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B4. Profit Forecast And Profit Estimate

The Group did not issue any profit forecast or profit estimate previously in any public document.

B5. Taxation

	Current Quarter 3 months ended 31.03.2011 RM'000	Cumulative Quarter 3 months ended 31.03. 2011 RM'000
In respect of the current period		
- Income tax	3,451	3,451
- Deferred tax	(25)	(25)
	<u>3,426</u>	<u>3,426</u>
In respect of prior year		
- Income tax	-	-
	<u>3,426</u>	<u>3,426</u>

The effective tax rate was higher than the statutory rate applicable to the Group for the current quarter as certain expenses were disallowed for tax deduction under tax regulations.

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

There were no material sales of unquoted investments and/or properties during the current financial quarter and financial period.

B7. Purchase or Disposal of Quoted Securities

There was no purchase or disposal of quoted securities for the current financial quarter and financial period.

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B8. Status of Corporate Proposals and Utilisation of Gross Proceeds

The status of utilization of the gross proceeds from Public Issue as at LPD is as follows:

Description	Estimated timeframe for utilisation upon Listing	Proposed Utilisation RM'000	Actual Utilisation RM'000	Deviation		Explanation
				RM'000	%	
Construction of factories and purchase of plant and machinery	Within 24 months	35,900	6,788	29,112	81.1%	(1)
Purchase of a parcel of industrial land	Within 12 months	5,200*	5,187	13	0.3%	
Working capital	Within 24 months	16,980	16,389	591	3.5%	(1)
Estimated listing expenses	Immediate	4,000	4,086	(86)	(2.2%)	(2)
Total Proceeds		62,080	32,450	29,630		

Note:-

* Inclusive of estimated incidental cost of RM200,000.

- (1) IPO proceeds will be utilized within the estimated timeframe. The Group does not expect any material deviation as at the date of this report.
- (2) The total listing expenses was RM4.09 million. The deviation of RM0.09 million was financed via the funds generated internally by the Group.

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B9. Group Borrowing and Debts Securities

The Group's borrowing and debts securities as at 31 March 2011 are as follows:

	RM'000
Long term borrowings	
<u>Secured:</u>	
Hire purchase creditors	1,063
	<u>1,063</u>
<u>Unsecured:</u>	
Term loans	3,145
	<u>3,145</u>
	<u>4,208</u>
Short term borrowings	
<u>Secured:</u>	
Bank overdrafts	-
Hire purchase creditors	2,739
Bankers' acceptance	17,185
Advance against progressive claim	-
Packing credit advances	-
Term loan	-
	<u>19,924</u>
<u>Unsecured:</u>	
Term loans	1,085
	<u>1,085</u>
	<u>21,009</u>

B10. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments as at the date of this quarterly report.

B11. Material Litigation

There were no material litigation as at the date of issuance of this quarterly report.

B12. Realised and Unrealised Profits

The determination of realised and unrealised profits is based on the Guidance of Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant

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to Bursa Malaysia Securities Berhad Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010.

The disclosure of realised and unrealised profits below is solely for complying with the disclosure requirements stipulated in the directive of Bursa Securities.

	Group 31.03.2011 RM'000	Group 31.12.2010 RM'000
Total retained earnings		
- Realised	54,844	45,286
- Unrealised	<u>(1,720)</u>	<u>(1,726)</u>
	53,124	43,560
Less : Consolidation adjustments	<u>(437)</u>	<u>(431)</u>
Total Group retained earnings as per consolidated accounts	<u>52,687</u>	<u>43,129</u>

B13. Dividends

The Board of Directors recommended the payment of a final single-tier dividend of 2.8 sen per share amounting to RM6.412 million in respect of the financial year ended 31 December 2010 which is subject to the approval of the shareholders at the forthcoming Annual General Meeting. This dividend, if approved by the shareholders, will be accounted for in equity as an appropriation of retained profits for the financial year ending 31 December 2011.

No dividend was declared in the previous year's corresponding quarter.

B14. Earnings Per Share ("EPS")

Basic EPS are calculated by dividing the profit attributable to equity holder of the Group by the weighted average number of ordinary shares in issue during the financial period as follow:

	Current Quarter Ended		Year to-Date Ended	
	31.03.2011	31.03.2010	31.03.2011	31.03.2010
Profit attributable to equity holder of the Group (RM'000)	9,558	9,761	9,558	9,761
Weighted average number of ordinary shares in issue ('000)	229,000	165,000 [^]	229,000	165,000 [^]
Basic earnings per share (RM)	0.04	0.06 [#]	0.04	0.06 [#]

The diluted earnings per share are not shown as there were no dilutive instruments as at balance sheet date.

[^]: Ordinary shares in issue before Public Issue

[#]: Had the EPS been computed based on enlarged ordinary shares in issue of 229 million shares, the EPS would be RM0.04