

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FIRST QUARTER ENDED 31 MARCH 2023**

	Current year quarter 31/03/2023 RM'000	Preceding year corresponding quarter 31/03/2022 RM'000	Current year to-date 31/03/2023 RM'000	Preceding year corresponding period 31/03/2022 RM'000
Revenue from contracts with customers	8,419	32,923	8,419	32,923
Cost of sales	<u>(9,830)</u>	<u>(22,594)</u>	<u>(9,830)</u>	<u>(22,594)</u>
Gross (loss)/ profit	(1,411)	10,329	(1,411)	10,329
Other items of income				
Interest income	93	45	93	45
Other income	1,100	1,337	1,100	1,337
Other items of expense				
Administrative expenses	(1,829)	(1,683)	(1,829)	(1,683)
Other expenses	<u>(7)</u>	<u>(372)</u>	<u>(7)</u>	<u>(372)</u>
(Loss)/ Profit before tax	(2,054)	9,656	(2,054)	9,656
Income tax	<u>836</u>	<u>(2,257)</u>	<u>836</u>	<u>(2,257)</u>
(Loss)/ Profit after tax	<u>(1,218)</u>	<u>7,399</u>	<u>(1,218)</u>	<u>7,399</u>
(Loss)/ Profit after tax attributable to:				
Owners of the Company	<u>(1,218)</u>	<u>7,399</u>	<u>(1,218)</u>	<u>7,399</u>
(Loss)/Earnings per share attributable to owners of the Company:				
Basic (sen)	<u>(0.56)</u>	<u>3.71</u>	<u>(0.56)</u>	<u>3.71</u>
Diluted (sen)	<u>(0.56)</u>	<u>3.63</u>	<u>(0.56)</u>	<u>3.63</u>

This Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Group's audited financial statements for the year ended 31 December 2022 and accompanying explanatory notes attached to these interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2023**

	As at 31/03/2023 RM'000	As at 31/12/2022 RM'000
Assets		
Non-current assets		
Property, plant and equipment	22,261	22,994
Investment properties	2,030	2,051
Intangible asset	149	149
Deferred tax assets	23	19
	<u>24,463</u>	<u>25,213</u>
Current assets		
Inventories	46,934	40,981
Trade and other receivables	5,253	4,850
Other current assets	2,091	2,285
Tax recoverable	1,931	1
Other current financial assets	87,950	96,239
Cash and bank balances	22,480	27,864
	<u>166,639</u>	<u>172,220</u>
Total assets	<u>191,102</u>	<u>197,433</u>
Equity and liabilities		
Current liabilities		
Trade and other payables	3,375	3,780
Contract liabilities	365	86
Tax payable	-	432
	<u>3,740</u>	<u>4,298</u>
Net current assets	<u>162,899</u>	<u>167,922</u>
Non-current liability		
Deferred tax liabilities	1,905	2,582
Total liabilities	<u>5,645</u>	<u>6,880</u>
Net assets	<u>185,457</u>	<u>190,553</u>
Equity attributable to owners of the Company		
Share capital	92,652	91,854
Treasury shares	(7,387)	(7,229)
Employee share option reserve	703	853
Retained earnings	99,489	105,075
Total equity	<u>185,457</u>	<u>190,553</u>
Total equity and liabilities	<u>191,102</u>	<u>197,433</u>
Net assets per share (RM)	<u>0.85</u>	<u>0.88</u>

This Condensed Consolidated Statement of Financial Position should be read in conjunction with the Group's audited financial statements for the year ended 31 December 2022 and accompanying explanatory notes attached to these interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2023**

	Current year to-date 31/03/2023 RM'000	Preceding year corresponding period 31/03/2022 RM'000
Operating activities		
(Loss)/ Profit before tax	(2,054)	9,656
Adjustments for:		
Depreciation of investment properties	21	21
Depreciation of property, plant and equipment	756	809
Inventory written off	283	-
Gain on disposal of property, plant and equipment	(8)	(19)
Grant of equity-settled share options	-	(17)
Interest income	(93)	(45)
Net fair value loss on derivatives - unrealised	-	372
Unrealised foreign exchange gain	(14)	(30)
Operating cash flows before changes in working capital	(1,109)	10,747
Changes in inventories	(6,236)	(9,824)
Changes in trade and other receivables	(407)	28,749
Changes in other current assets	194	2,558
Changes in trade and other payables	(405)	(1,029)
Changes in contract liabilities	279	(4,032)
Cash flows (used in)/ generated from operations	(7,684)	27,169
Interest received	90	43
Income tax refunded	1,176	-
Income tax paid	(3,383)	(551)
Net cash (used in)/ generated from operating activities	(9,801)	26,661
Investing activities		
Interest received	7	7
Proceeds from disposal of property, plant and equipment	27	19
Purchase of property, plant and equipment	(42)	(516)
Net cash used in investing activities	(8)	(490)
Financing activities		
Dividend paid	(4,368)	-
Purchase of treasury shares	(158)	-
Proceeds from exercise of employee share options	648	1,866
Net cash (used in)/ generated from financing activities	(3,878)	1,866

This Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Group's audited financial statements for the year ended 31 December 2022 and accompanying explanatory notes attached to these interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)
 FOR THE PERIOD ENDED 31 MARCH 2023**

	Current year to-date 31/03/2023 RM'000	Preceding year corresponding period 31/03/2022 RM'000
Net (decrease)/ increase in cash and cash equivalents	(13,687)	28,037
Effect of exchange rate changes on cash and cash equivalents	14	30
Cash and cash equivalents at 1 January	<u>123,717</u>	<u>77,884</u>
Cash and cash equivalents at 31 March	<u>110,044</u>	<u>105,951</u>
Analysis of cash and cash equivalents		
Cash and bank balances	22,480	57,451
Investments in money market funds	87,950	48,886
Less: Deposits with maturity of more than three months	<u>(386)</u>	<u>(386)</u>
Cash and cash equivalents	<u>110,044</u>	<u>105,951</u>

This Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Group's audited financial statements for the year ended 31 December 2022 and accompanying explanatory notes attached to these interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2023**

	Equity, total RM'000	Equity attributable to owners of the Company, total RM'000	Share capital RM'000	Treasury shares RM'000	Employee share option reserve RM'000	Retained earnings RM'000
Opening balance at 1 January 2022	169,114	169,114	57,691	(9,378)	3,715	117,086
Profit after tax	7,399	7,399	-	-	-	7,399
Dividends on ordinary shares	(3,020)	(3,020)	-	-	-	(3,020)
Exercise of employee share options	1,866	1,866	2,483	-	(617)	-
Grant of equity-settled share options	(17)	(17)	-	-	(17)	-
Closing balance at 31 March 2022	175,342	175,342	60,174	(9,378)	3,081	121,465
Opening balance at 1 January 2023	190,553	190,553	91,854	(7,229)	853	105,075
Loss after tax	(1,218)	(1,218)	-	-	-	(1,218)
Dividends on ordinary shares	(4,368)	(4,368)	-	-	-	(4,368)
Purchase of treasury shares	(158)	(158)	-	(158)	-	-
Exercise of employee share options	648	648	798	-	(150)	-
Closing balance at 31 March 2023	185,457	185,457	92,652	(7,387)	703	99,489

This Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Group's audited financial statements for the year ended 31 December 2021 and accompanying explanatory notes attached to these interim financial statements.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
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**PART A -
 EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134: INTERIM
 FINANCIAL REPORTING**

A1. Basis of preparation

These condensed consolidated interim financial statements, for the period ended 31 March 2023, have been prepared in accordance with MFRS134: Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The explanatory notes attached to the unaudited interim financial report provide an explanation of the event and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the year ended 31 December 2022. They do not include all the information required for full annual financial statements and should be read in conjunction with the Group’s financial statements for the financial year ended 31 December 2022.

A2. Significant accounting policies

The significant accounting policies adopted by the Group in these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 December 2022 of the Group, except for the adoption of the following new MFRSs, Amendments to MFRSs and Interpretations effective for financial period beginning on or after 1 January 2023:

MFRS 17	Insurance Contracts
Amendments to MFRS 17	Insurance Contracts
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9 – Comparative Information
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The adoption of the above MFRSs, Amendments to MFRSs and Interpretations did not have any material financial impact on these condensed consolidated financial statements.

The following MFRSs, Amendments to MFRSs and IC Interpretation were issued but not yet effective and have not been applied by the Group:

MFRSs, Interpretations and Amendments effective for annual periods beginning on or after 1 January 2024

Amendments to MFRS 16	Lease Liability in a Sale and Leaseback
Amendments to MFRS 101	Non-current Liabilities with Covenants

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A2. Significant accounting policies (continued)

MFRSs, Interpretations and Amendments which effective for a date yet to be confirmed

Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between Investors and its Associate or Joint Venture
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The directors anticipate that the abovementioned MFRSs, Interpretations and Amendments will have no material impact on the financial statements of the Group in the period of initial application.

A3. Seasonal or cyclical factors

The Group's business operation and performance are not affected materially by any seasonal or cyclical factors for the financial quarter under review.

A4. Items of unusual nature

There were no significant unusual items affecting the assets, liabilities, equity, net income or cash flow in the quarterly financial statements.

A5. Material changes in estimates

There were no changes in estimates of amounts reported in either the prior interim period of the current financial period or prior financial years that have had a material effect on the results during the current quarter and financial period-to-date.

A6. Changes in debt and equity securities

During the financial period ended 31 March 2023, the Company issued 1,284,000 units of ordinary shares for cash pursuant to the Company's Employee Share Option Scheme ("ESOS") at exercise price of RM0.505 per ordinary share. Details of the issued and paid-up capital of the Company as at 31 March 2023 are as follows:

	No. of shares	RM'000
As at 1 January 2023	229,136,000	91,854
Ordinary shares issued pursuant to ESOS	1,284,000	798
As at 31 March 2023	230,420,000	92,652

Purchase of shares pursuant to Section 127 of the Companies Act 2016

During the period ended 31 March 2023, the Company had acquired 257,700 units of ordinary shares from the open market for a cash consideration of RM0.15 million. The repurchased shares are held as treasury shares in accordance with the requirements of Section 127(4) of the Companies Act 2016.

Other than the above, there were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter under review.

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A7. Dividend paid

An interim tax-exempt dividend of 2 sen per ordinary share in respect of the financial year ended 31 December 2022 amounting to RM4.37 million was paid on 22 March 2023.

A8. Segment reporting

The Group is organised into business units based on their products and services, and has two reportable operating segments as follows:-

- i. Manufacturing segment - manufacturing and sale of plywood, veneer and laminated veneer lumber (LVL).
- ii. Electricity segment - generation and sale of electricity.

The following table provides an analysis of the Group's revenue, results, assets and liabilities by business segment:

	Manufacturing RM'000	Electricity RM'000	Adjustment/ Elimination RM'000	Total RM'000
<u>Period ended 31 March 2023</u>				
Revenue				
External sales	8,419	-	-	8,419
Inter-segment sales	-	451	(451)	-
	8,419	451	(451)	8,419
Results				
Segment loss	(2,879)	(26)	851	(2,054)
Segment assets as at 31 March 2023	95,709	3,459	91,934	191,102
Segment liabilities as at 31 March 2023	3,651	89	1,905	5,645
<u>Period ended 31 March 2022</u>				
Revenue				
External sales	32,923	-	-	32,923
Inter-segment sales	-	577	(577)	-
	32,923	577	(577)	32,923
Results				
Segment profit	9,385	33	238	9,656
Segment assets as at 31 December 2022	96,024	3,099	98,310	197,433
Segment liabilities as at 31 December 2022	3,799	67	3,014	6,880

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NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 MARCH 2023

A8. Segment reporting (continued)

The following items are added to segment profit or loss to arrive at total loss before tax reported in the unaudited condensed consolidated statement of comprehensive income:

	Current year to-date 31/03/2023	Preceding year corresponding period 31/03/2022
	RM'000	RM'000
Interest income from fixed deposit	3	2
Distribution income from money market funds	32	41
Net gain on money market funds	813	183
Rental income from investment properties	66	66
Depreciation of investment properties	(21)	(21)
Direct operating expenses arising from investment properties	(42)	(33)
	<u>851</u>	<u>238</u>

The following items are added to segment assets to arrive at total assets reported in the unaudited condensed consolidated statement of financial position:

	As at 31/03/2023	As at 31/12/2022
	RM'000	RM'000
Money market funds	87,950	96,239
Investment properties	2,030	2,051
Deferred tax assets	23	19
Tax recoverable	1,931	1
	<u>91,934</u>	<u>98,310</u>

The following item is added to segment liabilities to arrive at total liabilities reported in the unaudited condensed consolidated statement of financial position:

	As at 31/03/2023	As at 31/12/2022
	RM'000	RM'000
Tax payable	-	432
Deferred tax liabilities	1,905	2,582
	<u>1,905</u>	<u>3,014</u>

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NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
 FOR THE FIRST QUARTER ENDED 31 MARCH 2023

A9. Valuation of property, plant and equipment

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

A10. Change in contingent liabilities or contingent assets

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

A11. Capital commitments

The following table provides information on the capital commitments subsequent to the end of the current financial quarter:

	As at 31/03/2023	As at 31/12/2022
	RM'000	RM'000
Approved and contracted for property, plant and equipment	1,396	807

A12. Material events subsequent to the reporting period

There were no material events subsequent to the end of the current financial quarter that have not been reflected in the interim financial statements under review.

A13. Changes in composition of the Group

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

A14. Related party transactions

The following table provides information on the transactions which have been entered into with related parties during the period ended 31 March 2023 and 31 March 2022 as well as the balances with the related parties as at 31 March 2023 and 31 December 2022:

	Transaction value for period ended		Balance outstanding as at	
	31/03/2023	31/03/2022	31/03/2023	31/12/2022
	RM'000	RM'000	RM'000	RM'000
<u>Nature of transactions</u>				
Rental paid to a director	48	48	-	-

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 MARCH 2023

**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
Comparison of the current quarter against the corresponding quarter

	Current year quarter 31/03/2023 RM'000	Preceding year corresponding quarter 31/03/2022 RM'000	Changes %
Revenue	8,419	32,923	-74.4
Operating (loss)/ profit	(2,905)	9,418	-130.8
Non-operating income	851	238	257.6
(Loss)/ Profit before tax	(2,054)	9,656	-121.3
(Loss)/ Profit after tax	(1,218)	7,399	-116.5
(Loss)/ Profit attributable to owners of the parent	(1,218)	7,399	-116.5

For the first quarter ended 31 March 2023, revenue was RM8.42 million, a decrease of RM24.50 million, or 74% year-over-year. The Group had reported gross loss of RM1.41 million in current quarter under review. Gross margin on sale of goods was -18%, down from 39% a year earlier. The decrease in sales and profit margin was due primarily to lower sales volume and the decline of market selling price of plywood globally. In the first quarter of 2023, we continued facing challenging demand market in US due in part to the inflationary pressure which caused our customers delaying their purchases.

Average cost of goods sold per m3 was higher year-over-year due primarily to lower production volume. We had reduced our production volume in the first quarter of year 2023 considering the softening demand for plywood. Due to the allocation of fixed production overhead based on normalised production volume, an amount of RM0.87 million was written off in current quarter. Besides, our inventory was also written down by approximately RM0.28 million upon the price revision of certain sales orders.

In the first quarter of 2023, non-operating income was RM0.85 million, improved significantly by approximately 258% from prior year period. The year-over-year increase was due primarily to higher net gain generated from money market funds as a result of rates hike by the Bank Negara Malaysia since May 2022.

Administrative expenses increased by 9% year-over-year in the current quarter due mainly to the quality claim expense of approximately RM0.14 million to our customers.

The Group reported operating loss in current quarter as compared to operating profit a year earlier. Loss before tax of the Group was RM2.05 million, versus profit of RM9.66 million recorded in the prior year period while loss after tax of the Group was RM1.22 million, compared to profit of RM7.40 million in the prior year period.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
 FOR THE FIRST QUARTER ENDED 31 MARCH 2023

B2. Comparison with immediate preceding quarter's results

	Current year quarter 31/03/2023 RM'000	Immediate preceding quarter 31/12/2022 RM'000	Changes %
Revenue	8,419	8,348	0.9
Operating loss	(2,905)	(2,854)	1.8
Non-operating income	851	722	17.9
Loss before tax	(2,054)	(2,132)	-3.7
Loss after tax	(1,218)	(1,612)	-24.4
Loss attributable to owners of the parent	(1,218)	(1,612)	-24.4

Revenue in current quarter amounted to RM8.42 million, increased slightly by 0.9%, due primarily to higher sales volume offset by weaker US dollar in the first quarter of year 2023 as compared to immediate preceding quarter. A challenging market particularly at US remains the main factor of our weak performance for these two quarters.

Average cost of goods sold per m3 was higher as compared to immediate preceding quarter due to sales mix variance as sales of core veneer to Korea in the first quarter of year 2023 were much lower. The Group's gross margin in current quarter continues sliding due to lower average selling price and weaker US dollar.

Non-operating income was RM0.85 million, improved by 18% quarter-over-quarter due mainly to higher return from money market funds. Administrative expenses in first quarter of year 2023 reduced by approximately 15% due principally to lower workers recruiting cost, lower human resource costs as well as no provision for audit fee made as compared to fourth quarter of year 2022.

In line with a lower administrative expense, loss before tax in the current quarter declined slightly by 4% to RM2.05 million. For quarter ended 31 March 2023, the Group's loss after tax narrowed to RM1.22 million from RM1.61 million reported in immediate preceding quarter, which was partly attributable to the recognition of over provision of taxation in prior years.

B3. Prospects for the remaining period of current financial year

RVIA reports wholesale shipments remain low compared to 2022, though the volume is starting to rebound. Production of RV was at record high levels in the beginning of the year 2022, so volume feel even lower than what they are in relation to historical trend. However, our US customers have started placing orders although the order volume is still low as compared to a year earlier. Price of plywood had declined much compared to its peak in previous year but it seems that bottom had been found in the first quarter of the year 2023.

US Central Bank officials recently indicated that rate hikes could be halted soon which might be the good news for US housing and RV sectors. We are hopeful that demand and price will improve moderately coming into the usual spring construction season. While the demand from US is improving, we will continue focusing on Asia markets such as Thailand and Japan, which we can command a better profit margin on the types of plywood sold. Barring unforeseen circumstances, we are cautiously optimistic with the current year performance.

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B4. Profit forecast or profit guarantee

The Group did not issue any profit forecast or profit guarantee in the current quarter or in the prior financial year.

B5. Income tax

	Current year quarter 31/03/2023	Preceding year corresponding quarter 31/03/2022	Current year to-date 31/03/2023	Preceding year corresponding period 31/03/2022
	RM'000	RM'000	RM'000	RM'000
Current income tax:				
- Income tax	-	2,310	-	2,310
- Over provision in prior years	(155)	-	(155)	-
	(155)	2,310	(155)	2,310
Deferred income tax:				
- Origination and reversal of temporary differences	(651)	(53)	(651)	(53)
- Over provision in prior years	(30)	-	(30)	-
	(681)	(53)	(681)	(53)
Total income tax	(836)	2,257	(836)	2,257

The effective tax rate for current quarter was lower than the statutory tax rate, principally due to certain income not subjected to income tax purposes as well as the over provision in prior years recognised in the first quarter of year 2023.

B6. Status of corporate proposals

There were no corporate proposals announced or not completed by the Group as at the date of this report.

B7. Borrowings

The Group has no borrowings as at 31 March 2023.

B8. Material litigations

There were no material litigations since the financial year ended 31 December 2022 and up to the date of this report.

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NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
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B9. Dividends

No interim dividend has been declared during the quarter under review.

B10. Auditors' report

There was no qualification to the audited financial statements of the Company and its subsidiary for the financial year ended 31 December 2022.

B11. Loss/ earnings per share

Basic loss/ earnings per share is calculated by dividing the loss/ profit for the period, net of tax, attributable to owners of the parent by the weighted average number of ordinary shares in issue during the period. For diluted loss/ earnings per share calculation, the weighted average number of ordinary shares in issue was adjusted to assume that the maximum number of new ordinary shares have been issued pursuant to the share options granted under the Employees' Share Option Scheme ("ESOS"). The dilutive portion of the ordinary shares deemed issued pursuant to the ESOS are accounted for in the diluted loss/ earnings per share calculation. The ESOS will have a dilutive effect only when the average market price of ordinary shares of the Company during the period exceeds the exercise price of options granted.

	Current year quarter 31/03/2023	Preceding year corresponding quarter 31/03/2022	Current year to-date 31/03/2023	Preceding year corresponding period 31/03/2022
(Loss)/ Profit after tax, attributable to owners of the parent used in the computation of loss per share (RM'000)	(1,218)	7,399	(1,218)	7,399
Weighted average number of ordinary shares in issue ('000)	217,984	199,244	217,984	199,244
Effects of dilution:				
- Employee share options ('000)	137	4,532	137	4,532
Weighted average number of ordinary shares for diluted loss/ earnings per share computation ('000)	218,121	203,776	218,121	203,776
Basic (loss)/ earnings per share (sen)	(0.56)	3.71	(0.56)	3.71
Diluted (loss)/ earnings per share (sen)	(0.56)	3.63	(0.56)	3.63

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B12. Loss/ Profit before tax

The following amounts have been included in arriving at loss/ profit before tax:

	Current year quarter 31/03/2023	Preceding year corresponding quarter 31/03/2022	Current year to-date 31/03/2023	Preceding year corresponding period 31/03/2022
	RM'000	RM'000	RM'000	RM'000
Interest income	(93)	(45)	(93)	(45)
Distribution income from money market funds	(32)	(41)	(32)	(41)
Net gain on money market funds	(813)	(183)	(813)	(183)
Gain on disposal of property, plant and equipment	(8)	(19)	(8)	(19)
Bad debts recovered	(60)	(120)	(60)	(120)
Rental income	(66)	(71)	(66)	(71)
Rental of office premises	48	48	48	48
Depreciation of property, plant and equipment	756	809	756	809
Depreciation of investment properties	21	21	21	21
Direct operating expenses arising from investment properties:				
- rental generating properties	42	33	42	33
Net fair value loss/ (gain) on derivatives:				
- realised	7	(286)	7	(286)
- unrealised	-	372	-	372
Net gain on foreign exchange:				
- realised	(69)	(399)	(69)	(399)
- unrealised	(14)	(30)	(14)	(30)