

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2016**

	INDIVIDUAL QUARTER		CUMULATIVE	
	THREE MONTHS ENDED		SIX MONTHS ENDED	
	30-Jun-16	30-Jun-15	30-Jun-16	30-Jun-15
	RM'000	RM'000	RM'000	RM'000
Revenue	334,572	329,006	669,322	655,900
Operating Expenses	(87,949)	(80,453)	(170,429)	(159,552)
Operating profit	246,623	248,553	498,893	496,348
Interest/Profit income	11,601	10,293	22,444	20,633
Finance costs	(30,933)	(29,784)	(60,959)	(59,097)
Share of profit of associated company	3,036	3,577	6,049	5,685
Profit before taxation	230,327	232,639	466,427	463,569
Taxation	(25,914)	(26,603)	(52,612)	(53,302)
Profit for the period, representing total comprehensive income	204,413	206,036	413,815	410,267
Profit attributable to:				
Equity holders of the Company	64,391	64,748	132,546	128,213
Non-controlling interests (NCI) relating to KLCC Real Estate Investment Trust (KLCC REIT)	113,472	115,115	228,071	230,157
Other NCI	26,550	26,173	53,198	51,897
	204,413	206,036	413,815	410,267
Dividend/Income distribution:				
Dividend/Income distribution to stapled security holders				
Quarter ended 30 June 2016/2015				
Realised distributable income - KLCCP	64,391	64,748	132,546	128,213
Realised distributable income - KLCC REIT	102,723	96,221	206,571	192,346
Total realised distributable income	167,114	160,969	339,117	320,559
Distribution rate (%)	92.91% *	93.54% *	91.57% *	93.94% *
Dividend/Income distribution	155,258	150,565	310,517	301,130
Dividend/Income distribution per stapled security (sen)	8.60	8.34	17.20	16.68
Earnings per stapled security (sen)				
Basic	9.85	9.96	19.98	19.85

* Rounded to two decimal point

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to this interim financial report)

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2016

	30-Jun-16 RM'000	31-Dec-15 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	637,455	639,381
Investment properties	15,226,085	15,166,684
Investment in associate	271,254	265,205
Deferred tax assets	536	536
Trade and other receivables	312,402	289,588
	<u>16,447,732</u>	<u>16,361,394</u>
Current assets		
Inventories	1,522	1,837
Trade and other receivables	50,796	62,992
Cash and cash equivalents	1,062,565	1,110,857
	<u>1,114,883</u>	<u>1,175,686</u>
TOTAL ASSETS	17,562,615	17,537,080
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the company		
Share capital	1,805,333	1,805,333
Capital redemption reserve	18,053	18,053
Capital reserve	2,778,200	2,778,200
Retained profits	179,516	172,982
	<u>4,781,102</u>	<u>4,774,568</u>
Equity attributable to unit holders of the KLCC REIT	<u>7,798,254</u>	<u>7,776,713</u>
Total equity attributable to holders of KLCCP and KLCC REIT	<u>12,579,356</u>	<u>12,551,281</u>
Other non-controlling interests	<u>1,961,174</u>	<u>1,959,773</u>
Total Equity	14,540,530	14,511,054
Non-current liabilities		
Deferred revenue	43,923	46,208
Other long term liabilities	76,540	74,658
Long term borrowings	2,533,166	2,532,166
Deferred taxation	41,721	41,530
	<u>2,695,350</u>	<u>2,694,562</u>
Current liabilities		
Trade and other payables	259,256	278,447
Short term borrowings	29,493	28,459
Taxation	37,986	24,558
	<u>326,735</u>	<u>331,464</u>
Total Liabilities	<u>3,022,085</u>	<u>3,026,026</u>
TOTAL EQUITY AND LIABILITIES	17,562,615	17,537,080
 Net assets per stapled security (RM)	 6.97	 6.95

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to this interim financial report)

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2016**

	← Attributable to Equity Holders of the Company →				Total equity attributable to holders of KLCCP RM'000	Equity attributable to unit holders of KLCC REIT # RM'000	Other non - controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Capital Redemption Reserve RM'000	Retained Profits RM'000	Capital Reserve @ RM'000				
As at 1 January 2015	1,805,333	18,053	153,331	2,484,919	4,461,636	7,564,355	1,822,038	13,848,029
Total comprehensive income for the period	-	-	128,213	-	128,213	230,157	51,897	410,267
Dividends paid	-	-	(124,749)	-	(124,749)	(183,783)	(84,597)	(393,129)
As at 30 June 2015	1,805,333	18,053	156,795	2,484,919	4,465,100	7,610,729	1,789,338	13,865,167
As at 1 January 2016	1,805,333	18,053	172,982	2,778,200	4,774,568	7,776,713	1,959,773	14,511,054
Total comprehensive income for the period	-	-	132,546	-	132,546	228,071	53,198	413,815
Transfer of fair value surplus	-	-	-	-	-	-	-	-
Dividends paid	-	-	(126,012)	-	(126,012)	(206,530)	(51,797)	(384,339)
As at 30 June 2016	1,805,333	18,053	179,516	2,778,200	4,781,102	7,798,254	1,961,174	14,540,530

@ Capital Reserve arises from the surplus of revaluation of investment properties that will be distributed upon the sale of investment properties.

Equity attributable to unit holders of KLCC REIT consist of Unitholders' Fund (RM7,212,684,000), Merger Reserve (RM6,212,000), Capital Reserve (RM248,749,000) and Retained Profit (RM330,609,000).

(The unaudited condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to this interim financial report)

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2016**

	SIX MONTHS ENDED	
	30-Jun-16 RM'000	30-Jun-15 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	653,603	601,342
Cash payments to suppliers and employees	(167,609)	(132,168)
Interest income from fund and other investments	22,620	17,427
Tax paid	(38,921)	(45,275)
Net cash generated from operating activities	469,693	441,326
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(16,184)	(28,669)
Cost incurred for investment properties	(61,563)	(28,864)
Proceeds from disposal of property, plant and equipment	165	26
Net cash used in investing activities	(77,582)	(57,507)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	1,000	377,166
Repayment of borrowings	-	(330,000)
Dividends paid to equity holders of the company	(126,012)	(124,749)
Dividends paid to other non-controlling interests	(51,797)	(84,597)
Interest expenses paid	(57,149)	(56,197)
Dividends paid to non-controlling interests relating to KLCC REIT	(206,445)	(183,783)
Increase in deposits restricted	(1,104)	(6,435)
Net cash used in financing activities	(441,507)	(408,595)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(49,396)	(24,776)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	1,104,437	1,121,900
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	1,055,041	1,097,124
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD COMPRISE:		
CASH AND BANK BALANCES	60,316	69,406
DEPOSITS	1,002,249	1,039,325
	1,062,565	1,108,731
LESS: DEPOSITS RESTRICTED *	(7,524)	(11,607)
	1,055,041	1,097,124

** Relates to monies held on behalf of clients in designated accounts which represent cash calls less payments in the course of rendering management services on behalf of clients.*

(The unaudited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to this interim financial report)

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A. EXPLANATORY NOTES PURSUANT TO MFRS 134

A1. Corporate Information

KLCC Property Holdings Berhad (“KLCCP”) is a public limited liability company incorporated and domiciled in Malaysia. As part of the corporate exercise, the ordinary shares of KLCCP and the units of the newly created KLCC REIT are stapled together to create the stapled securities. These stapled securities are listed on Bursa Malaysia Securities Berhad.

By virtue of KLCCP and KLCC REIT agreeing to combine their business by contract (i.e. Stapling Deed between KLCCP and KLCC REIT even though KLCCP owns no units in KLCC REIT and vice versa), KLCCP is deemed to be the controlling entity (i.e. Parent) for accounting purposes as it is identified to be the party with power to govern the financial and operating policies of KLCC REIT. Therefore, the consolidated accounts of KLCCP will reflect 100% non-controlling interest relating to KLCC REIT.

These condensed consolidated interim financial statements were approved by the Board of Directors on 2 August 2016.

A2. Basis of Preparation

These condensed consolidated interim financial statements, for the period ended 30 June 2016 are unaudited and have been prepared in compliance with the requirements of paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and MFRS 134: Interim Financial Reporting and with IAS 34: Interim Financial Reporting issued by the International Accounting Standards Board.

The consolidated financial statements of the Group for the year ended 31 December 2015 are available upon request from the Company’s registered office at Level 54, Tower 2, PETRONAS Twin Towers, Kuala Lumpur City Centre, 50088 Kuala Lumpur.

A3. Accounting Policies

The new and revised MFRSs, Amendments to MFRS and IC Interpretations which are mandatory for companies with financial periods beginning on or after 1 January 2016 did not give rise to any significant effects on the financial statements of the Group and the Company.

A4. Audit report

The auditors’ report on the financial statements for the year ended 31 December 2015 was not qualified.

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A5. Segmental Information

<u>Business segments</u>	Individual Quarter Ended 30-Jun-16			Cumulative Period Ended 30-Jun-16		
	<u>Revenue</u>					
	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property investment - Office	9,417	138,522	147,939	18,624	277,078	295,702
Property investment - Retail	114,173	9,161	123,334	227,269	19,545	246,814
Hotel operations	34,513	-	34,513	71,069	-	71,069
Management services	46,294	-	46,294	90,672	-	90,672
	<u>204,397</u>	<u>147,683</u>	<u>352,080</u>	<u>407,634</u>	<u>296,623</u>	<u>704,257</u>
Eliminations / Adjustments			(17,508)			(34,935)
Revenue			<u>334,572</u>			<u>669,322</u>

<u>Business segments</u>	Individual Quarter Ended 30-Jun-16			Cumulative Period Ended 30-Jun-16		
	<u>Total Comprehensive Income</u>					
	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>	<u>KLCCP</u>	<u>KLCC REIT</u>	<u>Total</u>
	RM'000			RM'000		
Property investment - Office	7,315	123,549	130,864	14,743	247,525	262,268
Property investment - Retail	95,092	5,737	100,829	189,242	12,486	201,728
Hotel operations	(1,773)	-	(1,773)	2,091	-	2,091
Management services	19,695	-	19,695	39,110	-	39,110
	<u>120,329</u>	<u>129,286</u>	<u>249,615</u>	<u>245,186</u>	<u>260,011</u>	<u>505,197</u>
Eliminations / Adjustments			(2,992)			(6,304)
Operating profit			246,623			498,893
Interest income	8,997	2,604	11,601	17,565	4,879	22,444
Finance cost	(12,515)	(18,418)	(30,933)	(24,140)	(36,819)	(60,959)
Share of profit of associated company	3,036	-	3,036	6,049	-	6,049
Taxation	(25,914)	-	(25,914)	(52,612)	-	(52,612)
Profit for the period / Total comprehensive income for the period			<u>204,413</u>			<u>413,815</u>

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A6. Unusual items

During the quarter under review, there were no items or events that arose, which affected assets, liabilities, equity, net income or cash flows, that are unusual by reason of their nature, size or incidence.

A7. Changes in estimates

There were no changes in the estimates of amounts reported that have a material effect on the results in the quarter under review.

A8. Changes in statutory tax rate

There were no changes to the corporate tax rate during the quarter under review. However, Section 61A of the Malaysian Income Tax Act, 1967 exempts KLCC REIT from the normal corporate tax in a year of assessment ("YA") if KLCC REIT distributes at least 90% of its total taxable income in the same YA.

A9. Seasonal or cyclical factors

The Group's hotel operations were impacted by the seasonal or cyclical factors affecting the occupancy rate and food and beverage business of the hotel.

The other segments are not affected by seasonal or cyclical factors.

A10. Dividends paid

The Board has declared interim dividends comprising 2.85 sen and 5.75 sen relating to KLCCP and KLCC REIT respectively in respect of 3 months period ended 31 March 2016 totalling 8.60 sen per stapled securities. The KLCCP dividend of 2.85 sen per share (tax exempt under the single tier tax system) amounting to RM51.45 million and the KLCC REIT income distribution of 5.75 sen per unit were paid on 15 June 2016.

A11. Debt and equity securities

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

A12. Changes in the composition of the Group

There were no changes in the composition of the Group during the quarter under review.

A13. Discontinued operation

There were no discontinued operations in the Group during the quarter under review.

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A14. Capital commitments

The amount of capital commitments not provided for in the interim financial statements as at 30 June 2016 is as follows:-

	RM'000
Approved and contracted for	106,127
Approved but not contracted for	<u>1,114,739</u>
	<u>1,220,866</u>

A15. Changes in contingent liabilities and contingent assets

There were no changes in the contingent liabilities or contingent assets of the Group during the quarter under review.

A16. Material subsequent events

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

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B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Performance Review

Financial Highlights	Individual Quarter			Cumulative		
	3 Months Ended		%	Period Ended		%
	30-Jun-16	30-Jun-15	Change	30-Jun-16	30-Jun-15	Change
	RM'000	RM'000		RM'000	RM'000	
Revenue						
Property investment - Office	147,939	147,917	0.01	295,702	295,650	0.02
Property investment - Retail	123,334	120,866	2.04	246,814	241,603	2.16
Hotel operations	34,513	34,572	(0.17)	71,069	66,102	7.51
Management services	46,294	42,968	7.74	90,672	86,759	4.51
Intercompany Eliminations/ Adjustments	(17,508)	(17,317)	-	(34,935)	(34,214)	-
Total	334,572	329,006	1.69	669,322	655,900	2.05
Profit Before Tax	230,327	232,639	(0.99)	466,427	463,569	0.62
Less: Fair Value Adjustment ^	-	-	-	-	-	-
Adjusted Profit Before Tax	230,327	232,639	(0.99)	466,427	463,569	0.62
Analysis of Adjusted Profit/(Loss) Before Tax						
Property investment - Office*	118,323	119,535	(1.01)	236,745	237,206	(0.19)
Property investment - Retail	94,453	94,427	0.03	188,993	188,550	0.23
Hotel operations	(4,931)	(1,549)	218.33	(4,692)	(4,747)	(1.16)
Management services	20,234	17,797	13.69	39,888	36,838	8.28
Intercompany Eliminations/ Adjustments	2,248	2,429	-	5,493	5,722	-
	230,327	232,639	(0.99)	466,427	463,569	0.62

* includes Share of Associate
^ includes fair value adjustment of Investment Property in an associated company.

Variance Analysis by Segments – Quarter and Period Ended

Property Investment – Office

Revenue from office rental remained stable.

Property Investment - Retail

Increase in revenue from retail arose from the recognition of the back charge of rental and service charge for a tenant for 21 months upon winning a court case.

Hotel Operations

Despite the increase in revenue, the hotel operations continued to suffer losses due to overall weaker market conditions.

Management Services

Management Services revenue increased from the provision of facilities management to additional properties.

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B2. Variation of results against preceding quarter

RM'000	30-Jun-16	31-Mar-16	Variance
Profit Before Taxation	<u>230,327</u>	<u>236,100</u>	<u>(5,773)</u>

Profit before taxation of RM230.3 million is slightly lower by 1% than the preceding quarter mainly due to higher expenses incurred by both office and hotel operation segment.

B3. Prospects for financial year 2016

The Directors expect that the office segment will remain stable for the remainder of the year. However, the retail and hotel segments continue to experience reduced levels of consumer demand and occupancy. These trading conditions are likely to remain for the rest of the year.

B4. Profit forecast

No profit forecast was issued for the financial period.

B5. Tax expense

Taxation comprises the following:

	3 Months Ended		Cumulative Period Ended	
	30-Jun-16 RM'000	30-Jun-15 RM'000	30-Jun-16 RM'000	30-Jun-15 RM'000
Within Malaysia In respect of the current period:				
Taxation	25,818	26,268	52,420	53,038
Deferred taxation	<u>96</u>	<u>335</u>	<u>192</u>	<u>264</u>
	<u>25,914</u>	<u>26,603</u>	<u>52,612</u>	<u>53,302</u>

Overall the effective tax rate is lower as income from KLCC REIT is not being subject to tax in accordance with S61A of the ITA.

B6. Sale of unquoted investments and/or properties

There was no disposal of unquoted investments or properties during the quarter under review.

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B7. Quoted and marketable securities

There was no purchase or disposal of quoted and marketable securities during the quarter under review.

B8. Status of corporate proposal announced

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

B9. Borrowings

	RM'000	RM'000
Short term :		
<u>Secured</u>		
<u>KLCCP</u>		
Term loans	1,766	
<u>KLCC REIT</u>		
Sukuk Murabahah	<u>16,327</u>	18,093
<u>Unsecured</u>		
<u>KLCCP</u>		
Revolving credit		11,400
Total short term		<u>29,493</u>
Long term :		
<u>Secured</u>		
<u>KLCCP</u>		
Term loans	378,166	
Sukuk Murabahah	600,000	
<u>KLCC REIT</u>		
Sukuk Murabahah	<u>1,555,000</u>	
Total long term		<u>2,533,166</u>
Total borrowings		<u>2,562,659</u>

B10. Material litigation

The Group has no outstanding material litigation as at the date of this report.

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B11. Dividend/Income Distribution

The Board has declared the following dividend/income distribution for the quarter ended 30 June 2016:

	Total stapled securities	Dividend/Income Distribution per stapled security (sen)	Total dividend payable (RM'000)
KLCCP	1,805,333,083	2.91	52,535 ¹
KLCC REIT	1,805,333,083	5.69	102,723 ²
Total		8.60	155,258

¹ Dividend declared under KLCCP is tax exempt under single tier system.

² Income distributions to unitholders will be subject to withholding tax at the following rates:

Unitholders	Withholding tax rate
Individuals & All Other Non-Corporate Investors such as institutional investors (resident and non-resident)	10%
Non-resident corporate investors	24%
Resident corporate investors	0%

The dividend and income distribution for KLCCP and KLCC REIT will be paid on 13 September 2016. The book closure date in respect of both the aforesaid interim dividend and income distribution is 17 August 2016.

B12. Profit for the Period

	3 Months Ended		Cumulative Period Ended	
	30-Jun-16	30-Jun-15	30-Jun-16	30-Jun-15
	RM'000	RM'000	RM'000	RM'000
Profit for the period is arrived at after charging:				
Depreciation of property, plant and equipment	10,111	7,354	17,746	15,063

Other than the above, the items listed under Appendix 9B Note 16 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.

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B13. Realised and Unrealised Profit

The breakdown of the retained profits of the Group as at 30 June 2016 into realised and unrealised profits is as follows:

Total retained profits of KLCCP Group and its subsidiaries:-			
	KLCCP RM'000	KLCC REIT RM'000	Total RM'000
- Realised	426,440	330,610	757,050
- Unrealised	20,949	-	20,949
	<u>447,389</u>	<u>330,610</u>	<u>777,999</u>
Total share of retained profits from associate:			
- Realised	99,264	-	99,264
- Unrealised	-	-	-
	<u>99,264</u>	<u>-</u>	<u>99,264</u>
Total Group retained profits	546,653	330,610	877,263
Less: Consolidation adjustments			(697,747)
Total Group retained profits as per consolidated accounts			<u>179,516</u>

The fair value gain on the remeasurement of investment properties is regarded as an unrealised gain and has been included in capital reserve in the financial statements.

B14. Summary of NAV

	As at 30 June 2016	
	KLCC REIT	KLCCP Stapled Group
Number of units listed	1,805,333,083	1,805,333,083
Net Asset Value (RM'000)	7,798,254	12,579,356
Net Asset Value per unit holder (RM)	4.3196	6.9679

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B15. Earnings per stapled security (“EPSS”)

	3 Months Ended		Period Ended	
	30-Jun-16	30-Jun-15	30-Jun-16	30-Jun-15
Basic earnings per stapled security				
Profit attributable to ordinary equity holders of the company (RM'000)	64,391	64,748	132,546	128,213
Profit attributable to unit holders of KLCC REIT (RM'000)	<u>113,472</u>	<u>115,115</u>	<u>228,071</u>	<u>230,157</u>
	<u>177,863</u>	<u>179,863</u>	<u>360,617</u>	<u>358,370</u>
Weighted average number of stapled securities in issue ('000)	1,805,333	1,805,333	1,805,333	1,805,333
Basic earnings per stapled security (sen)	<u>9.85</u>	<u>9.96</u>	<u>19.98</u>	<u>19.85</u>

BY ORDER OF THE BOARD

Abd Aziz Bin Abd Kadir (LS0001718)
Yeap Kok Leong (MAICSA0862549)
Company Secretaries
Kuala Lumpur