

KLCC PROPERTY HOLDINGS BERHAD (641576-U)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2016**

	INDIVIDUAL QUARTER		CUMULATIVE	
	THREE MONTHS ENDED		NINE MONTHS ENDED	
	30-Sep-16	30-Sep-15	30-Sep-16	30-Sep-15
	RM'000	RM'000	RM'000	RM'000
Revenue	329,535	337,185	998,857	993,085
Operating Expenses	(83,156)	(82,647)	(253,585)	(242,199)
Operating profit	246,379	254,538	745,272	750,886
Fair value adjustment to investment property	-	(32,200)	-	(32,200)
Interest/Profit income	10,263	10,090	32,707	30,723
Finance costs	(30,242)	(30,242)	(91,201)	(89,339)
Share of profit of associated company	3,722	3,015	9,771	8,700
Profit before taxation	230,122	205,201	696,549	668,770
Taxation	(25,719)	(29,065)	(78,331)	(82,367)
Profit for the period, representing total comprehensive income	204,403	176,136	618,218	586,403
Profit attributable to:				
Equity holders of the Company	65,259	34,213	197,805	162,426
Non-controlling interests (NCI) relating to KLCC Real Estate Investment Trust (KLCC REIT)	112,967	115,589	341,038	345,746
Other NCI	26,177	26,334	79,375	78,231
	204,403	176,136	618,218	586,403
Dividend/Income distribution:				
Dividend/Income distribution to stapled security holders				
Quarter ended 30 September 2016/2015				
Realised distributable income - KLCCP	65,259	50,648	197,805	178,861
Realised distributable income - KLCC REIT	102,252	96,712	308,823	289,058
Total realised distributable income	167,511	147,360	506,628	467,919
Distribution rate (%)	92.69% *	99.85% *	91.57% *	95.80% *
Dividend/Income distribution	155,259	147,134	463,907	448,264
Dividend/Income distribution per stapled security (sen)	8.60	8.15	25.80	24.83
Earnings per stapled security (sen)				
Basic	9.87	8.30	29.85	28.15

* 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 SEPTEMBER 2016

	30-Sep-16 RM'000	31-Dec-15 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	633,429	639,381
Investment properties	15,242,055	15,166,684
Investment in associate	274,976	265,205
Deferred tax assets	536	536
Trade and other receivables	323,877	289,588
	<u>16,474,873</u>	<u>16,361,394</u>
Current assets		
Inventories	1,711	1,837
Trade and other receivables	59,478	62,992
Cash and cash equivalents	1,052,149	1,110,857
	<u>1,113,338</u>	<u>1,175,686</u>
TOTAL ASSETS	17,588,211	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	192,240	172,982
	<u>4,793,826</u>	<u>4,774,568</u>
Equity attributable to unit holders of the KLCC REIT	<u>7,808,497</u>	<u>7,776,713</u>
Total equity attributable to holders of KLCCP and KLCC REIT	<u>12,602,323</u>	<u>12,551,281</u>
Other non-controlling interests	<u>1,964,118</u>	<u>1,959,773</u>
Total Equity	14,566,441	14,511,054
Non-current liabilities		
Deferred revenue	42,780	46,208
Other long term liabilities	77,500	74,658
Long term borrowings	2,233,166	2,532,166
Deferred taxation	41,834	41,530
	<u>2,395,280</u>	<u>2,694,562</u>
Current liabilities		
Trade and other payables	263,976	278,447
Short term borrowings	342,969	28,459
Taxation	19,545	24,558
	<u>626,490</u>	<u>331,464</u>
Total Liabilities	<u>3,021,770</u>	<u>3,026,026</u>
TOTAL EQUITY AND LIABILITIES	17,588,211	17,537,080
 Net assets per stapled security (RM)	 6.98	 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 NINE MONTHS PERIOD ENDED 30 SEPTEMBER 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	-	-	162,426	-	162,426	345,746	78,231	586,403
Realisation of fair value surplus upon written off of investment properties	-	-	16,435	(16,435)	-	-	-	-
Dividends paid	-	-	(179,270)	-	(179,270)	(279,827)	(107,010)	(566,107)
As at 30 September 2015	1,805,333	18,053	152,922	2,468,484	4,444,792	7,630,274	1,793,259	13,868,325
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	-	-	197,805	-	197,805	341,038	79,375	618,218
Dividends paid	-	-	(178,547)	-	(178,547)	(309,254)	(75,030)	(562,831)
As at 30 September 2016	1,805,333	18,053	192,240	2,778,200	4,793,826	7,808,497	1,964,118	14,566,441

@ 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 (RM340,852,000).

(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 NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2016**

	NINE MONTHS ENDED	
	30-Sep-16 RM'000	30-Sep-15 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	960,650	909,379
Cash payments to suppliers and employees	(241,080)	(206,670)
Interest income from fund and other investments	33,268	28,324
Tax paid	(82,970)	(83,287)
Net cash generated from operating activities	669,868	647,746
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividends received	-	9,030
Purchase of property, plant and equipment	(20,580)	(48,594)
Cost incurred for investment properties	(77,836)	(75,268)
Proceeds from disposal of property, plant and equipment	178	28
Net cash used in investing activities	(98,238)	(114,804)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	1,000	377,166
Repayment of borrowings	(11,400)	(330,000)
Dividends paid to equity holders of the company	(178,547)	(179,270)
Dividends paid to other non-controlling interests	(75,030)	(107,010)
Dividends paid to non-controlling interests relating to KLCC REIT	(309,212)	(277,956)
Interest expenses paid	(57,149)	(60,509)
Increase in deposits restricted	(2,523)	(5,550)
Net cash used in financing activities	(632,861)	(583,129)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(61,231)	(50,187)
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	1,043,206	1,071,713
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD COMPRISE:		
CASH AND BANK BALANCES	50,745	120,733
DEPOSITS	1,001,404	961,702
	1,052,149	1,082,435
LESS: DEPOSITS RESTRICTED *	(8,943)	(10,722)
	1,043,206	1,071,713

* 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)

KLCC PROPERTY HOLDINGS BERHAD

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Notes on the quarterly report – 30 September 2016

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 3 November 2016.

A2. Basis of Preparation

These condensed consolidated interim financial statements, for the period ended 30 September 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 MFRSSs, 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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Notes on the quarterly report – 30 September 2016

A5. Segmental Information

<u>Business segments</u>	Individual Quarter Ended 30-Sep-16			Cumulative Period Ended 30-Sep-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	9,888	138,640	148,528	28,512	415,718	444,230
Property investment - Retail	107,572	8,333	115,905	334,841	27,878	362,719
Hotel operations	35,057	-	35,057	106,126	-	106,126
Management services	47,613	-	47,613	138,285	-	138,285
	<u>200,130</u>	<u>146,973</u>	<u>347,103</u>	<u>607,764</u>	<u>443,596</u>	<u>1,051,360</u>
Eliminations / Adjustments			(17,568)			(52,503)
Revenue			<u><u>329,535</u></u>			<u><u>998,857</u></u>

<u>Business segments</u>	Individual Quarter Ended 30-Sep-16			Cumulative Period Ended 30-Sep-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	6,060	124,072	130,132	20,803	371,597	392,400
Property investment - Retail	91,902	5,040	96,942	281,144	17,526	298,670
Hotel operations	3,054	-	3,054	5,145	-	5,145
Management services	20,447	-	20,447	59,557	-	59,557
	<u>121,463</u>	<u>129,112</u>	<u>250,575</u>	<u>366,649</u>	<u>389,123</u>	<u>755,772</u>
Eliminations / Adjustments			(4,196)			(10,500)
Operating profit			246,379			745,272
Interest income	7,781	2,482	10,263	25,346	7,361	32,707
Finance cost	(11,615)	(18,627)	(30,242)	(35,755)	(55,446)	(91,201)
Share of profit of associated company	3,722	-	3,722	9,771	-	9,771
Taxation	(25,719)	-	(25,719)	(78,331)	-	(78,331)
Profit for the period / Total comprehensive income for the period			<u><u>204,403</u></u>			<u><u>618,218</u></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 2.91 sen and 5.69 sen relating to KLCCP and KLCC REIT respectively in respect of 3 months period ended 30 June 2016 totalling 8.60 sen per stapled securities. The KLCCP dividend of 2.91 sen per share (tax exempt under the single tier tax system) amounting to RM52.54 million and the KLCC REIT income distribution of 5.69 sen per unit were paid on 13 September 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 September 2016 is as follows:-

	RM'000
Approved and contracted for	258,170
Approved but not contracted for	866,937
	<u>1,125,107</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-Sep-16	30-Sep-15	Change	30-Sep-16	30-Sep-15	Change
	RM'000	RM'000		RM'000	RM'000	
Revenue						
Property investment - Office	148,528	147,760	0.52	444,230	443,410	0.18
Property investment - Retail	115,905	120,031	(3.44)	362,719	361,634	0.30
Hotel operations	35,057	44,977	(22.06)	106,126	111,079	(4.46)
Management services	47,613	42,270	12.64	138,285	129,029	7.17
Intercompany Eliminations/ Adjustments	(17,568)	(17,853)	-	(52,503)	(52,067)	-
Total	329,535	337,185	(2.27)	998,857	993,085	0.58
Profit/(Loss) Before Tax						
Property investment - Office*	117,944	118,247	(0.26)	354,689	355,453	(0.21)
Property investment - Retail	91,191	92,402	(1.31)	280,184	280,952	(0.27)
Hotel operations	(1,493)	5,272	(128.32)	(6,185)	525	(1,278.10)
Management services	20,723	17,981	15.25	60,611	54,819	10.57
Intercompany Eliminations/ Adjustments	1,757	3,499	-	7,250	9,221	-
	230,122	237,401	(3.07)	696,549	700,970	(0.63)
Fair Value Adjustment	-	(32,200)		-	(32,200)	
Total	230,122	205,201	12.14	696,549	668,770	4.15

* includes Share of Associate

Variance Analysis by Segments – Quarter and Period Ended

Property Investment – Office

Revenue from office rental remained stable.

Property Investment - Retail

Revenue from Q3 2016 decreased from Q3 2015 due to lower occupancy. However, the year to date performance remained stable with that of prior period.

Hotel Operations

The hotel operations continue to suffer from difficult market conditions coupled with renovation works of the presidential suite which impacted their performance.

Management Services

Management Services performance increased as a result of provision of facilities management to additional properties.

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B2. Variation of results against preceding quarter

RM'000	30-Sep-16	30-Jun-16	Variance
Profit Before Taxation	<u>230,122</u>	<u>230,327</u>	<u>(205)</u>

Profit before taxation of RM230.1 million remained relatively constant with that of the preceding quarter.

B3. Prospects for financial year 2016

The Directors expect that the performance of office segment will remain stable until the end of the year. Despite the slight drop in occupancy due to tenant remixing and market challenges, the retail segment performance is expected to remain stable. The hotel segment will continue to experience difficult trading conditions 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-Sep-16 RM'000	30-Sep-15 RM'000	30-Sep-16 RM'000	30-Sep-15 RM'000
Within Malaysia In respect of the current period:				
Taxation	25,607	27,098	78,027	80,136
Deferred taxation	<u>112</u>	<u>1,967</u>	<u>304</u>	<u>2,231</u>
	<u>25,719</u>	<u>29,065</u>	<u>78,331</u>	<u>82,367</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	1,736	
Sukuk Murabahah	7,153	
<u>KLCC REIT</u>		
Sukuk Murabahah	334,080	
		342,969
Total short term		<u>342,969</u>
Long term :		
<u>Secured</u>		
<u>KLCCP</u>		
Term loans	378,166	
Sukuk Murabahah	600,000	
<u>KLCC REIT</u>		
Sukuk Murabahah	1,255,000	
Total long term		2,233,166
Total borrowings		<u><u>2,576,135</u></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 September 2016:

	Total stapled securities	Dividend/Income Distribution per stapled security (sen)	Total dividend payable (RM'000)
KLCCP	1,805,333,083	2.94	53,077 ¹
KLCC REIT	1,805,333,083	5.66	102,182 ²
Total		8.60	155,259

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 14 December 2016. The book closure date in respect of both the aforesaid interim dividend and income distribution is 18 November 2016.

B12. Profit for the Period

	3 Months Ended		Cumulative Period Ended	
	30-Sep-16	30-Sep-15	30-Sep-16	30-Sep-15
	RM'000	RM'000	RM'000	RM'000
Profit for the period is arrived at after charging:				
Depreciation of property, plant and equipment	9,130	7,383	26,876	22,446

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 September 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	437,428	340,853	778,281
- Unrealised	20,949	-	20,949
	<u>458,377</u>	<u>340,853</u>	<u>799,230</u>
Total share of retained profits from associate:			
- Realised	102,986	-	102,986
- Unrealised	-	-	-
	<u>102,986</u>	<u>-</u>	<u>102,986</u>
Total Group retained profits	561,363	340,853	902,216
Less: Consolidation adjustments			(709,976)
Total Group retained profits as per consolidated accounts			<u>192,240</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 September 2016	
	KLCC REIT	KLCCP Stapled Group
Number of units listed	1,805,333,083	1,805,333,083
Net Asset Value (RM'000)	7,808,497	12,602,323
Net Asset Value per unit holder (RM)	4.3252	6.9806

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B15. Earnings per stapled security (“EPSS”)

	3 Months Ended		Period Ended	
	30-Sep-16	30-Sep-15	30-Sep-16	30-Sep-15
Basic earnings per stapled security				
Profit attributable to ordinary equity holders of the company (RM'000)	65,259	34,213	197,805	162,426
Profit attributable to unit holders of KLCC REIT (RM'000)	112,967	115,589	341,038	345,746
	<u>178,226</u>	<u>149,802</u>	<u>538,843</u>	<u>508,172</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>9.87</u>	<u>8.30</u>	<u>29.85</u>	<u>28.15</u>

BY ORDER OF THE BOARD

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