



# ORIENTAL INTEREST BERHAD

[Company No. 272144-M]

## QUARTERLY REPORT

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The Board of Directors is pleased to announce the interim financial statements on consolidated results for the third quarter of financial year ending 30 June 2009.

### Condensed consolidated income statements for the financial period ended 31 March 2009

[The figures have not been audited.]

|  | Individual Quarter                                  |  | Cumulative Quarter                              |   |
|--|---|--|---|---|
|  | Current Year<br>3rd Quarter<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>3rd Quarter<br>31/03/2008<br>RM'000 | Current Year<br>To Date<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>Period<br>31/03/2008<br>RM'000 |
| Revenue  | 22,806  | 18,837   | 74,003  | 65,970  |
| Cost of sales  | (20,249)  | (14,954)   | (61,087)  | (52,461)  |
| <b>Gross profit</b>  | <b>2,557</b>  | <b>3,883</b>   | <b>12,916</b>                                   | <b>13,509</b>   |
| Other income   | 799   | 739  | 2,614   | 4,088   |
| Selling and marketing expenses   | (455)   | (794)  | (2,058)   | (3,105)   |
| Administrative expenses  | (2,022)   | (3,177)  | (6,036)   | (8,407)   |
| Other expenses   | (331)   | (322)  | (1,529)   | (1,514)   |
| <b>Operating profit</b>  | <b>548</b>  | <b>329</b>   | <b>5,907</b>                                    | <b>4,571</b>  |
| Finance costs  | (1)   | (2)  | (2)   | (4)   |
| Share of results of an associate   | 1,194   | 679  | 1,639   | 2,079   |
| <b>Profit before taxation</b>  | <b>1,741</b>  | <b>1,006</b>   | <b>7,544</b>                                    | <b>6,646</b>  |
| Taxation   | (507)   | (72)   | (1,424)   | (1,175)   |
| <b>Profit for the period</b>   | <b>1,234</b>  | <b>934</b>   | <b>6,120</b>                                    | <b>5,471</b>  |
| <b>Attributable to:</b>  |   |  |   |   |
| Equity holders of the Company  | 806   | 665  | 4,920   | 4,328   |
| Minority interests   | 428   | 269  | 1,200   | 1,143   |
|  | <b>1,234</b>  | <b>934</b>   | <b>6,120</b>                                    | <b>5,471</b>  |
| <b>Earnings per share attributable to equity holders of the Company:</b> |   |  |   |   |
| - Basic (sen)  | 0.89  | 0.73   | 5.43  | 4.78  |
| - Diluted (sen)  | N/A   | 0.73   | N/A   | 4.75  |

The condensed consolidated income statements should be read in conjunction with the annual financial report for the financial year ended 30 June 2008.



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**Condensed consolidated balance sheet as at 31 March 2009**  
[The figures have not been audited.]

|   | 31/03/2009<br>RM'000 | 30/06/2008<br>RM'000 |
|---|----------------------|----------------------|
| <b>ASSETS</b>   |                      |                      |
| <b>Non-current assets</b>   |                      |                      |
| Property, plant and equipment   | 26,631               | 27,722               |
| Land held for property development  | 9,154                | 9,228                |
| Investment properties   | 3,278                | 3,342                |
| Biological assets   | 409                  | 424                  |
| Prepaid lease payments  | 14,022               | 14,196               |
| Investment in associate   | 17,009               | 15,369               |
| Deferred tax assets   | 3,346                | 3,258                |
|   | 73,849               | 73,539               |
| <b>Current assets</b>   |                      |                      |
| Property development cost   | 86,623               | 81,337               |
| Inventories   | 8,852                | 10,244               |
| Developed Properties  | 5,081                | 5,521                |
| Trade receivables   | 36,015               | 46,807               |
| Other receivables   | 22,006               | 31,068               |
| Current tax recoverable   | 4,388                | 3,808                |
| Fixed deposits held as security for trade facilities                                    | 18                   | 18                   |
| Fixed deposits with licensed banks  | 40,987               | 40,002               |
| Cash and bank balances  | 26,478               | 20,792               |
|   | 230,448              | 239,597              |
| <b>TOTAL ASSETS</b>   | <b>304,297</b>       | <b>313,136</b>       |
| <b>EQUITY AND LIABILITIES</b>   |                      |                      |
| <b>Equity attributable to equity holders of the Company</b>                             |                      |                      |
| Share capital   | 90,545               | 90,545               |
| Reserves  | 180,039              | 181,910              |
|   | 270,584              | 272,455              |
| <b>Minority interests</b>   | 20,845               | 19,875               |
| <b>Total equity</b>   | 291,429              | 292,330              |
| <b>Non-current liabilities</b>  |                      |                      |
| Deferred tax liabilities  | 918                  | 995                  |
| <b>Current liabilities</b>  |                      |                      |
| Trade payables  | 5,892                | 15,134               |
| Other payables  | 4,996                | 4,420                |
| Current tax payable   | 935                  | 257                  |
| Bank overdrafts   | 127                  | -                    |
|   | 11,950               | 19,811               |
| <b>Total liabilities</b>  | 12,868               | 20,806               |
| <b>TOTAL EQUITY AND LIABILITIES</b>   | <b>304,297</b>       | <b>313,136</b>       |
| <b>Net assets per share attributable to ordinary equity holders of the Company (RM)</b> | 2.99                 | 3.01                 |

The condensed consolidated balance sheet should be read in conjunction with the annual financial report for the financial year ended 30 June 2008.



**Condensed consolidated statement of changes in equity  
for the financial period ended 31 March 2009**  
[The figures have not been audited.]

|  | --Attributable to Equity Holders of the Company-- |                   |               | Minority interests | Total equity |         |
|--|---|-------------------|---------------|--------------------|--------------|---------|
|  | Share capital                                     | Non-              |               |                    |              |         |
|  |   | distributable     | Distributable |                    |              |         |
| RM'000   | Share premium                                     | Retained earnings | Total         | RM'000             | RM'000       |         |
| <b>At 1 July 2007</b>                                    | 90,539  | 184               | 181,791       | 272,514            | 21,165       | 293,679 |
| Profit for the period                                    | -   | -                 | 4,328         | 4,328              | 1,143        | 5,471   |
| Total recognised income and expense for the period       | -   | -                 | 4,328         | 4,328              | 1,143        | 5,471   |
| Dividend paid  |   |                   |               |                    |              |         |
| - first and final in respect of preceding financial year | -   | -                 | (6,610)       | (6,610)            | -            | (6,610) |
| Issuance of ordinary shares:                             |   |                   |               |                    |              |         |
| - exercise of share options                              | 6   | 3                 | -             | 9                  | -            | 9       |
|  | 6   | 3                 | (6,610)       | (6,601)            | -            | (6,601) |
| <b>At 31 March 2008</b>                                  | 90,545  | 187               | 179,509       | 270,241            | 22,308       | 292,549 |
| <b>At 1 July 2008</b>                                    | 90,545  | 186               | 181,724       | 272,455            | 19,875       | 292,330 |
| Profit for the period                                    | -   | -                 | 4,920         | 4,920              | 1,200        | 6,120   |
| Total recognised income and expense for the period       | -   | -                 | 4,920         | 4,920              | 1,200        | 6,120   |
| Dividend paid  |   |                   |               |                    |              |         |
| - first and final in respect of preceding financial year | -   | -                 | (6,791)       | (6,791)            | -            | (6,791) |
| - interim in respect of current financial year           | -   | -                 | -             | -                  | (230)        | (230)   |
|  | -   | -                 | (6,791)       | (6,791)            | (230)        | (7,021) |
| <b>At 31 March 2009</b>                                  | 90,545  | 186               | 179,853       | 270,584            | 20,845       | 291,429 |

The condensed consolidated statement of changes in equity should be read in conjunction with the annual financial report for the financial year ended 30 June 2008.

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**Condensed consolidated cash flow statement  
for the financial period ended 31 March 2009**

[The figures have not been audited.]

|  | Period Ended         |                      |
|--|----------------------|----------------------|
|  | 31/03/2009<br>RM'000 | 31/03/2008<br>RM'000 |
| <b>Cash flows from operating activities</b>                                |                      |                      |
| Cash generated from operations   | 14,172               | 15,678               |
| Income tax paid  | (1,558)              | (3,061)              |
| Income tax refunded  | 430                  | 1,258                |
|  | <hr/>                | <hr/>                |
| Net cash generated from operating activities                               | 13,044               | 13,875               |
| <b>Cash flows from investing activities</b>                                |                      |                      |
| Interest received  | 1,323                | 1,421                |
| Dividends received   | -                    | 3,500                |
| Proceeds from sale of property, plant and equipment                        | 32                   | 501                  |
| Additions to property, plant and equipment                                 | (832)                | (384)                |
| Additions to land held for property development                            | -                    | (228)                |
| Proceeds from sale of biological assets                                    | -                    | 28                   |
| Additions to biological assets   | -                    | (33)                 |
|  | <hr/>                | <hr/>                |
| Net cash generated from investing activities                               | 523                  | 4,805                |
| <b>Cash flows from financing activities</b>                                |                      |                      |
| Proceeds from issuance of ordinary shares:                                 |                      |                      |
| - exercise of share options  | -                    | 9                    |
| Interest paid  | (2)                  | (4)                  |
| Dividend paid to minority interests  | (230)                | -                    |
| Dividend paid to Company's shareholders                                    | (6,791)              | (6,610)              |
|  | <hr/>                | <hr/>                |
| Net cash used in financing activities                                      | (7,023)              | (6,605)              |
|  | <hr/>                | <hr/>                |
| <b>Net change in cash and cash equivalents during the financial period</b> | 6,544                | 12,075               |
| <b>Cash and cash equivalents</b>   |                      |                      |
| - at the beginning of the period   | 60,794               | 50,861               |
|  | <hr/>                | <hr/>                |
| - at the end of the period   | 67,338               | 62,936               |
|  | <hr/>                | <hr/>                |

The condensed consolidated cash flow statement should be read in conjunction with the annual financial report for the financial year ended 30 June 2008.



**Notes to the quarterly report - 31 March 2009**

**A. Selected Explanatory Notes to the Interim Financial Statements as required under FRS 134**

[The figures have not been audited.]

**A.1. Basis of Preparation**

The interim financial statements have been prepared in accordance with Financial Reporting Standards ("FRS") 134 "Interim Financial Reporting" and Paragraph 9.22 of Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2008.

**A.2. Audit report of the Company for the preceding annual financial statements**

There was no qualification on the report of the auditors on the annual financial statements of the Company for the immediate preceding financial year.

**A.3. Seasonal or Cyclical Factors**

Seasonal or cyclical factors do not have any material impact on the Group's business operations.

**A.4. Exceptional and Extraordinary Items**

There were no exceptional and extraordinary items for the financial period under review.

**A.5. Changes in Estimates**

There were no material changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years.

**A.6. Debt and Equity Securities**

There were no issuance and/or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial year to date.

**A.7. Dividend Paid**

The first and final ordinary dividend of 10% (10 sen) gross per ordinary share, less 25% income tax (7.50 sen per share net), amounting to RM6.791million in respect of preceding financial year ended 30 June 2008, approved by the members at the Annual General Meeting of the Company held on 30 October 2008, had been paid on 28 November 2008.

**A.8. Valuation of Property, Plant and Equipment**

The valuations of property, plant and equipment have been brought forward without any amendments from the previous annual financial statements.

**A.9. Material Events Subsequent to the Interim Reporting Period**

There were no material events that have arisen subsequent to the end of the interim reporting period, which have not been reflected in the interim financial statements.



**Notes to the quarterly report - 31 March 2009**

**A.10. Changes in the Composition of the Group**

On 1 April 2009, the Company acquired 8 ordinary shares of RM1.00 each representing 80% of the issued and paid-up capital of OIB Foods & Beverages Sdn. Bhd. ("OIB F&B") for a total cash consideration of RM10,000.

OIB F&B has two wholly-owned subsidiaries namely OIB Recipe Sdn. Bhd. ("OIB Recipe") and OIB Confectionery Sdn. Bhd. ("OIB Confectionery").

OIB F&B is an investment holding company. OIB Recipe is a dormant company and its intended principal activity would be the manufacturing of all kinds of consumer goods. OIB Confectionery is a dormant company and its intended principal activity would be in retailing business.

The acquisition does not have any material impact on OIB Group's earnings for the financial year ending 30 June 2009 nor the consolidated net assets of OIB Group.

**A.11. Segmental Reporting**

|   | Property<br>Development<br>RM'000 | Manufacturing<br>RM'000 | Others<br>RM'000 | Eliminations<br>RM'000 | Consolidated<br>RM'000 |
|---|-----------------------------------|-------------------------|------------------|------------------------|------------------------|
| <b>Current period ended<br/>31 March 2009</b> |                                   |                         |                  |                        |                        |
| Revenue                                       | 84,490                            | 23,580                  | 998              | (35,065)               | 74,003                 |
| Intra-segment revenue                         | (31,306)                          | (3,759)                 | -                | 35,065                 | -                      |
| Inter-segment revenue                         | -                                 | -                       | -                | -                      | -                      |
| External revenue                              | <u>53,184</u>                     | <u>19,821</u>           | <u>998</u>       | <u>-</u>               | <u>74,003</u>          |
| Segment result                                | 4,918                             | 91                      | 768              | -                      | 5,777                  |
| Unallocated income                            |                                   |                         |                  |                        | 264                    |
| Unallocated expenses                          |                                   |                         |                  |                        | (134)                  |
| Operating profit                              |                                   |                         |                  |                        | <u>5,907</u>           |
| Finance costs                                 |                                   |                         |                  |                        | (2)                    |
| Share of results of an associate              |                                   |                         | 1,639            |                        | 1,639                  |
| Profit before taxation                        |                                   |                         |                  |                        | <u>7,544</u>           |



**Notes to the quarterly report - 31 March 2009**

**A.11. Segmental Reporting [continued]**

| <b>Corresponding period ended</b> |               |               |              |          |               |
|-----------------------------------|---------------|---------------|--------------|----------|---------------|
| <b>31 March 2008</b>              |               |               |              |          |               |
| Revenue                           | 54,600        | 30,266        | 4,660        | (23,556) | 65,970        |
| Intra-segment revenue             | (15,532)      | (4,524)       | (3,500)      | 23,556   | -             |
| Inter-segment revenue             | -             | -             | -            | -        | -             |
| External revenue                  | <u>39,068</u> | <u>25,742</u> | <u>1,160</u> | <u>-</u> | <u>65,970</u> |
| Segment result                    | 4,285         | (1,117)       | 1,283        | -        | 4,451         |
| Unallocated income                |               |               |              |          | 276           |
| Unallocated expenses              |               |               |              |          | (156)         |
| Operating profit                  |               |               |              |          | <u>4,571</u>  |
| Finance costs                     |               |               |              |          | (4)           |
| Share of results of an associate  |               |               | 2,079        |          | 2,079         |
| Profit before taxation            |               |               |              |          | <u>6,646</u>  |

**A.12. Contingent Liabilities**

There were no contingent liabilities required for the Group as at 8 May 2009, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements and there were no changes in contingent liabilities since the last annual balance sheet date.



**Notes to the quarterly report - 31 March 2009**

**B. Additional Information required by the Bursa Malaysia Securities Listing Requirements in relation to the issuance of the Interim Financial Statements**

[The figures have not been audited.]

**B.1. Review of Performance of the Company and its Principal Subsidiaries**

The Group registered RM22.806million and RM1.741million in revenue and profit before taxation respectively for the reporting financial quarter, resulting in 21% and 73% increase in both revenue and profit before taxation respectively compared with the corresponding quarter. The better sales results were mainly attributable to higher progress billings from the Property Division whilst the increase in profit before taxation was mainly attributable to the Group's share of associate's results which had improved tremendously as well as the Manufacturing Division which had just breakeven, due mainly to gain on foreign exchange, as compared with operating loss experienced in the corresponding quarter.

Share of profit from associated company, Brilliant Delta, increased by 76% compared with the corresponding quarter mainly as a result of housing project launched in the preceding quarter was in advanced stage of its development coupled with some savings from over-accrued costs in respect of previously completed housing scheme.

**B.2. Material Changes in the Quarterly Results as compared with the Preceding Quarter**

The Group reported 20% and 51% decrease in revenue and profit before taxation respectively compared with the immediate preceding financial quarter. Billings and profit before taxation decreased by 15% and 91% respectively for Property Division, mainly as a result of the exceptional performance in the preceding quarter which experienced a higher progress billings from the more lucrative property projects; as well as profit margin revisions during the current quarter to reflect the effect of the economic crisis which has affected sales prices whilst a majority of costs, including fixed expenses to various authorities remain high. Similarly, the Manufacturing Division reported 31% and 66% decrease in revenue and profit before taxation respectively compared with the immediate preceding financial quarter mainly due to weak US market which accounted for substantial portion of sales of the Division and experiencing lower profit margin mainly due to lower end product sales mix and lower economies of scale.

Share of profit from associated company, Brilliant Delta, increased by more than 3 times mainly due to higher progress billings from its housing project that was entering advanced stage of the development cycle.

**B.3. Prospects for the Current Financial Year**

Although the general business climate in Malaysia and globally did not improve over the last financial quarter, and the consumers and house buyers confidence level and optimism remain low at present, with general consensus that the situation will continue for the remaining period of the current financial year; the Group is expected to withstand the current economic downturn mainly with contribution from its various housing projects which are still expected to be profitable; and at the same time, the Group is closely monitoring over its manufacturing division operations. Therefore, the Board is of the opinion that the Group's operations will be profitable for the year ending 30 June 2009.

**B.4. Variance of Actual Profit from Forecast Profit**

Not applicable. The Group has not given any profit forecast nor profit guarantee in respect of any corporate proposals.





Notes to the quarterly report - 31 March 2009

**B.5. Taxation**

|   | Individual Quarter                                  |  | Cumulative Quarter                              |   |
|---|---|--|---|---|
|   | Current Year<br>3rd Quarter<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>3rd Quarter<br>31/03/2008<br>RM'000 | Current Year<br>To Date<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>Period<br>31/03/2008<br>RM'000 |
| Malaysian income tax based on the profit for the financial period   | 1,027   | 647  | 2,247   | 2,197   |
| Transfer to/(from) deferred taxation                                | 96  | (537)  | (136)   | (984)   |
| Taxation (over)/underprovided in respect of prior financial periods | (616)   | (38)   | (687)   | (38)  |
|   | <u>507</u>  | <u>72</u>  | <u>1,424</u>                                    | <u>1,175</u>  |

The Group's effective tax rate for the reporting quarter is higher than the statutory tax rate mainly due to certain subsidiaries experiencing business losses.

**B.6. Profits on Sale of Investments and/or Properties**

There were no disposals of investments or properties outside the ordinary course of business of the Group for the current financial year to date.

**B.7. Quoted Securities**

There were no purchases or disposals of quoted securities for the current financial year to date. The Group did not have any investment in quoted securities as at the end of the reporting period.

**B.8. Status of Corporate Proposals**

On 1 April 2009, the Company acquired 8 ordinary shares of RM1.00 each representing 80% of the issued and paid-up capital of OIB Foods & Beverages Sdn. Bhd. ("OIB F&B") for a total cash consideration of RM10,000.

**B.9. Group Borrowings and Debt Securities**

The Group's borrowings as at the end of the reporting period are as follows:

| [All denominated in Ringgit Malaysia]    | 31/03/2009<br>RM'000 | 31/03/2008<br>RM'000 |
|--|----------------------|----------------------|
| Short Term: Other borrowings - Unsecured | 127                  | 988                  |
|  | <u>127</u>           | <u>988</u>           |

**B.10. Off Balance Sheet Financial Instruments**

There were no financial instruments with off balance sheet risk as at 8 May 2009, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements.

**B.11. Changes in Material Litigation**

There were no pending material litigation as at 8 May 2009, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements.



**Notes to the quarterly report - 31 March 2009**

**B.12. Dividend**

- (a) (i) The members had approved the payment of a first and final ordinary dividend of 10% per share, less 25% income tax, in respect of financial year ended 30 June 2008 at the Annual General Meeting of the Company held on 30 October 2008;
- (ii) The gross amount per share is 10 sen, less 25% income tax (7.50 sen per share net);
- (iii) For the previous corresponding period, the gross amount per share of the first and final ordinary dividend paid was 10 sen, less 27% income tax (7.30 sen per share net);
- (iv) The aforesaid approved dividend was paid on 28 November 2008; and
- (v) In respect of deposited securities, entitlement to the aforesaid approved dividend was determined on the basis of the record of depositors as at 4.00 p.m. on 13 November 2008.
- (b) The Board of Directors does not recommend any payment of interim dividend in respect of the current financial year ending 30 June 2009.

**B.13. Earnings Per Share ("EPS")**

|  | Individual Quarter                                     |  | Cumulative Quarter                                 |   |
|--|--|--|--|---|
|  | Current<br>Year<br>3rd Quarter<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>3rd Quarter<br>31/03/2008<br>RM'000 | Current<br>Year<br>To Date<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>Period<br>31/03/2008<br>RM'000 |
| (a) <b>Basic</b>   |  |  |  |   |
| Profit attributable to ordinary equity holders of the Company        | <u>806</u>   | <u>665</u>   | <u>4,920</u>                                       | <u>4,328</u>  |
| Number of ordinary shares in issue at beginning of the period ('000) | 90,545   | 90,539   | 90,545   | 90,539  |
| Effect of shares issued pursuant to Company's ESOS ('000)            | -  | -  | -  | 4   |
| Weighted average number of ordinary shares outstanding ('000)        | <u>90,545</u>  | <u>90,539</u>  | <u>90,545</u>                                      | <u>90,543</u>   |
| Basic EPS (sen)  | <u>0.89</u>  | <u>0.73</u>  | <u>5.43</u>  | <u>4.78</u>   |

Basic earnings per share is calculated by dividing profit for the financial period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares in issued during the financial period.



Notes to the quarterly report - 31 March 2009

B.13. Earnings Per Share ("EPS") [continued]

|   | Individual Quarter                                  |  | Cumulative Quarter                              |   |
|---|---|--|---|---|
|   | Current Year<br>3rd Quarter<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>3rd Quarter<br>31/03/2008<br>RM'000 | Current Year<br>To Date<br>31/03/2009<br>RM'000 | Preceding Year<br>Corresponding<br>Period<br>31/03/2008<br>RM'000 |
| (b) Diluted   |   |  |   |   |
| Profit attributable to ordinary equity holders of the Company   | <u>806</u>  | <u>665</u>   | <u>4,920</u>                                    | <u>4,328</u>  |
| Weighted average number of ordinary shares outstanding ('000)   | 90,545  | 90,539   | 90,545  | 90,543  |
| Adjustment per share options ('000)   | (2,133)   | 364  | (740)   | 489   |
| Weighted average number of ordinary shares outstanding after adjustment for the effect of all dilutive potential ordinary shares ('000) | <u>88,412</u>                                       | <u>90,903</u>  | <u>89,805</u>                                   | <u>91,032</u>   |
| Diluted EPS (sen)   | <u>N/A</u> *  | <u>0.73</u>  | <u>N/A</u> *                                    | <u>4.75</u>   |

For the purpose of calculating diluted earnings per share, weighted average number of ordinary shares in issued during the financial period is adjusted for the dilutive effects of all potential ordinary shares. The Company has only one category of dilutive potential ordinary shares, which are share options granted to employees pursuant to ESOS.

\* No computation of diluted earnings per share in respect of the above-mentioned financial periods were made as the potential ordinary shares were anti-dilutive.

By order of the Board

Lam Voon Kean (MIA 4793)  
[Company Secretary]

14 May 2009