

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL

5.1 SUBSTANTIAL SHAREHOLDERS AND PROMOTERS

5.1.1 Shareholdings

The substantial shareholders (holding 5% or more in the share capital) and promoters of the BSL Group and their shareholdings in BSL Group after the Public Offering illustrated below are based on the assumption that the Public Offering Shares allocated to eligible directors, employees and business associates of BSL and its subsidiaries are fully taken up by the respective parties:

Name	Designation	Nationality/ Country of Incorporation	After the Public Offering			
			Direct		Indirect	
			No. of shares	%	No. of shares	%
Substantial Shareholders						
Esteem Role	-	Malaysia	49,980,000	51.00	-	-
Dato' Hamzah Mohd Salleh	Non-Independent Non-Executive Director	Malaysian	19,599,937	20.00	-	-
Ngiam Tong Kwan	Executive Chairman	Malaysian	406,315	0.41	49,980,000 ¹	51.00
Nyeam Tong Eng @ Ngiam Tong Yang	-	Malaysian	269,361	0.27	49,980,000 ¹	51.00
Teh Eng Hock	-	Malaysian	269,361	0.27	49,980,000 ¹	51.00
Promoters						
Esteem Role	-	Malaysia	49,980,000	51.00	-	-
Ngiam Tong Kwan	Executive Chairman	Malaysian	406,315	0.41	49,980,000 ¹	51.00
Teh Yoon Loy	Executive Director	Malaysian	36,347	0.04	-	-
Yukihiro Eguchi	Executive Director	Japanese	58,445	0.06	-	-

Note:

1. Deemed interest by virtue of his shareholding in Esteem Role of more than 15%.

5.1.2 Profile

Dato' Hamzah Mohd Salleh, Ngiam Tong Kwan, Teh Yoon Loy and Yukihiro Eguchi are Directors of BSL and their profiles are disclosed in Section 5.2.1 of this Prospectus. The profile of the other substantial shareholder and promoter namely, Esteem Role is as follows:

Esteem Role

Esteem Role was incorporated on 8 July 2004 in Malaysia under the Act as a private limited company. It is principally an investment holding company.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (*Cont'd*)

As at 19 September 2005, the authorised share capital of Esteem Role is RM500,000 comprising 500,000 ordinary shares of RM1.00 each ("Esteem Role Shares"). The issued and paid-up share capital of Esteem Role is RM100,002 comprising 100,102 Esteem Role Shares.

Shown below are the particulars of directors and substantial shareholders of Esteem Role and their respective shareholdings in Esteem Role as at 19 September 2005:

Name	Nationality	Direct		Indirect	
		No. of shares	%	No. of shares	%
Directors:					
Ngiam Tong Kwan	Malaysian	39,834	39.83	-	-
Nyeam Tong Eng @ Ngiam Tong Yang	Malaysian	26,402	26.40	-	-
Teh Eng Hock	Malaysian	26,402	26.40	-	-
Teh Yoon Loy	Malaysian	3,559	3.56	-	-
Yukihiro Eguchi	Japanese	2,023	2.02	-	-
Substantial shareholders:					
Ngiam Tong Kwan	Malaysian	39,834	39.83	-	-
Nyeam Tong Eng @ Ngiam Tong Yang	Malaysian	26,402	26.40	-	-
Teh Eng Hock	Malaysian	26,402	26.40	-	-

The profiles of other substantial shareholders, namely Nyeam Tong Eng @ Ngiam Tong Yang and Teh Eng Hock are as follows:

Nyeam Tong Eng @ Ngiam Tong Yang, aged 66, is a substantial shareholder in BSL. He is currently a Director in BSLI. He previously runs a family restaurant business for more than 30 years.

Teh Eng Hock, aged 50, is a substantial shareholder in BSL. He was working in a company that is involved in engineering works for 15 years. He was also involved in the lorry transportation business for 12 years up to 1998. He is currently a Director in BSLI.

5.1.3 Substantial Shareholders' and Promoters' Directorships and Substantial Shareholdings in Other Public Corporations for the Past Two (2) Years

Save as disclosed in Section 5.2.3 of this Prospectus, no other substantial shareholders and/or promoters of the Company has any directorships and/or substantial shareholdings in other public corporations for the past two (2) years preceding 19 September 2005.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (*Cont'd*)

5.1.4 Changes in Substantial Shareholders' and Promoter's Shareholdings in BSL for the Past Three (3) Years

Save as disclosed below, there have been no changes in the substantial shareholders' and promoters' shareholdings in BSL since incorporation:

	(I) After Acquisitions				After (I), Rights Issue and Transfer			
	Direct		Indirect		Direct		Indirect	
	No. of Shares	%	No. of Shares	%	No. of Shares	%	No. of Shares	%
Esteem Role	-	-	-	-	49,980,000	64.39	-	-
Dato' Hamzah Mohd Salleh	20,999,940	28.40	-	-	22,049,937	28.40	-	-
Ngiam Tong Kwan	21,069,940	28.50	-	-	2,214,215	2.85	49,980,000 ¹	64.39
Nyeam Tong Eng @ Ngiam Tong Yang	13,964,960	18.89	-	-	1,467,561	1.89	49,980,000 ¹	64.39
Teh Eng Hock	13,964,960	18.89	-	-	1,467,561	1.89	49,980,000 ¹	64.39
Teh Yoon Loy	1,882,667	2.54	-	-	-	-	-	-
Yukihiro Eguchi	1,106,000	1.50	-	-	-	-	-	-

Note:

1. Deemed interest by virtue of his shareholding in Esteem Role of more than 15%.

5.2 DIRECTORS

5.2.1 Profile

Ngiam Tong Kwan, aged 55, is the Executive Chairman and founder of the BSL Group, and was appointed to the Board on 28 April 2005. He started his career as an apprentice tool maker in 1966 at Perusahaan Winco Sdn Bhd, which was involved in tool making and metal stamping. Five (5) years later, he was promoted to Production Supervisor in the production department. Besides supervising employees in the production department, he was also involved in production and material planning. He was later promoted to the Sales Manager. Mr. Ngiam left Perusahaan Winco Sdn Bhd in 1978 to set up BSLI. Mr. Ngiam has guided BSLI through a steady growth over the years. His key management philosophies are people development, continual improvement, prudent financial control and honesty. He is also the director and co-founder of Unique, Crestronics and Kotamech. He is actively involved in the daily operations of the Group, corporate planning and execution of strategic business directions of the Group.

Ngiam Tee Wee, aged 37, is the Chief Executive Officer of BSL. He was appointed to the Board on 28 April 2005. He is also a member of the Audit Committee. He obtained his Bachelor of Land Surveying degree from the University of Melbourne, Australia in 1993. He began his career in Unique as a Factory Manager in 1993. In 1995, he joined BSLI as an Operations Manager. He successfully completed his ISO 9000 Lead Assessor training in 1997, and subsequently led BSLI to ISO 9002 certification in 1998 as a Management Representative. He was promoted to General Manager in 2000 where his responsibilities encompass overseeing daily operations, sales and marketing, R&D and engineering. His responsibilities in the Group are mainly to assist the Executive Chairman to manage the day to day management and business development as well as implementation of corporate strategies for the Group.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (*Cont'd*)

Ngiam Tee Yang, aged 39, is the Executive Director of BSL Group and was appointed to the Board on 28 April 2005. He obtained his Bachelor of Engineering degree from the National University of Singapore in 1989. Upon graduation, he started work as a Management Trainee in Miyoshi Precision (S) Pte. Ltd., a Japanese precision metal stamping company in Singapore. He was attached to different departments holding various positions such as the Assistant Manager of purchasing department and Sales Manager. During this time, he obtained the Graduate Diploma in Sales and Marketing Management certification in 1992 from Temasek Polytechnic, Singapore. He joined BSLI as the Business Development Manager in 1992. In 1999, he was appointed the Deputy Managing Director for Crestronics. His duties include managing the day-to-day operations and business development for Crestronics.

Teh Yoon Loy, aged 48, is the Executive Director of the BSL Group and was appointed to the Board on 28 April 2005. He is currently the Managing Director of Unique and is responsible for overall day-to-day operations of Unique. He also oversees the business development of Unique. He obtained a degree in business administration from Louisiana State University, United States of America in 1982. Upon graduation, he started his career as a credit and marketing officer in Sincere Leasing Sdn Bhd. He joined BSLI as a finance manager in 1984. He then joined Unique in 1989 as a Director.

Yukihiro Eguchi, aged 43, is the Executive Director of the BSL Group and was appointed to the Board on 28 April 2005. He is also the Operations Director of Crestronics. He graduated from Tokyo Technical High School in 1981. Upon graduation, he joined his family business, Bright Trading Corporation, Tokyo as an Automotive Mechanical Engineer. In 1986, he joined an American audio-video company, SounDesign Corporation, Tokyo Branch as an Engineer. During this time, he traveled frequently to Korea from 1986 to 1987 and was stationed in Taiwan from 1988 to 1991. In 1992, he joined New Tech Corporation, Tokyo as an Engineer in the R&D department. In 1994, he was officially transferred to Nouveau Tech (M) Sdn. Bhd., the Malaysian factory of New Tech Corporation as General Manager of the QC department. Subsequent to that, he joined and invested in Crestronics in 1999. His main responsibility as the Operations Director in Crestronics is to manage the overall and day-to-day operations of Crestronics.

Dato' Hamzah Mohd Salleh, aged 56, is the Non-Independent Non-Executive Director of the BSL Group and was appointed to the Board on 28 April 2005. He graduated with a Diploma in Management from the Malaysian Institute of Management in 1980 and a Masters Degree in Business Administration from the University of Bath, United Kingdom in 1989. He was an Audit Assistant with PricewaterhouseCoopers (formerly known as Price Waterhouse & Co.) from 1969 to 1975 and worked for five (5) years as Finance and Administration Manager in Pillar Naco Malaysia Sdn Bhd, which deals with architectural metal fabrication. From 1980 to 1993, he held various senior management positions in Pernas Sime Darby Group and the Sime Darby Group of companies. Presently, he is the Chief Executive Officer of Spanco Sdn Bhd, a fleet management specialist. He has been the Director of PDZ Holdings Berhad since 1996, Furniweb Industrial Products Berhad since 2003 and Focus Dynamics Technology Berhad since 2005. In addition, he is a director of various other private companies.

Gan Leng Swee aged 54, is the Independent Non-Executive Director of the BSL Group. He was appointed to the Board on 28 April 2005. He is the Chairman of the Audit, Remuneration and Nomination Committee. He holds a Bachelor of Economics from University of Malaya. Upon graduation, he began his career with Citibank N.A. in 1974 as a trainee officer and subsequently progressed to Assistant Vice President for the Institutional Banking Group. He left in 1984 and joined the MBF Group as an Associate Director in Dow MBF Ltd. Hong Kong and later became the General Manager of MBF Leasing Sdn Bhd. From 1986 to 1990, he served in various senior credit positions for Oriental Bank, Kuala Lumpur and Overseas Union Bank, Singapore. He ventured into a stockbroking company, G.K. Goh (Stockbrokers) Pte Ltd, Singapore as a dealer's representative for institutional sales for a year before setting up his own corporate consultancy practice involving corporate restructuring, recoveries, mergers and acquisitions and information technology ventures. In 1998 he was contracted to Kepple Bank Philippines for a year as the Chief Operating Officer. He is currently a Director of Fututech Berhad and Watta Holdings Berhad.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (*Cont'd*)

Chong Ai Wan, aged 32, is the Independent Non-Executive Director of the BSL Group. She was appointed to the Board on 28 April 2005. She is also a member of the Audit Committee. She graduated with a Bachelor of Commerce (Accounting and Finance) degree from the University of Western Australia in 1995. She also holds a Masters in Business Administration (Techno and Entrepreneurship) from University Technology Malaysia. She is a member of various professional bodies, which include the Institute of Internal Auditors (U.S.A), Malaysia Institute of Accountants and the CPA Australia. She started her career as a tax consultant assistant in KPMG Tax Services Sdn Bhd in 1996. Subsequently she joined Messrs Ong Boon Bah & Co. as an auditor in 1997 where she stayed for 3 years. In 2001, she joined Watta Holdings Berhad as an Assistant Manager of the internal audit department. She is currently a business advisor for two private limited companies.

Dato' Kalsom Abdul Rahman, aged 57, is the Independent Non-Executive Director of the BSL Group. She was appointed to the Board on 28 April 2005. She holds a Bachelor of Economics (Honours) degree from University Malaya and a Masters in Business Administration (Finance) from University of Oregon, United States of America. She has served in various capacities in MITI, including as the Director of Industrial Development and Minister Counselor (Economic Affairs) of the Mission of Malaysia to European Union in Brussels, Belgium, Chief Executive Officer of the Small and Medium Industries Development Corporation (SMIDEC) and Deputy Secretary General (Industry) of MITI. She currently sits on the Board of Malaysian Industrial Development Finance (MIDF) Berhad, Chemical Companies of Malaysia Berhad, Malaysian International Shipping Corporation Berhad, Lion Forest Industries Berhad, Hyundai-Sime Darby Berhad and other private limited companies. She is the Chairman of SMIDEC, an agency under MITI responsible for the development of small and medium enterprises, and the Chairman of the Executive Committee of Invest-In-Penang Berhad, a state agency responsible for the promotion of investments and business in Penang.

5.2.2 Directors' Shareholdings in BSL

The shareholdings of the Directors in BSL Group after the Public Offering illustrated below are based on the assumption that the Public Offering Shares allocated to eligible directors, employees and business associates of BSL and its subsidiaries are fully taken up by the respective parties.

Directors	Direct		Indirect	
	No. of shares	%	No. of shares	%
Ngiam Tong Kwan	406,315	0.41	49,980,000 ¹	51.00
Ngiam Tee Wee	100,000	0.10	-	-
Ngiam Tee Yang	100,000	0.10	-	-
Teh Yoon Loy	36,347	0.04	-	-
Yukihiro Eguchi	58,445	0.06	-	-
Dato' Hamzah Mohd Salleh	19,599,937	20.00	-	-
Gan Leng Swee	60,000	0.06	-	-
Chong Ai Wan	60,000	0.06	-	-
Dato' Kalsom Abdul Rahman	1,048,170	1.07	-	-

Note:

1. Deemed interest by virtue of his shareholding in Esteem Role of more than 15%.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (*Cont'd*)

5.2.3 Directors' Directorships and/or Substantial Shareholdings in Other Public Corporations for the Past Two (2) Years

Save as disclosed below, none of the Directors have any other directorships and/or substantial shareholdings (5% or more of the issued and paid-up share capital) in other public corporations for the past two (2) years preceding 19 September 2005.

Name	Company	Date of appointment	Date of resignation	No. of shares held as at 19 September 2005			
				Direct	%	Indirect	%
Dato' Hamzah Mohd Salleh	Furniweb Industrial Products Berhad	21.07.2003	-	150,000	0.0016	-	-
	PDZ Holdings Berhad	09.04.1996	-	-	-	-	-
	Focus Dynamics Technology Berhad	07.09.2005	-	-	-	-	-
	Malaysia Steel Works (KL) Bhd*	-	-	-	-	-	-
Gan Leng Swee	Fututech Berhad	15.01.1996	-	-	-	-	-
	Watta Holdings Berhad	16.10.1998	-	382,029	0.90	-	-
Dato' Kalsom Abdul Rahman	Chemical Company of Malaysia Berhad	27.05.2004	-	-	-	-	-
	Lion Forest Industries Berhad	23.08.2004	-	-	-	-	-
	Malaysian International Shipping Corporation Berhad	27.10.2004	-	-	-	-	-
	Malaysian Industrial Development Finance Berhad	22.02.2001	-	-	-	-	-
	Hyundai-Sime Darby Berhad	01.03.2005	-	-	-	-	-

Note:

* *He was previously a substantial shareholder, but his shareholdings has since been disposed.*

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5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL *(Cont'd)*

5.2.4 Directors' Remuneration and Benefits

The remuneration and benefits paid to the Directors of BSL for services rendered in all capacities to the Company and its subsidiaries for the financial year ended 31 August 2004 amounted to RM946,090. For the financial year ended 31 August 2005, the amount payable to the Directors of BSL is estimated at RM1,140,300.

The number of Directors in the various remuneration bands is as follows:

Remuneration Band	Financial year ended 31 August 2004			Financial year ended 31 August 2005		
	Executive/ Managing Director	Non- Executive Director	Total	Executive/ Managing Director	Non- Executive Director	Total
Below RM50,000	-	-	-	-	-	-
Between RM50,001 and RM150,000	1	-	1	-	-	-
Between RM150,001 and RM250,000	3	-	3	3	-	3
Above RM250,001	1	-	1	2	-	2

5.3 AUDIT COMMITTEE

The Committee comprises the following Board Members:

Name	Designation	Directorship
Gan Leng Swee	Chairman of Committee	Independent Non-Executive Director
Ngiam Tee Wee	Member of Committee	Executive Director
Chong Ai Wan	Member of Committee	Independent Non-Executive Director

The Audit Committee is responsible for the recommendations to the Board regarding the selection of the external auditors, reviewing the results and scope of the audit and other services provided by the Group's external auditors and reviews and evaluates the Group's internal audit and control functions. The Audit Committee is also responsible for the assessment of financial risk and matters relating to related party transactions and conflict of interests. The Audit Committee may obtain advice from independent parties and other professionals in the performance of its duties.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (*Cont'd*)

5.4 KEY MANAGEMENT AND TECHNICAL PERSONNEL

5.4.1 Profile

The profiles of Ngiam Tong Kwan, Ngiam Tee Yang, Ngiam Tee Wee, Teh Yoon Loy and Yukihiro Eguchi are disclosed in Section 5.2.1 of this Prospectus and the profiles of other key management and technical personnel are as follow:

Chay Jiun Yee, aged 32, is the Group Accounts Manager for the BSL Group, who oversees the entire Group's accounts. He obtained the Association of Chartered Certified Accountants (ACCA) accreditation from the Systematic Business Training Center in 1996. He joined Messrs Tan Peng Sam & Co. in 1995 as an auditor, where he worked for four (4) years before leaving as an Audit Senior. Gaining the requisite experience in auditing, he moved to the commercial sector and joined Malayan United Industries Berhad as an Accounts Executive in the corporate finance department. In 2001, he joined Pertama Metal Industries Sdn Bhd as an Accountant. Two (2) years later, he moved on to Malaysian Brass Industries Sdn Bhd, where he served as an Accountant for two (2) more years. With his vast experience in accounting, he joined the Group in 2004 as Group Accounts Manager and is responsible for accounting and management reporting of the Group. He is a member of the Malaysian Institute of Accountant and a Fellow Certified Chartered Accountant of the ACCA.

Koh Ah Mee, aged 56, is the Human Resources Manager for the Group. His responsibilities include managing day to day human resources and administrative matters of the Group. He also holds a Licence Secretary from the ROC, which he obtained in 1990. Prior to joining BSLI in 1992, he was an auditor with Messrs Ooi & Co. for several years before starting his own business, Koh Management Services, providing secretarial services. Koh Management Services was wound up when he joined BSLI in 1992.

Teh Pen Sim, aged 51, is the Financial Controller of BSLI. She has been with the Group since 1979. Her duties as a financial controller include overseeing the finance and accounting matters of the Group. She also supervises the day-to-day management of the Group's cashflow.

Lee Weng Keat, aged 37, has been with BSLI since 1991, where he initially joined the production planning division and was subsequently transferred to the purchasing department. He is currently the Operations Manager of BSLI. His main responsibilities include overseeing the development of new products, and seeking and improving new as well as current markets for the products. To help him achieve this, he needs to foster a good relationship with customers to ascertain their needs and requirements. He previously worked in the production department of Hitachi Electronic Devices (S) Pte. Ltd. for four (4) years and in the planning and production sector of Hewlett Packard (M) Sdn Bhd for another three (3) years prior to joining BSLI.

Lee Soon Hook, aged 46 is currently the R&D/Engineering Manager. He joined the tooling and design division of BSLI in 1982 and was subsequently promoted to the Tooling and Design Manager. Some of his major job scope includes overseeing the development of new tooling and moulds according to customers' requirements as well as the repair and maintenance of existing moulds. He also manages the day to day operations of the tooling and design department to ensure timely completion of moulds to meet production requirements. Prior to joining BSLI, he has four (4) years of valuable experience as a tool room technician in Matsushita Industrial Corporation Sdn. Bhd.

Chan Choon Keuw, aged 46, is the Production Manager of BSLI and is mainly responsible for monitoring and controlling the efficiency and productivity of the manufacturing process, as well as the quality of products. His duties also include maintaining a high standard of housekeeping and good layout of the production floor and related manufacturing area, as well as continuously managing trainings and activities to achieve production goals and targets. He joined the tooling and design division of BSLI in 1983 and was later promoted to the post of QC Manager. Subsequent to that, he became the Production Manager of BSLI. Prior to joining BSLI, he was working with Matsushita Industrial Corporation Sdn Bhd for four (4) years as a tool room technician.

5. **INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL** (*Cont'd*)

Mohd Zaid Bin Abdullah, aged 45, is the Factory Manager of Unique. He joined Unique in 1994 as a QC and QA Executive with twenty (20) years of experience as a Technician in SME Ordnance Sdn Bhd. His previous working experience include serving as a Technician with Zelleco Engineering Sdn Bhd. He was the Assistant Factory Manager in Unique and was subsequently promoted to Factory Manager in 2000. As a Factory Manager, he is responsible for ensuring that the factory's operations run smoothly, which would include the careful and proper fabrication of moulds and dies, minimal interruptions to the production processes and timely delivery of products to customers.

Yap Wai Keong, aged 38, is the Manager for the moulds and dies design department in Unique. He started his career by joining BSLI in 1984 as a Technician. He then moved to Kein Hing Industry Sdn Bhd in 1994 as an Assistant Supervisor for the mould and die design division. Subsequently, he joined Unique in 1998 as the Supervisor for the moulds and dies department. As a Supervisor, his main job function is to manage the construction, modification, maintenance and servicing of moulds and dies, to minimise disruptions in the production processes. He is also responsible to make certain that all moulds and dies used in the production processes meet required specifications.

Goh Thiam Hock, aged 45, has been the General Manager of Crestronics since March 2003. He accumulated vast working experiences in various fields prior to joining Crestronics. He started as the Line Leader with Matsushita Electric (M) Berhad from 1976 to 1985 before moving on to become a Marketing Manager in a public listed company for three (3) years. Following that, he joined Philips JVC Video Manufacturing (M) Sdn Bhd as an Executive in the Final Assembly Department in 1989, and was promoted to Manager in 1993. He remained with Philips JVC Video Manufacturing (M) Sdn Bhd up to 1999. He held the position of General Manager in SKI Corporation Sdn Bhd for two (2) years before switching to Leap Venture (M) Sdn Bhd as the Operations Manager, up to 2003. Since then, he has been the General Manager of Crestronics. His main responsibility as a General Manager in Crestronics is to assist the Operations Director in the all aspects of operations such as production, engineering quality, planning, material control, personnel and administration.

Lim Lam Seng, aged 36, is the Assembly Department Manager in Crestronics with 14 years of experience in the assembly field. He joined Crestronics in October 1999 as a Supervisor of the assembly department and was subsequently promoted to Manager in the same department. As the Manager of the assembly department, he is empowered with the responsibility to manage the overall assembly production processes and also the quality of products. His duties also include monitoring and measuring processes and products at appropriate stages of production. Besides that, he also ensures that the current product identification and traceability method is adequate. Prior to joining Crestronics, he served as a Supervisor for five (5) years in both Extron (M) Sdn Bhd and Nouveau Tech (M) Sdn Bhd respectively.

Loh Chee Cheong, aged 38, is the Manager of the engineering department in Crestronics. He graduated with a Bachelor of Engineering degree from Monash University, Australia in December 1991. He previously served as a Senior Engineer in Sony TV Industries (M) Sdn Bhd from 1992 to 1995. With four (4) years of invaluable experience, he secured employment with BSLI as the Production Assistant Manager in 1996. He served BSLI for three (3) years before being transferred to Crestronics in 1998, holding the similar position. Subsequently, he was promoted to his current position in 1999. His main job scope as the Manager of the engineering department is to evaluate new parts and sample of products/components. He also oversees all engineering activities such as new products start up and specification preparation, as well as providing the necessary tools, equipments, fixtures, process control, equipment maintenance and calibration to the manufacturing department to enable production to build product according to engineering specifications and customer requirements.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (*Cont'd*)

Tang Chorng Jong, aged 50 is the QC Manager in Crestronics, with responsibilities comprising development, implementation and maintenance of Quality Management System, Incoming Quality Control of raw materials and Outgoing Quality Assurance of products/components. In 1986, he graduated from Universiti Sains Malaysia with a Honors Degree in Physics. He first started his career as a teacher in Methodist College from 1987 to 1988. Following that he worked as a QC Manager with Extron (M) Sdn Bhd (Extron) up to 1993. With five (5) years of QC experience in Extron, he attained the position of QC Assistant General Manager in Nouveau Tech (M) Sdn Bhd in 1993. Ensuing that, he joined Crestronics as the QC Manager in 1999.

5.4.2 Key Management and Technical Personnel's Shareholdings in BSL

The shareholdings of key management or technical personnel in BSL after the Public Offering illustrated below are based on the assumption that the Public Offering Shares allocated to eligible directors, employees and business associates of BSL and its subsidiaries are fully taken up by the respective parties.

Key management and technical personnel	Direct		Indirect	
	No. of shares	%	No. of shares	%
Chay Jiun Yee	51,000	0.05	-	-
Koh Ah Mee	55,000	0.06	-	-
Teh Pen Sim	60,000	0.06	-	-
Lee Weng Keat	55,000	0.06	-	-
Lee Soon Hook	60,000	0.06	-	-
Chan Choon Keuw	60,000	0.06	-	-
Mohd Zaid Bin Abdullah	53,000	0.05	-	-
Yap Wai Keong	53,000	0.05	-	-
Goh Thiam Hock	52,000	0.05	-	-
Lim Lam Seng	53,000	0.05	-	-
Loh Chee Cheong	55,000	0.06	-	-
Tang Chorng Jong	53,000	0.05	-	-

5.5 DECLARATIONS OF DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL

None of the Directors, key management or technical personnel is or was involved in the following events (whether inside or outside Malaysia):

- (i) A petition under any bankruptcy or insolvency laws filed (and not struck out) against such person or any partnership in which he was a partner or any corporation of which he was a director or key personnel; or
- (ii) Conviction in a criminal proceeding or is a named subject of a pending criminal proceeding; or
- (iii) The subject of any order, judgement or ruling of any court of competent jurisdiction temporarily enjoining him from acting as an investment adviser, dealer in securities, director or employee of a financial institution and engaging in any type of business practice or activity.

5. INFORMATION ON SUBSTANTIAL SHAREHOLDERS, PROMOTERS, DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL (Cont'd)

5.6 FAMILY RELATIONSHIPS AND ASSOCIATIONS

Save as disclosed below, there are no other relationships or associations amongst the substantial shareholders, promoters, Directors, key management and technical personnel:

- (i) Ngiam Tong Kwan and Nyeam Tong Eng @ Ngiam Tong Yang are brothers;
- (ii) Ngiam Tee Wee is the adopted son of Ngiam Tong Kwan and natural son of Nyeam Tong Eng @ Ngiam Tong Yang;
- (iii) Ngiam Tee Yang is the son of Nyeam Tong Eng @ Ngiam Tong Yang and natural brother of Ngiam Tee Wee;
- (iv) Teh Pen Sim, Teh Yoon Loy, and Teh Eng Hock are brothers and sisters;
- (v) Teh Pen Sim is the spouse of Ngiam Tong Kwan; and
- (vi) Koh Ah Mee is the brother-in-law of Nyeam Tong Eng @ Ngiam Tong Yang.

5.7 SERVICE AGREEMENTS

As at 19 September 2005, none of the Directors, key management or technical personnel has any existing or proposed service agreements with BSL or any of its subsidiaries.

5.8 INVOLVEMENT OF EXECUTIVE DIRECTORS, KEY MANAGEMENT AND TECHNICAL PERSONNEL IN THE OPERATIONS OF OTHER BUSINESSES/CORPORATIONS

None of the Executive Directors, key management and technical personnel is involved in the operations of other businesses or corporations.

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6. APPROVALS AND CONDITIONS

6.1 CONDITIONS OF APPROVALS

The Public Offering under the terms of this Prospectus was approved by the MITI on 22 February 2005 and 9 September 2005 and by the SC (and approved under the Guidelines on the Acquisition of Interests and Mergers and Take-overs by Local and Foreign Interests) on 28 March 2005, 16 May 2005 and 9 September 2005 respectively, subject to the following conditions:

Authority/ Date of approval	Details of conditions imposed	Status of compliance
MITI/ 22 February 2005	(i) BSL is required to obtain the approval of SC for the listing scheme and comply with the Guidelines on the Acquisition of Interests and Mergers and Take-overs by Local and Foreign Interests; and	Complied. The approval from the SC was obtained on 28 March 2005.
	(ii) the entire 9,881,700 shares representing 10.08% of the enlarged share capital of BSL is subject to MITI's approval where its allocation will be decided separately after obtaining the SC's approval.	To be complied.
MITI/ 9 September 2005	BSL is required to obtain the approval of SC for the listing scheme and comply with the Guidelines on the Acquisition of Interests and Mergers and Take-overs by Local and Foreign Interests.	Complied. The approval from the SC was obtained on 9 September 2005.
SC/ 28 March 2005	(i) BSL to disclose in its quarterly and annual reports the status of utilisation of proceeds raised from the listing exercise until the proceeds are fully utilised;	To be complied.
	(ii) Moratorium on disposal of shares to be imposed on Esteem Role, where Esteem Role is not allowed to sell, transfer or assign its shareholdings of 44,100,000 ordinary shares of RM0.50 each, representing 45% of BSL's enlarged issued and paid-up share capital, for one (1) year from the date of admission of BSL on the Second Board of Bursa Securities. In addition, every beneficial shareholder of Esteem Role must give an undertaking not to sell, transfer or assign his/her shareholding in Esteem Role for the same one-year period;	To be complied. In addition, an undertaking from every beneficial shareholder of Esteem Role was furnished to the SC on 22 September 2005.
	(iii) BSL to comply with the following conditions with regard to its properties:	
	(a) For Lot No. PT 22183, Mukim of Batu, District of Gombak, BSL is to:	
	<ul style="list-style-type: none"> provide an undertaking prior to the issuance of prospectus that the company shall renew the temporary building plan ("TBP") approval on a continuous basis upon the expiry of the TBP for the property; and 	Complied. The undertaking letter was furnished to the SC on 22 July 2005.

6. APPROVALS AND CONDITIONS (*Cont'd*)

Authority/ Date of approval	Details of conditions imposed	Status of compliance
	<ul style="list-style-type: none"> • rectify the mezzanine floor erected within the office area without the approval of the relevant authority within 12 months from the date of the SC's approval; 	Complied. The Certificate of Fitness was issued on 19 May 2005.
	(b) For Lot Nos. 17508 and 17513, Mukim of Batu, District of Kuala Lumpur, BSL is to rectify all illegal structures on the site (lean-to roofing/covered shed/unloading bay and 2 toilet blocks) within 12 months from the date of the SC's approval;	To be complied.
	(c) For Lot No. PT13725, Mukim of Kapar, District of Klang, BSL is to rectify the illegal lean-to extension of factory A and B within 12 months from the date of SC's approval; and	Complied. The confirmation from an architect was furnished to the SC on 22 July 2005.
	(d) BSL is required to make quarterly announcements to Bursa Securities on the status of such applications under conditions (a) to (c) above and update the SC on the status of the applications when such announcements are made to Bursa Securities;	To be complied.
	(iv) BSL to obtain approval of MITI for the allocation of 9,881,700 BSL ordinary share of RM0.50 each to Bumiputera investors in order to comply with the National Development Policy ("NDP") requirement;	To be complied.*(refer to explanation below)
	(v) Hwang-DBS/BSL to inform the SC on the status of compliance with the NDP requirement upon completion of the listing exercise;	To be complied.
	(vi) Any future transactions between the BSL Group and the directors/substantial shareholders of BSL or companies related to the directors/substantial shareholders, if any, must be conducted on an "arm's length" basis and must not be unfavourable to BSL and its minority shareholders;	To be complied.
	(vii) The directors and substantial shareholders of BSL should not, in the future, be involved in any business, which would be in conflict with the BSL Group's existing core business;	To be complied.

6. APPROVALS AND CONDITIONS (*Cont'd*)

Authority/ Date of approval	Details of conditions imposed	Status of compliance															
	(viii) BSL to put the proceeds from the offer for sale in a trust account until the listing of BSL shares on Bursa Securities;	To be complied.															
	(ix) With regard to the BSL Group's trade receivables, BSL to comply with the following conditions:																
	(a) Full provision to be made for all overdue debtors which are in dispute or under legal action and for amounts which have been outstanding for more than 6 months. The directors of BSL to confirm to the SC that this condition has been complied with prior to the issuance of the listing prospectus; and	Complied. The confirmation was furnished to the SC on 17 August 2005.															
	(b) The directors of BSL to confirm and submit a declaration to the SC that the debtors exceeding credit period are recoverable and/or that full provision has been made;	Complied. The confirmation was furnished to the SC on 17 August 2005.															
	(x) Hwang-DBS and BSL to fully comply with all the relevant requirements in the Policies and Guidelines on Issue/Offer of Securities pertaining to the implementation of the listing exercise; and	To be complied.															
	(xi) The equity structure relating to Bumiputera, non-Bumiputera and foreign shareholdings in BSL would change arising from the implementation of the listing proposal, as follows:	To be complied.															
	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Category of shareholders</th> <th>Before proposal (%)</th> <th>After proposal (%)</th> </tr> </thead> <tbody> <tr> <td>Bumiputera</td> <td style="text-align: center;">-</td> <td style="text-align: center;">30.08</td> </tr> <tr> <td>Non-Bumiputera</td> <td style="text-align: center;">100.00</td> <td style="text-align: center;">69.86</td> </tr> <tr> <td>Foreign</td> <td style="text-align: center;">-</td> <td style="text-align: center;">0.06</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">100.00</td> <td style="text-align: center;">100.00</td> </tr> </tbody> </table>	Category of shareholders	Before proposal (%)	After proposal (%)	Bumiputera	-	30.08	Non-Bumiputera	100.00	69.86	Foreign	-	0.06	Total	100.00	100.00	
Category of shareholders	Before proposal (%)	After proposal (%)															
Bumiputera	-	30.08															
Non-Bumiputera	100.00	69.86															
Foreign	-	0.06															
Total	100.00	100.00															
SC/ 16 May 2005	No conditions imposed.	Not applicable.															
SC/ 9 September 2005	The auditors of BSL is required to furnish a written confirmation to the SC confirming that the audited NTA of BSLI for the seven (7)-month financial period ended 31 March 2005 would not be lower than the NTA as at 31 August 2004 subsequent to the payment of interim dividend of RM2.5 million by BSLI for the financial year ended 31 August 2005.	Complied. The confirmation was furnished to the SC on 22 September 2005.															

6. APPROVALS AND CONDITIONS *(Cont'd)*

Note:

* *On 6 and 19 September 2005, the MITI has allocated a total of 5,416,670 BSL Shares to approved Bumiputera investors. The remaining 4,465,030 BSL Shares reserved for Bumiputera investors remain unallocated by the MITI as at 27 September 2005. On 20 September 2005, Hwang-DBS submitted to SC an application for extension of time to comply with the National Development Policy requirement where unsubscribed shares reserved for Bumiputera investors would be placed in a trust account, in which the decision of the SC is pending as at the date of this Prospectus.*

The SC had vide its letter dated 9 September 2005 approved the extension of time for three (3) months up to 27 December 2005 for the Listing.

6.2 MORATORIUM ON THE SALE OF SHARES

The SC in approving the listing of BSL on the Second Board of Bursa Securities has imposed a moratorium on the disposal of shares held by Esteem Role in BSL, whereby Esteem Role will not be allowed to sell, transfer or assign its shareholdings in BSL amounting to 44,100,000 BSL Shares, representing 45% of the enlarged issued and paid-up share capital of BSL within one (1) year from the date of admission of BSL to the Official List of the Second Board of Bursa Securities. In addition, every beneficial shareholders of Esteem Role is not allowed to sell, transfer or assign his/her shareholding in Esteem Role for the same one (1) year period.

The restriction is specifically endorsed on the notices of allotment representing the respective shareholdings of Esteem Role which is under moratorium to ensure that trading of these shares is not allowed in compliance with the restriction imposed by the SC. The restriction is fully accepted by the Esteem Role and the public is deemed to have notice of this restriction.

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7. RELATED PARTY TRANSACTIONS/CONFLICT OF INTERESTS

7.1 INTEREST IN SIMILAR BUSINESS

None of the Directors or substantial shareholders of BSL and its subsidiaries has any interest, direct or indirect, in any business carrying on a similar trade as the Company or its subsidiaries.

7.2 RELATED PARTY TRANSACTIONS

Save as disclosed below and the transactions pursuant to the restructuring and listing exercise as disclosed in Section 4.3 of this Prospectus, there are no on-going or potential related party transactions and/or conflict of interests between the BSL Group and its Directors and/or substantial shareholders and/or persons connected with such director or substantial shareholder as defined under Section 122A of the Act and/or its key management or technical personnel.

Name of related party	Company name	Principal activities of related party	Nature of transaction	Nature of relationship
Teh Eng Hock Teh Yoon Loy Teh Eng Teck	Teh & Co. Sdn Bhd Teh Chooi Choon Enterprise Sdn Bhd	Engineering works and property investment holding Property investment holding	Unique rents an office and a factory lot from Teh & Co. Sdn Bhd and Teh Chooi Choon Enterprise Sdn Bhd, respectively for RM10,000 and RM6,000 per month, respectively	Teh Eng Hock, Teh Yoon Loy and Teh Eng Teck are directors and substantial shareholders of Teh & Co. Sdn Bhd and Teh Chooi Choon Enterprise Sdn Bhd. They each hold 10%, 10% and 15% respectively in Teh & Co. Sdn Bhd, and 12.5% each in Teh Chooi Choon Enterprise Sdn Bhd. Teh Yoon Loy and Teh Eng Teck are also Directors in Unique, while Teh Eng Hock is a substantial shareholder in BSLI and Esteem Role.
Teh Eng Hock Teh Yoon Loy Teh Eng Teck	Teh & Co. Sdn Bhd	Engineering works and property investment holding	BSLI rents storage place for wires from Teh & Co. Sdn Bhd BSLI also subcontracts a portion of its wire cutting process to Teh & Co. Sdn Bhd	Teh Eng Hock, Teh Yoon Loy and Teh Eng Teck are directors and substantial shareholders of Teh & Co. Sdn Bhd and Teh Chooi Choon Enterprise Sdn Bhd. They each hold 10%, 10% and 15% respectively in Teh & Co. Sdn Bhd, and 12.5% each in Teh Chooi Choon Enterprise Sdn Bhd. Teh Eng Hock is also a substantial shareholder in BSLI and Esteem Role while Teh Yoon Loy and Teh Eng Teck are Directors in Unique.
Ngiam Tee Yang	Shokowsha Technology (M) Sdn Bhd	Surface treatment and finishing, and development of colour for aluminium appearance/ cosmetic products.	BSLI sells stamped metals parts and components to Shokowsha Technology (M) Sdn Bhd	Ngiam Tee Yang is a director and substantial shareholder holding 14.28% equity interest in Shokowsha Technology (M) Sdn Bhd. He is also a director of BSL.

7. RELATED PARTY TRANSACTIONS/CONFLICT OF INTERESTS (Cont'd)

The Directors are of the opinion that the transactions above have been entered into in the normal course of business and have been established on terms that are not more favourable than those generally available to the public and are conducted at arm's length basis.

There is no outstanding loan, including guarantees of any kind made by BSL or any of its subsidiaries to or for the benefit related parties as at 2 September 2005.

7.3 PROMOTION OF, OR IN ANY MATERIAL ASSETS

Save as disclosed in Sections 4.3 and 7.2 of this Prospectus, none of the Directors or substantial shareholders has any interest, direct or indirect, in the promotion of, or in any material assets acquired or proposed to be acquired or disposed of or proposed to be disposed of or leased to or proposed to be leased to the Company or its subsidiaries within the two (2) years preceding the date of this Prospectus.

7.4 UNUSUAL TRANSACTIONS IN THEIR NATURE OR CONDITIONS

There are no transactions that are unusual in their nature or conditions, involving goods, and services, tangible or intangible assets, to which BSL or its subsidiaries was a party in respect of the past financial year ended 31 August 2004 and the subsequent period immediately preceding the date of this Prospectus.

7.5 DECLARATION BY EXPERTS

Hwang-DBS as the Adviser, Managing Underwriter, Underwriter and Placement Agent is not aware of any existing or potential interest or any circumstances, which would give rise to a conflict of interest in its advisory capacity to BSL.

Messrs Jeff Leong, Poon & Wong is not aware of any existing or potential interest or any circumstances, which would give rise to a conflict of interest in its capacity as the Solicitors for the Listing to BSL.

Messrs Deloitte KassimChan is not aware of any existing or potential interest or any circumstances, which would give rise to a conflict of interest in its capacity as Auditors and Reporting Accountants to BSL.

Frost & Sullivan (Malaysia) Sdn. Bhd. is not aware of any existing or potential interest or any circumstances, which would give rise to a conflict of interest in its capacity as the Independent Market Research Consultant to BSL.

Henry Butcher Malaysia Sdn. Bhd. is not aware of any existing or potential interest or any circumstances, which would give rise to a conflict of interest in its capacity as the Valuer to BSL.

8. OTHER INFORMATION CONCERNING THE GROUP

8.1 PROPERTIES

The details of the properties of the BSL Group as at 2 September 2005 are set out below:

Name of registered owner/ beneficial owner/ Location	Description/ Existing use	Land/ built-up area (sq. m.)	Date of issuance of certificate of fitness	Approximate age of building (Years)	Tenure	Audited NBV as at 31 March 2005 (RM)	Market value (RM)/ Date of valuation	Express Condition/ Restriction in interest	Encumbrances on property
BSLI - Lot 47687 Jalan Bukit Idaman 6 Taman Bukit Idaman 68100 Batu Caves Selangor Darul Ehsan H.S. (M) 13569 Lot No. PT 22183 Mukim Batu Daerah Gombak Selangor Darul Ehsan	Single storey detached factory with annexed 3 storey office building / office and factory	7,067/ 5,909	3 February 1993, 14 February 1995 and 19 May 2005	12	Leasehold for 99 years expiring on 17 October 2089	7,300,000	RM7,300,000/ 9 November 2004	Manufacturing/ The land cannot be transferred, charged or leased without consent from the State Authority	Charged to Citibank Berhad
BSLI - Lot PT 12872 Nilai Industrial Area Nilai, Negeri Sembilan H.S. (D) 107769 Lot No. PT 12872 Mukim Labu Daerah Seremban Negeri Sembilan	Manufacturing /Industrial land / vacant	21,827/ -	Not applicable	-	Leasehold for 99 years expiring on 22 August 2095	3,000,000	RM3,000,000/ 10 November 2004	The land shall only be used for manufacturing purposes/ The land cannot be transferred, charged or leased without written consent from the State Authority	Charged to Citibank Berhad.

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

Name of registered owner/ beneficial owner/ Location	Description/ Existing use	Land/ built-up area (sq. m.)	Date of issuance of certificate of fitness	Approximate age of building (Years)	Tenure	Audited NBV as at 31 March 2005 (RM)	Market value (RM)/ Date of valuation	Express Condition/ Restriction in interest	Encumbrances on property
BSLI - No. 12214 Jalan BBN 1/1G Putra Point Bandar Baru Nilai 71800 Nilai Negeri Sembilan H.S. (D) 92294, PT 12214 Mukim Labu Daerah Seremban Negeri Sembilan	3 storey terrace shopoffice / vacant	167/ 502	25 May 1998	6	Freehold	280,000	RM280,000/ 10 November 2004	The land shall only be used as business building/ -	Charged to RHB Bank Berhad
BSLI - 36A, 1st Floor Jalan Bukit Idaman 8/1 Taman Bukit Idaman 68100 Batu Caves Selangor Darul Ehsan P.M. 293, Lot No. 52175 Mukim Batu Daerah Gombak Selangor Darul Ehsan	1 unit of apartment located on the 1st floor of 2 ½ storey intermediate shop apartment / workers' hostel	Not applicable/ 120	2 February 1994	11	Leasehold for 99 years expiring on 17 October 2089	100,000	RM100,000/ 9 November 2004	Business building/ The property cannot be transferred, charged or leased without written consent from the State Authority	-

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

Name of registered owner/ beneficial owner/ Location	Description/ Existing use	Land/ built-up area (sq. m.)	Date of issuance of certificate of fitness	Approximate age of building (Years)	Tenure	Audited NBV as at 31 March 2005 (RM)	Market value (RM)/ Date of valuation	Express Condition/ Restriction in interest	Encumbrances on property
BSLI - 37A, 1st Floor Jalan Bukit Idaman 8/1 Taman Bukit Idaman 68100 Batu Caves Selangor Darul Ehsan	1 unit of apartment located on the 1st floor of 2 ½ storey intermediate shop	Not applicable/ 120	2 February 1994	11	Leasehold for 99 years expiring on 17 October 2089	100,000	RM100,000/ 9 November 2004	Business building/ The property cannot be transferred, charged or leased without consent from the State Authority	-
P.M. 294, Lot No. 52176 Mukim Batu Daerah Gombak Selangor Darul Ehsan	apartment / workers' hostel								
BSLI - 35A, 1st Floor Jalan Bukit Idaman 8/1 Taman Bukit Idaman 68100 Batu Caves Selangor Darul Ehsan	1 unit of apartment located on the 1st floor of 2 ½ storey intermediate shop	Not applicable/ 120	2 February 1994	11	Leasehold for 99 years expiring on 17 October 2089	100,000	RM100,000/ 9 November 2004	Business building/ The property cannot be transferred, charged or leased without consent from the State Authority	-
H.S. (M) 13474, PT 22088 Mukim Batu Daerah Gombak Selangor Darul Ehsan	apartment / workers' hostel								

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

Name of registered owner/ beneficial owner/ Location	Description/ Existing use	Land/ built-up area (sq. m.)	Date of issuance of certificate of fitness	Approximate age of building (Years)	Tenure	Audited NBV as at 31 March 2005 (RM)	Market value (RM)/ Date of valuation	Express Condition/ Restriction in interest	Encumbrances on property
BSLI - 32A, 1st Floor Jalan Bukit Idaman 8/1 Taman Bukit Idaman 68100 Batu Caves Selangor Darul Ehsan H.S. (M) 13471, PT 22085 Mukim Batu Daerah Gombak Selangor Darul Ehsan	1 unit of apartment located on the 1st floor of 2 ½ storey intermediate shop apartment / workers' hostel	Not applicable/ 120	2 February 1994	11	Leasehold for 99 years expiring on 17 October 2089	100,000	RM100,000/ 9 November 2004	Business building/ The property cannot be transferred, charged or leased without consent from the State Authority	-
BSLI - Lot 17513, Jalan 2 Selayang Industrial Park 68100 Batu Caves Selangor Darul Ehsan Geran No. 29087 Lot No. 17513 Mukim Batu Daerah Gombak Selangor Darul Ehsan Geran No. 29078 Lot No. 17508 Mukim Batu Daerah Gombak Selangor Darul Ehsan	Single storey detached factory / manufacturing /factory	2,926/ 2,364	3 February 1993	11	Freehold	-	RM3,570,000/ 9 November 2004	Manufacturing/ -	Charged to OCBC Bank (Malaysia) Berhad

Company No.	651118-K
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8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

Name of registered owner/ beneficial owner/ Location	Description/ Existing use	Land/ built-up area (sq. m.)	Date of issuance of certificate of fitness	Approximate age of building (Years)	Tenure	Audited NBV as at 31 March 2005 (RM)	Market value (RM)/ Date of valuation	Express Condition/ Restriction in interest	Encumbrances on property
Crestronics - Lot 5002, Batu 5 ½ Jalan Meru 41050 Klang Selangor Darul Ehsan H.S. (M) 21401, PT 13725 Mukim Kapar Daerah Klang Selangor Darul Ehsan	Manufacturing / Industrial / office and factory	10,906/ 6,651	16 June 1989, 14 January 1991 and 18 February 1991	15	Freehold	5,380,000	RM5,380,000/ 30 November 2004	Manufacturing building/ -	Charged to Citibank Berhad

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8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

Save as disclosed below, all the abovementioned properties of the BSL Group have been issued with Certificate of Fitness:

- (i) The additional covered sides of BSLI's factory located at Lot 17513, Jalan 2, Selayang Industrial Park, 68100 Batu Caves, Selangor Darul Ehsan were constructed without proper approval from the appropriate authorities. The Group has submitted an application to the Jabatan Pelan Bangunan of Majlis Perbandaran Selayang for approval of the extension and up to-date, the Group has not obtained the approval. There were two (2) toilet blocks in the building which were constructed without proper approval from relevant authorities. The two (2) toilet blocks have been demolished and new toilet blocks were constructed inside the building in accordance with the approved building plan;
- (ii) The mezzanine floor and storage area in BSLI's factory located at Lot 47687, Jalan Bukit Idaman 6, Taman Bukit Idaman, 68100 Batu Caves, Selangor Darul Ehsan were constructed without proper approval from the appropriate authorities. The Group had submitted an application to the Jabatan Pelan Bangunan of Majlis Perbandaran Selayang for approval of the mezzanine floor and storage area, and obtained the Certificate of Fitness on 19 May 2005; and
- (iii) In respect of Crestronics' factory building located at Lot 5002, Batu 5 ½, Jalan Meru, 41050 Klang, Selangor Darul Ehsan, there were open-sided lean-to extensions at the sides of the factory which were constructed without proper approval from the appropriate authorities. These open-sided lean-to extensions have been removed to comply with the approved building plan.

In respect of the properties listed above, the following properties were acquired by the BSL Group during the two (2) years preceding the date of this Prospectus:

Vendor	Particulars of properties	Date of acquisition	Consideration RM
Cemerlang Raya (M) Sdn. Bhd.	Industrial premise/factory Lot 17513, Jalan 2 Selayang Industrial Park 68100 Batu Caves Selangor Darul Ehsan	5 August 2004	4,200,000

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

8.2 MAJOR LICENCES AND PERMITS

The major licenses and permits held by the Group required for the purposes of conducting its business are listed below:

License/ Permit	Authority	License No./Serial No.	Date of issue/ Effective date	Equity and Other Material Conditions Imposed	Company	Status of Compliance
Manufacturing Licence	MITI	A007309 / A010382	26 January 1991/ 22 October 1990	1. The Company has been exempted from complying with any equity conditions. MITI should be informed when the company's shareholders' funds reaches RM2.5 million.	BSLI	Complied
				2. The composition of the Board of Directors of the company should reflect the equity structure of the company. MITI should be informed of subsequent new appointments/ changes to the Board of Directors.		Complied
				3. The company must employ and train Malaysian citizens in order to reflect the composition of the multi racial residents for all levels of positions.		Complied
				4. Written approval of MITI must be obtained prior to the execution of any agreements for technology transfer with foreign parties. Such agreements include joint venture agreements, technical assistance and know-how agreements, license agreements, trademark and patent agreements, turnkey contract agreements and management agreements.		Not applicable

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

License/ Permit	Authority	License No./Serial No.	Date of issue/ Effective date	Equity and Other Material Conditions Imposed	Company	Status of Compliance
				5. The company should, as far as possible, appoint companies owned by Malaysian citizens to distribute its products and must appoint Bumiputera distributors to distribute at least 30% of its sales in Malaysia. The appointment of Bumiputera and foreign distributors is subject to approval of MITI.		Not applicable
Warehouse Licence	Royal Malaysian Customs	38032	23 December 2004/ 1 January 2005	1. No dutiable items other than the raw materials/components and machineries for direct usage for the factory and finished goods approved by the Director of the State Customs are allowed to be kept in the warehouse.	BSLI	Complied
Manufacturing Warehouse Licence		27576	23 December 2004/ 1 January 2005	2. No changes shall be made to the building structure and to the licensed finishing tools in the premises is allowed unless with the written consent from the Director of the State Customs. 3. As much as 95% of the finished product (in accordance to the value) has to be exported and as much as 5% of the finished products shall be for sale in local market is as approved. 4. The license holder will be imposed a General Bond for an amount of RM110,000 to secure the safety of the duty/tax on the raw materials/components, finished products that are kept in the licensed Manufacturing		Complied Complied

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

License/ Permit	Authority	License No./Serial No.	Date of issue/ Effective date	Equity and Other Material Conditions Imposed	Company	Status of Compliance
				Warehouse and shifting of those goods with duties.		
				5. The license holder shall inform the customs officer supervising the factory in writing, within 14 days upon the occurrence of any of the following: <ul style="list-style-type: none"> - change in the Board of Director of the company; - a decision is approved for the winding up of the company; - an order is made for the winding up of the company; - the appointment of a liquidator or consignee is made; or - the company is involved in any civil claims, bankruptcy claims, the discontinuance, the closure of the manufacturing and others. 		To be complied, if required
Manufacturing Licence	MITI	A014932/ A023011	15 March 2005/ 30 December 2004	1. The company must inform MITI upon any sale of the company's shares. 2. The company is required to train Malaysian citizens and ensure that transfer of technology and expertise can be channeled throughout all working levels. 3. The company has to carry out its project(s) as approved, subject to the terms and conditions stipulated and according to other written rules and regulations of Malaysia. 4. The composition of the Board of Directors of the company should reflect	Unique	Complied Complied Complied

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

License/ Permit	Authority	License No./Serial No.	Date of issue/ Effective date	Equity and Other Material Conditions Imposed	Company	Status of Compliance
				<p>the equity structure of the company. MITI should be informed of any new appointments/ changes to the Board of Directors.</p> <p>5. The company should, as far as possible, appoint companies owned by Malaysian citizens to distribute its products and must appoint Bumiputera distributors to distribute at least 30% of its sales in Malaysia.</p> <p>6. The plot of land where the factory is built is subject to the approval from the relevant state government and the Department of Environment</p>		<p>To be complied, if required</p> <p>Complied</p>
Licence under the Sales Tax Act - Manufacturer's Licence	Royal Customs and Excise Malaysia	A033030	28 September 1990/ 5 September 1990	<p>1. Sales Tax Act 1972 requires that a return of taxable sales be made in respect of each taxable period and that tax be paid thereon on or before the 28th day of the following month.</p> <p>2. A new license is required when:</p> <ul style="list-style-type: none"> - A partner withdraws or a new partner is added to a partnership - A registered company takes over a licensed business or a company which is not a registered company. <p>3. In the case of any alteration to the name of the licensed business or company the license should be forwarded to the Senior Officer of Sales Tax in-charge of the district in which you have your</p>	Unique	<p>Complied</p> <p>Not applicable</p> <p>Not applicable</p>

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

License/ Permit	Authority	License No./Serial No.	Date of issue/ Effective date	Equity and Other Material Conditions Imposed	Company	Status of Compliance
Manufacturing Warehouse Licence	Royal Malaysian Customs	30605	29 November 2004/ 1 December 2004	1. As much as 80% of the finished product (in accordance to the value) has to be exported and as much as 20% of the finished products are for the sale in local market is as approved. The quota of export and sale in local market is for a term of 12 months after obtaining the license for Licensed Manufacturing Warehouse or 12 months after the approval from MITI/MIDA, whichever applicable. The release for local market is subject to duties / taxes chargeable at that point in time.	Crestronics	Complied
Warehouse Licence		053405	29 November 2004/ 1 December 2004	2. The license holder will be imposed a General Bond for an amount of RM281,000 to secure the safety of the duty/tax on the raw materials/components, finished products that are kept in the licensed Manufacturing Factory and shifting of those goods with duties. 3. The license holder shall produce a new General Bond and Form 49 if there is any member of the Board of Directors who was the approved signatory for the existing General Bond has resigned. 4. The license holder shall inform in writing to the customs officer supervising the factory, within 14 days		Complied Not applicable To be complied, if required

8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

License/ Permit	Authority	License No./Serial No.	Date of issue/ Effective date	Equity and Other Material Conditions Imposed	Company	Status of Compliance
				<p>upon the occurrence of any of the following:</p> <ul style="list-style-type: none"> - change in the Board of Directors of the company; - a decision is approved for the winding up of the company; - an order is made for the winding up of the company; - the appointment of a liquidator or consignee is made; or - the company is involved in any civil claims, bankruptcy claims, the discontinuance, the closure of the in the industry, etc. 		
Manufacturing Licence	MITI	A014812 /A022803	6 January 2005/ 10 November 2004	<ol style="list-style-type: none"> 1. The company must inform MITI upon any sale of shares in the company. 2. The company is required to train Malaysian citizens and ensure that transfer of technology and expertise can be channeled throughout all working levels. 3. The company has to carry out its project(s) as approved, subject to the terms and conditions stipulated and according to other written rules and regulations of Malaysia. 4. The composition of the Board of Directors of the company should reflect the equity structure of the company. MITI should be informed of any new 	Crestronics	<p>Complied</p> <p>Complied</p> <p>Complied</p> <p>To be complied, if required</p>

Company No.	651118-K
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8. OTHER INFORMATION CONCERNING THE GROUP (Cont'd)

License/ Permit	Authority	License No./Serial No.	Date of issue/ Effective date	Equity and Other Material Conditions Imposed	Company	Status of Compliance
				appointments/ changes to the Board of Directors.		
				5. The company should, as far as possible, appoint companies owned by Malaysian citizens to distribute its products and must appoint Bumiputera distributors to distribute at least 30% of its sales in Malaysia.		Not applicable
				6. The plot of land where the factory is built is subject to the approval from the relevant state government and the Department of Environment.		Complied

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