

NOTICE OF FOURTEENTH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Fourteenth Annual General Meeting of the Company will be held at Ballroom 1, Level 2, G Hotel, 168A, Persiaran Gurney, 10250 Penang on Wednesday, 11 May 2011 at 2.30 p.m. for the following purposes:-

AGENDA

1.	To receive the Audited Financial Statements for the year ended 30 November 2010 and Reports of the Directors and Auditors thereon.	
2a.	To re-elect the following Directors who retire pursuant to Article 94 of the Company's Articles of Association:-	
	i. Mr Teoh Beng Seng	Ordinary Resolution 1
	ii. Mr Khoo Teng It	Ordinary Resolution 2
2b.	To re-elect Mr Diong Chin Teck, who retires pursuant to Section 129 of the Companies Act, 1965 ("Act").	Ordinary Resolution 3
3.	To approve Directors' fees for the year ended 30 November 2010.	Ordinary Resolution 4
4.	To re-appoint Messrs. KPMG and to authorise the Directors to fix their remuneration.	Ordinary Resolution 5
5.	As Special Business To consider, and if thought fit, to pass the following Ordinary Resolution:-	
	SECTION 132D OF THE COMPANIES ACT, 1965	Ordinary Resolution 6
	"THAT pursuant to Section 132D of the Act and subject always to the approval of all the relevant regulatory authorities, the Board of Directors of the Company be and is hereby authorized to issue and allot from time to time such number of ordinary shares of the Company upon such terms and conditions and for such purposes as the Directors may, in their absolute discretion, deem fit, PROVIDED ALWAYS THAT the aggregate number of ordinary shares to be issued pursuant to this resolution does not exceed 10% of the issued share capital of the Company for the time being AND THAT the Directors are also empowered to obtain the approval for the listing of and quotation for the additional shares so issued on the Bursa Malaysia Securities Berhad ("Bursa Securities") AND THAT such authority shall continue in force until the conclusion of the next Annual General Meeting ("AGM") of the Company or the expiration of the period within which the next AGM is required by law to be held or revoked/varied by resolution passed by the shareholders in general meeting whichever is the earlier."	
6.	To transact any other business of which due notice shall have been given.	

By Order of the Board

Lam Voon Kean
(MIA 4793)
Company Secretary

Penang, 19 April 2011.

Notes:

1. A proxy may but need not be a member of the Company and a member may appoint any person to be his proxy without limitation and the provisions of Section 149(1)(b) of the Act shall not apply to the Company. Where a member appoints more than one (1) proxy the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.
2. Where a Member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint at least one (1) proxy in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account.
3. The instrument appointing a proxy shall be in writing under the hand of the appointer or of his attorney duly authorised in writing or, if the appointor is a corporation, the proxy form must be executed under its Common Seal or under the hand of its attorney.
4. To be valid, the proxy form duly completed must be deposited at the Company's Registered Office at Suite 2-1, 2nd Floor, Menara Penang Garden, 42-A Jalan Sultan Ahmad Shah, 10050 Penang, not less than forty eight (48) hours before the time appointed for holding the meeting.

Explanatory Note on Special Business:

1. The proposed Ordinary Resolution 6, is for the purpose of granting a renewed general mandate ("General Mandate") and if passed, will give authority to the Board of Directors to issued and allot ordinary shares from the unissued capital of the Company at any time in their absolute discretion and that such authority shall continue in force until the conclusion of the next AGM of the Company or the expiration of the period within which the next AGM is required by law to be held or revoked/varied by resolution passed by the shareholders in general meeting whichever is the earlier.

As at the date of this Notice, no new shares in the Company were issued pursuant to the mandate granted to the Directors at the last Annual General Meeting held on 21 April 2010 and which will lapse at the conclusion of the Fourteenth AGM.

This General Mandate will provide flexibility to the Company for any possible fund raising activities, including but not limited to further placing of shares, for purpose of funding future investment project(s), working capital and/or acquisitions.

Statement Accompanying Notice of Annual General Meeting

(Pursuant to Paragraph 8.27(2) of the Bursa Securities Main Market Listing Requirements)

1. No individual is seeking election as a Director at the forthcoming Fourteenth AGM of the Company.