

TERM SHEET

RELATING TO THE OFFERING OF UP TO
120,000,000 NON-COLLATERALISED CASH SETTLED EUROPEAN-STYLE CALL WARRANTS
OVER THE HANG SENG INDEX (“INDEX”)
WITH AN EXERCISE RATIO OF 12,000 CALL WARRANTS : 1 INDEX UNIT (“SW”)

Issuer and Lead Placement Agent

OSK Investment Bank Berhad (14152-V)

(A Participating Organisation of Bursa Malaysia Securities Berhad)

(Incorporated in Malaysia under the Companies Act 1965)

Placement Agents:

HWANGDBS Investment Bank Berhad
Hong Leong Investment Bank Berhad
AmInvestment Bank Berhad

This Term Sheet is published in connection with the proposed offer by the Issuer of the SW as described above for the purpose of providing information on the SW. It supplements and should be read in conjunction with the Base Prospectus dated 30 December 2009 and the First Supplementary Base Prospectus dated 26 May 2010.

The Base Prospectus and the First Supplementary Base Prospectus may be updated or amended from time to time by way of supplementary documents. Any such supplementary document will be made available on the website of Bursa Malaysia Securities Berhad (“Bursa Securities”) at www.bursamalaysia.com. The Base Prospectus, the First Supplementary Base Prospectus and any supplementary document will be available for inspection at our registered office during office hours for a period of twelve (12) months from the date of this Term Sheet. We recommend you contact us to check if any supplementary document has been issued since the date of the First Supplementary Base Prospectus.

You are warned that the price of the HSI and the SW may fall in value as rapidly as it may rise and you may sustain a total loss of your investment. You should therefore make sure you understand the terms and conditions of the SW offered, the risk factors involved, and where necessary, seek professional advice before investing in the SW.

The SW constitutes general unsecured contractual obligations of the Issuer and of no other person. Therefore, if you purchase the SW, you are relying on the creditworthiness of the Issuer and have no recourse/rights against the Index Sponsor.

YOU ARE ADVISED TO READ AND UNDERSTAND THE CONTENTS OF THE BASE PROSPECTUS, FIRST SUPPLEMENTARY BASE PROSPECTUS AND THIS TERM SHEET. IF IN DOUBT, PLEASE CONSULT A PROFESSIONAL ADVISER. THERE ARE CERTAIN RISK FACTORS WHICH YOU SHOULD CONSIDER. TURN TO SECTION 4 OF THE BASE PROSPECTUS AND SECTION 1 OF THIS TERM SHEET FOR “RISK FACTORS”.

The SW will be listed and traded on the Structured Warrants Board of Bursa Securities.

We have applied to Bursa Securities for permission to list and quote the SW on the Official List of the Structured Warrants Board of Bursa Securities. Bursa Securities has granted the permission as at the date of this Term Sheet.

This Term Sheet is dated 19 August 2010

This Term Sheet has been seen and approved by our Directors and they collectively and individually accept full responsibility for the accuracy of the information contained in this Term Sheet and confirm, having made all reasonable enquiries, that to the best of their knowledge and belief there is no false or misleading statement or other fact the omission of which would make any statement in this document false or misleading.

Notwithstanding the foregoing, our Directors do not accept responsibility for the contents of information on the Index, Index Sponsor or Index Constituent, save for the fact that the information is an accurate extract or summary of relevant publicly released information.

We acknowledge, based on all available information and to the best of our knowledge and belief, this Term Sheet constitutes a full and true disclosure of all material facts concerning the offering of the Structured Warrants ("SW") ("Offering").

A copy of this Term Sheet has been registered with the Securities Commission ("SC"). The registration of this Term Sheet should not be taken to indicate that the SC recommends the Offering or assumes responsibility for the correctness of any statement made or opinion or report expressed in this Term Sheet. A copy of this Term Sheet has also been lodged with the Registrar of Companies who takes no responsibility for its contents.

The SC shall not be liable for any non-disclosure on our part and takes no responsibility for the contents of this Term Sheet, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Term Sheet. **YOU SHOULD RELY ON YOUR OWN EVALUATION TO ASSESS THE MERITS AND RISKS OF THE INVESTMENT. IN CONSIDERING THE INVESTMENT, IF YOU ARE IN ANY DOUBT AS TO THE ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, SOLICITOR, ACCOUNTANT OR OTHER PROFESSIONAL ADVISER IMMEDIATELY.**

If you are in doubt as to the requirements, restrictions and risk relating to taxation and specific risks pertaining to investing, or, of any interest therein or rights in respect hereof and the consequences arising therefrom, you should consult your own professional adviser and seek advice on such concerns in respect of your specific tax position and, should make your own inquiries as to the laws, regulations and directives in force or applicable.

Approval has been obtained from Bursa Securities for the listing of and quotation for the SW on the Structured Warrants Board of Bursa Securities, conditional upon the requirements as set out in Section 3.1 of this Term Sheet. If any of such requirements is not met, we may not be allowed to proceed with the listing of the SW on the Structured Warrants Board of Bursa Securities. In that case, monies paid in respect of your application will be returned to you without interest. Admission of the SW to the Official List of Bursa Securities is not to be taken as an indication of our merits or the merits of the invitation, the SW or the Index. Bursa Securities shall not be liable for any non-disclosure on our part and takes no responsibility for the contents of this Term Sheet, makes no representation as to its correctness or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Term Sheet.

You are advised to note that recourse for false or misleading statements or acts made in connection with this Term Sheet is directly available through Sections 248, 249 and 357 of the Capital Markets and Services Act 2007.

SECURITIES LISTED ON BURSA SECURITIES ARE OFFERED TO THE PUBLIC PREMISED ON FULL AND ACCURATE DISCLOSURE OF ALL MATERIAL INFORMATION CONCERNING THE ISSUE FOR WHICH ANY OF THE PERSONS SET OUT IN SECTION 236 OF THE CAPITAL MARKETS AND SERVICES ACT 2007 ARE RESPONSIBLE.

This Term Sheet supplements and should be read in conjunction with the Base Prospectus and the First Supplementary Base Prospectus. In the event of any inconsistency between the provisions of the Base Prospectus, the First Supplementary Base Prospectus and this Term Sheet, the provisions of this Term Sheet will prevail for the purpose of the Offering.

DISCLAIMER

The Hang Seng Index ("Index") is published and compiled by Hang Seng Indexes Company Limited ("HSIL") pursuant to a licence from Hang Seng Data Services Limited. The mark and name of the "Hang Seng Index" are proprietary to Hang Seng Data Services Limited. Hang Seng Indexes Company Limited and Hang Seng Data Services Limited have agreed to the use of, and reference to, the Index by OSK Investment Bank Berhad ("Issuer") in connection with the non-collateralised European-style cash settled call warrants over the Hang Seng Index ("SW"), **BUT NEITHER HANG SENG INDEXES COMPANY LIMITED NOR HANG SENG DATA SERVICES LIMITED WARRANTS OR REPRESENTS OR GUARANTEES TO ANY BROKER OR HOLDER OF THE SW OR ANY OTHER PERSON (i) THE ACCURACY OR COMPLETENESS OF THE INDEX AND ITS COMPUTATION OR ANY INFORMATION RELATED THERETO; OR (ii) THE FITNESS OR SUITABILITY FOR ANY PURPOSE OF THE INDEX OR ANY COMPONENT OR DATA COMPRISED IN IT; OR (iii) THE RESULTS WHICH MAY BE OBTAINED BY ANY PERSON FROM THE USE OF THE INDEX OR ANY COMPONENT OR DATA COMPRISED IN IT FOR ANY PURPOSE, AND NO WARRANTY OR REPRESENTATION OR GUARANTEE OF ANY KIND WHATSOEVER RELATING TO THE INDEX IS GIVEN OR MAY BE IMPLIED.** The process and basis of computation and compilation of the Index and any of the related formula or formulae, constituent stocks and factors may at any time be changed or altered by Hang Seng Indexes Company Limited without notice. **TO THE EXTENT PERMITTED BY APPLICABLE LAW, NO RESPONSIBILITY OR LIABILITY IS ACCEPTED BY HANG SENG INDEXES COMPANY LIMITED OR HANG SENG DATA SERVICES LIMITED (i) IN RESPECT OF THE USE OF AND/OR REFERENCE TO THE INDEX BY THE ISSUER IN CONNECTION WITH THE SW; OR (ii) FOR ANY INACCURACIES, OMISSIONS, MISTAKES OR ERRORS OF HANG SENG INDEXES COMPANY LIMITED IN THE COMPUTATION OF THE INDEX; OR (iii) FOR ANY INACCURACIES, OMISSIONS, MISTAKES, ERRORS OR INCOMPLETENESS OF ANY INFORMATION USED IN CONNECTION WITH THE COMPUTATION OF THE INDEX WHICH IS SUPPLIED BY ANY OTHER PERSON; OR (iv) FOR ANY ECONOMIC OR OTHER LOSS WHICH MAY BE DIRECTLY OR INDIRECTLY SUSTAINED BY ANY BROKER OR HOLDER OF THE SW OR ANY OTHER PERSON DEALING WITH THE SW AS A RESULT OF ANY OF THE AFORESAID, AND NO CLAIMS, ACTIONS OR LEGAL PROCEEDINGS MAY BE BROUGHT AGAINST HANG SENG INDEXES COMPANY LIMITED AND/OR HANG SENG DATA SERVICES LIMITED** in connection with the SW in any manner whatsoever by any broker, holder or other person dealing with the SW. Any broker, holder or other person dealing with the SW does so therefore in full knowledge of this disclaimer and can place no reliance whatsoever on Hang Seng Indexes Company Limited and Hang Seng Data Services Limited. For the avoidance of doubt, this disclaimer does not create any contractual or quasi-contractual relationship between any broker, holder or other person and Hang Seng Indexes Company Limited and/or Hang Seng Data Services Limited and must not be construed to have created such relationship.

Further:

- (a) by subscribing or purchasing an interest in the SW, you will be regarded as having acknowledged, understood and accepted the disclaimer above and will be bound by it; and
- (b) the level of the Index at any time for the purposes of the SW will be the level as calculated by HSIL in its sole discretion.

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INDICATIVE TIMETABLE

The indicative timing of events leading up to the listing of and quotation for the offering of the SW on the Structured Warrants Board of Bursa Securities is set out as follows:

Events	Tentative Dates
Price fixing date	18 August 2010
Opening of the Offering ("Offering Date")	19 August 2010
Closing of the Offering at 3.30 p.m. ("Closing Date")	20 August 2010
Allotment of the SW to placees ("Issue Date")	24 August 2010
Listing of the SW on the Structured Warrants Board of Bursa Securities ("Listing Date")	26 August 2010

This timetable is tentative and is subject to changes, which may be necessary to facilitate implementation procedures. Our Directors may at their absolute discretion decide to extend the Closing Date to a further date or dates.

Any extension of the Closing Date will be announced by way of an advertisement in a widely distributed English daily newspaper circulated in Malaysia and the dates for the allotment of the SW and the listing of and quotation for the SW on the Structured Warrants Board of Bursa Securities will be extended accordingly.

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TABLE OF CONTENTS

	Page
1. RISK FACTORS	1
2. TERMS AND CONDITIONS OF THE SW.....	2
3. SUPPLEMENTARY GENERAL INFORMATION.....	5
4. CORPORATE DIRECTORY.....	11

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1. RISK FACTORS

The following are supplemental risk factors of the SW and should be read in conjunction with, and are qualified by reference to, the other information set out in this Term Sheet, the Base Prospectus and the First Supplementary Base Prospectus.

1.1 We have not undertaken any investigation and review of the Index or Hang Seng Indexes Company Limited

We have not conducted any due diligence review on the Index or on Hang Seng Indexes Company Limited ("HSIL"), including but not limited to, information available through public filings by HSIL. HSIL has also not been involved in our preparations for the offer and issue of the SW. It is therefore possible that information on the Index or HSIL relating to events occurring prior to the date of this Term Sheet may subsequently be disclosed to the public and affect the level of the Index, and therefore the price of the SW consequentially.

Further, our issue of the SW should not be construed as a recommendation by us or HSIL, as the case may be, to invest in the Index as HSIL is not a party to or bound by any term or condition contained in any agreement or other document constituting or governing the SW. HSIL has no obligation with respect to the Cash Settlement Amount (if any) payable to you upon exercise or expiry of the SW.

1.2 Value of SW affected by inherent risks relating to Index

The Index is the market benchmark and barometer of the Hong Kong stock market. It comprises the stocks of forty-three (43) companies from diverse business sectors (as of 6 August 2010), which are listed on the Main Board of The Stock Exchange of Hong Kong Limited.

You should note that events having a material and adverse impact on one or more of the business sectors in which the Index Constituents operate may impact the trading prices of their stocks and the performance of Index, and therefore the value of the SW.

1.3 Value and Cash Settlement Amount of SW affected by currency rate fluctuations

The market value and Cash Settlement Amount of the SW is affected by the movement of the Hong Kong Dollar (HKD) / Ringgit Malaysia (RM) currency exchange spot rate. The return on your investment in the SW will be subject to fluctuations in the exchange rate, which could affect the Holder's return either positively or negatively.

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2. TERMS AND CONDITIONS OF THE SW

The following are part of the terms and conditions of the SW and should be read in conjunction with, and are qualified by reference to, the other information set out in this Term Sheet, the Base Prospectus and the First Supplementary Base Prospectus.

Instrument	: Non-collateralised cash settled European-style call warrants over an index
Issuer	: OSK Investment Bank Berhad
Market Maker	: OSK Investment Bank Berhad
Index	: Hang Seng Index
Index Sponsor	: Hang Seng Indexes Company Limited
Exchange	: The Stock Exchange of Hong Kong Limited ("SEHK")
Issue Size	: Up to 120,000,000 SW
Exercise Ratio	: Twelve thousand (12,000) SW shall initially be entitled to one (1) Index unit
Index Currency Amount	: HKD 1 per Index unit
Price Fixing Date	: 18 August 2010
Offering Date	: 19 August 2010
Closing Date	: 20 August 2010
Expected Listing Date	: 26 August 2010
Strike Level ^(a)	: 90% ~ 110% of the Reference Level, rounded to the nearest two (2) decimals
Expiry Date	: The date falling twenty-four (24) months from and including the Issue Date
Issue Price ^(a)	: (1) 8.40% ~ 26.00% of the Reference Level <i>multiplied</i> by (2) the Index Currency Amount and <i>divided</i> by (3) Exercise Ratio and <i>multiplied</i> by (4) the Reference Rate, rounded up to the nearest half sen (or equivalent unit of the Reference Currency as the case may be)
Reference Level	: The closing level of the Index on the Price Fixing Date, rounded to the nearest two (2) decimals, as determined by the Issuer and verified by the Calculation Agent.
Reference Rate	: The prevailing rate of exchange between the Reference Currency and the Settlement Currency (expressed in the number of units of the Settlement Currency per one (1) unit of the Reference Currency) on the Price Fixing Date at or about 5.00 p.m. (Malaysia time), as determined by the Issuer by reference to such source(s) as the Issuer may reasonably determine to be appropriate at such time
Premium	: 6.10% ~ 29.10%
Gearing	: 3.8 ~ 11.9 times
Delta	: 39.4% ~ 62.6% ^(b)
Effective Gearing	: 1.5 ~ 7.4 times
Implied Volatility	: 25% ~ 45% ^(b)

2. TERMS AND CONDITIONS OF THE SW (cont'd)

- Settlement Method : Cash settlement
- Exercise Date : On the Expiry Date
- Cash Settlement Amount : In respect of the valid exercise of each SW, the amount greater than zero (0), in the Reference Currency, calculated by the Issuer and verified by the Calculation Agent, in accordance to the following formula:

$$\frac{\text{Settlement Level} - \text{Strike Level}}{\text{Exercise Ratio}} \times \frac{\text{Index Currency}}{\text{Amount}} - \text{Exercise Expenses}$$

The Cash Settlement Amount shall be converted to the Settlement Currency prior to payment to the Holder using the prevailing rate of exchange between the Reference Currency and the Settlement Currency (expressed in the number of units of the Settlement Currency per one (1) unit of the Reference Currency) on the Exercise Date at or about 5.00 p.m. (Malaysia time), as determined by the Issuer by reference to such source(s) as the Issuer may reasonably determine to be appropriate at such time

- Settlement Level : An amount that equals to the arithmetic mean of the closing level of the Index on the Exchange for the five (5) scheduled Valuation Dates, as determined by the Issuer and verified by the Calculation Agent, subject to adjustments in accordance with the Conditions and without regard to any subsequently published correction.
- Valuation Date : In relation to the exercise of the a SW on the Expiry Date, each of the five (5) scheduled Market Days prior to and including the Market Day immediately before the Expiry Date, and subject to any Market Disruption Event provisions.
- (a) if a Market Disruption Event occurs on any of the five (5) schedule Market Days prior to and including the Market Day immediately before the Expiry Date, then the Valuation Date(s) shall include such number of succeeding Market Days where the Market Disruption Event does not occur, for up to the eighth (8th) Market Day from and including the Expiry Date (which shall be referred to as the "Last Valuation Date"), so that in no event shall there be less than five (5) closing levels, to determine the Settlement Level; or
- (b) If there are insufficient number of Market Days leading up to and including the Last Valuation Date that are not affected by the Market Disruption Event, such that there are less than five (5) Market Days to determine the five (5) closing levels, then:
- (i) firstly, the Issuer shall determine the closing level, at its absolute discretion and on the basis of the Issuer's good faith estimate of such level that would have prevailed on the Last Valuation Date but for the Market Disruption Event, and
- (ii) secondly, the closing level on the Last Valuation Date as determined by the Issuer may be referenced more than once to ensure that there are five (5) closing levels, by the Last Valuation Date to determine the Settlement Level

2. TERMS AND CONDITIONS OF THE SW (cont'd)

- Automatic Exercise of SW on Expiry Date : (a) If the Cash Settlement Amount is positive, all SW not exercised by any Holder in accordance with these Conditions by 9.00 a.m. (Malaysia time) on the Expiry Date shall be automatically exercised (without any Exercise Notice being delivered by the Holders and without notice of automatic exercise being given by the Issuer to the Holders). The relevant Holder shall be deemed to have issued an Exercise Notice in respect of such SW, or
- (b) If the Cash Settlement Amount is zero or negative, any SW not exercised will expire immediately at 9.01 a.m. (Malaysia time) on the Expiry Date and thereafter lapse and cease to be valid for any purpose, and all obligations of the Issuer in respect of the SW shall terminate absolutely
- Settlement Date : The date falling within seven (7) Market Days following the Expiry Date or such other date as the SW are considered early exercised in accordance with the Conditions and subject to any postponement of the Valuation Date(s) resulting from Market Disruption Events
- Reference Currency : Hong Kong Dollar (HKD)
- Settlement Currency : Ringgit Malaysia (RM)
- Market Day : (a) in relation to all SW, for the purpose of determining the Issue Price, Strike Level, Exercise Date, Expiry Date and Settlement Level, and in reference to the trading of the Underlying Securities, a day on which the bourse of the country in which the Underlying Securities as well as the options and futures relating to the Index are traded and are open for dealings and which are not affected by any Market Disruption Events, and the banks of the same country are open for business (including dealings in foreign exchange and foreign currency deposits); and
- (b) for any other purposes in the Deed Poll including reference to the Settlement Date and the trading of the SW, a day (excluding Saturday and Sunday) on which Bursa Securities is open for dealings and banks in Kuala Lumpur are open for business
- Board Lot : 100 SW
- Listing : Structured Warrants Board of Bursa Securities
- Calculation Agent : OSK Investment Bank Berhad

Notes:

- (a) *We will publish the notice of the final Issue Price and Strike Level in a widely circulated major English newspaper within Malaysia after the Price Fixing Date.*
- (b) *The figure represents an estimate only. It is calculated by the Issuer using an option pricing model and based on certain market parameter assumptions.*

The SW are constituted and governed by the Deed Poll which is available for inspection at the place and time described in Section 3.10. Holders are considered to have had notice of all the provisions of the Deed Poll.

3. SUPPLEMENTARY GENERAL INFORMATION

The following are supplemental general information of this Offering and should be read in conjunction with, and are qualified by reference to, the other information set out in this Term Sheet, the Base Prospectus and the First Supplementary Base Prospectus.

3.1 Details of the Offering

The SW will be offered by way of placement to selected Malaysian investors. The success of the Offering is conditional upon the following:

- (a) a total face amount of at least RM5,000,000 of SW having been issued; and
- (b) upon listing, the Issuer is able to meet the public spread requirement, that is, the SW must be held by at least 100 Holders, or 50 Holders who each subscribes to a minimum value of RM100,000.

We will be acting as the market maker by making a market for the SW on the Structured Warrants Board of Bursa Securities. The process of market making involves maintaining bid and offer quotes on the trading system of Bursa Securities on each Market Day, over the life of the SW. In our role as market maker, we would need to maintain a sufficient number of SW as inventory for the purposes of market making during the entire tenure of the SW. The initial level of inventory to be kept by us prior to the listing of and quotation for the SW on Structured Warrants Board of Bursa Securities will be dependent on the outcome of the placement of the Offering. We will implement this by subscribing for a portion of the SW allocated.

We are a registered market maker under the Rules of Bursa Securities, and shall be the appointed market maker for this series of the SW and shall comply with the Rules of Bursa Securities pertaining to the minimum presence of market making, maximum bid-offer spread and minimum quantity for each quotation, as may be amended from time to time, and are currently prescribed under the relevant circulars to the Rules of Bursa Securities as follows:

Market Making Obligations	Market Maker for SW
The minimum presence of a market maker in providing two (2)-way quotes during the 'main trading phase' as referred to in Rule 701.5A(4) of the Rules of Bursa Securities on each day that Bursa Securities is open for trading in an SW issue	70%
The maximum spread of two (2)-sided market making quotes entered by a market maker into the Automated Trading System ("ATS")	25 bids
The minimum quantity on each of the two (2)-sided market making quotes that a market maker enters into the ATS	10 Board Lots (1,000 units of SW)

If for any reason we are unable to meet the requirement as stated above, we will not proceed with the offering and listing of the SW, and monies paid in respect of your application will be returned to you without interest.

There are circumstances under which we may not be able to, and shall not be obliged to maintain bid and offer prices, nor reply to a request for prices. Such circumstances may include, the occurrence or existence of one or more of the following events:

- (a) if, in our sole and absolute determination, the theoretical bid and offer prices of the SW is less than the minimum bid price that can be entered into our broker's front-end ("BFE") system, through which we enter orders for the SW for the purpose of providing liquidity;

3. SUPPLEMENTARY GENERAL INFORMATION

- (b) when the compilation and publishing of HSI is suspended or limited in a material way for any reason; for the avoidance of doubt, we are not obliged to provide quotations for the SW at any time when HSI is not compiled or published for any reason;
- (c) when technical problems or other events beyond our control affects our ability to provide bid and offer prices or operational and technical problems affecting the proper functions of the Bursa Securities;
- (d) when the stock market experiences exceptional price movements and volatility;
- (e) when it is not a Market Day where HSI is not compiled and published;
- (f) Market Disruption Events which affect HSI or its constituent stocks;
- (g) when the ability of the market maker to source a hedge or unwind an existing hedge, as we determine in good faith, is materially affected by the prevailing market conditions;
- (h) if the theoretical or fair price of the SW is less than the minimum bid price or RM0.005, whichever is lower. In such an instance, we will provide the offer price only;
- (i) when the number of SW available for market making activities by us is less than 5% of the total issue size of the SW; for avoidance of doubt, in determining whether SW are available for market-making activities, SW held by us or any of our affiliates in a fiduciary or agency (as opposed to proprietary) capacity shall be deemed to be not available for market-making activities;
- (j) during the suspension period immediately prior to the expiry date of the SW as determined by Bursa Securities;
- (k) any modification, cancellation or disruption of the calculation of HSI (other than as a result of a Market Disruption Event); or
- (l) in any circumstances as may be allowed by Bursa Securities and/or the SC.

For any issue of SW, we may also apply for further issue of SW of the same Series.

3.2 Basis of arriving at the Issue Price

The Issue Price shall be fixed at (1) 8.40% ~ 26.00% of the Reference Level of the Index *multiplied* by (2) Index Currency Amount and *divided* by (3) the Exercise Ratio and *multiplied* by (4) the Reference Rate, rounded up to the nearest half sen (or equivalent unit of the Reference Currency as the case may be), which shall be based on an option pricing model that takes into account the Strike Level, tenure of the SW, interim interest rates, expected dividend yield and market volatility in relation to the Index.

The Reference Level shall be equal to the closing level of the Index on the Market Day immediately before the Offering Date ("Price Fixing Date"), rounded to the nearest two (2) decimals, as determined by the Issuer and verified by the Calculation Agent.

The Reference Rate shall be the prevailing rate of exchange between the Reference Currency and the Settlement Currency (expressed in the number of units of the Settlement Currency per one (1) unit of the Reference Currency) on the Price Fixing Date at or about 5.00 p.m. (Malaysia time), as determined by the Issuer by reference to such source(s) as the Issuer may reasonably determine to be appropriate at such time.

3. SUPPLEMENTARY GENERAL INFORMATION (cont'd)

3.3 Utilisation of proceeds

The Offering is expected to raise up to RM18,000,000 in total proceeds based on an indicative issue price of RM0.150^(a) per SW. The proceeds are intended to be used over the tenure of the SW in the following manner:

	RM
Working capital for day-to-day operations, administrative expenses and miscellaneous expenses ^(b)	17,815,000
To defray expenses for the Offering, including placement, regulatory and listing fees	185,000

Notes:

- (a) *Assuming the closing level of the Index on the Price Fixing Date is the same as the closing level of the Index on 2 August 2010 (being the last practicable date prior to the issuance of the Term Sheet), which was 21,412.8, and the SW is issued at an Strike Level of 21,412.8 and at a premium of 20.64%, when the Reference Rate is HKD/RM0.4072.*
- (b) *Includes the cost of hedging our risk exposure with respect to the SW.*

3.4 Placement fees

Placement agents are appointed at the sole discretion of the Issuer. Placement fees are payable by the Issuer to the placement agents (other than the Issuer) in respect of the placement of the SW to selected investors at the rate of 2.5% of the Issue Price. The placement agents are expected to include our dealers and other participating organisations of Bursa Securities.

3.5 Estimated expenses

The expenses relating to the issuance of the SW are estimated to be approximately RM185,000, comprising as follows:

	Notes	RM
Estimated professional fees	(a)	30,000
Estimated placement fees	(b)	135,000
Miscellaneous expenses	(c)	20,000
		185,000

Notes:

- (a) *Includes fees payable to the Warrant Registrar and fees to the regulatory authorities.*
- (b) *Assuming placement of 30% of the issue amount at the placement fee of 2.5%.*
- (c) *Includes printing expenses and advertising expenses.*

3. SUPPLEMENTARY GENERAL INFORMATION (cont'd)

3.6 Agreement, arrangement or undertaking

There are no agreements, arrangements or understanding in place between us and/or OSK Holdings Berhad and/or our subsidiary and associated companies ("OSK Group"), and any substantial shareholder of the Index Constituents relating to, or have a bearing on, the issuance of the SW between the OSK Group and the substantial shareholders of the Index Constituents.

3.7 Information relating to the Index

All information contained in this section relating to the Index has been derived from publicly available information which appears on the website of HSIL at www.hsi.com.hk. The Issuer has not independently verified any of this information.

The Index has a history of over thirty-five (35) years and is one of the earliest stock market indexes in Hong Kong. Since its public launch on 24 November 1969, the Index has become the most widely-quoted indicator of the performance of the Hong Kong stock market.

The Index is widely used as the base (underlying) index for various derivative products, including structured warrants and futures, as well as exchange-traded funds. Today there are more than 540 index-linked financial products based on the Index, and the total size of passive funds tracking the Index exceeds HKD38 billion.

As of 6 August 2010, the Index comprises forty-three (43) constituent stocks which are representative of the market and the aggregate market capitalisation of these stocks account for about 70% of the total market capitalisation of the Hong Kong stock market. The Index's constituent stocks are as set out below:

China Resources Power Holdings Company Ltd	Sino Land Company Ltd	China Construction Bank Corporation
Cheung Kong (Holdings) Ltd	Hang Lung Properties Ltd	China Mobile Ltd
CLP Holdings Ltd	China Merchants Holdings (Int'l) Co. Ltd	China Shenhua Energy Company Ltd
The Hong Kong and China Gas Company Limited	CITIC Pacific Ltd	COSCO Pacific Ltd
The Wharf (Holdings) Ltd	China Resources Enterprise, Ltd	Industrial and Commercial Bank of China Ltd
HSBC Holdings plc (Hong Kong)	Cathay Pacific Airways Ltd	Foxconn International Holdings Ltd
Hongkong Electric Holdings Ltd	Esprit Holdings Ltd	Ping An Insurance (Group) Company of China Ltd
Hang Seng Bank	China Petroleum and Chemical Corporation	BOC Hong Kong (Holdings) Ltd
Henderson Land Development Co., Ltd.	Hong Kong Exchanges and Clearing Ltd	China Life Insurance Company Ltd
Hutchison Whampoa Ltd	Li & Fung Ltd	Bank of Communications Co., Ltd.
Sun Hung Kai Properties Ltd	China Overseas Land & Investment Ltd	Bank of China Ltd
New World Development Company Ltd.	China Unicom Hong Kong Ltd	China Resources Land CNOOC Ltd
Swire Pacific Ltd	Petrochina Company Ltd	Aluminium Corporation of China Ltd
The Bank of East Asia Ltd	Ten Cent Holdings Ltd	
MTR Corporation Ltd		

3. SUPPLEMENTARY GENERAL INFORMATION (cont'd)

The Index is widely used as the base (underlying) index for various derivative products, including structured warrants and futures, as well as exchange-traded funds.

The Index is calculated based on free float-adjusted market capitalisation weighting method. The Index is compiled, published and managed by HSIL, a wholly-owned subsidiary of Hang Seng Bank Limited.

Further information on the Index, Index Sponsor and Bursa Securities may be obtained from the following sources:

- (a) the Index Sponsor's website, www.hsi.com.hk;
- (b) SEHK's website, www.hkex.com.hk; and
- (c) Bursa Securities' website, www.bursamalaysia.com.

The Index Sponsor may not always maintain a website and may change or add a new website. Investors should conduct their own web searches to ensure that they are viewing the most up-to-date version of the Index Compiler's website. The Issuer takes no responsibility for the contents of the Index Compiler's website, makes no representation as to its accuracy or completeness, and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of the Index Sponsor's website.

3.8 Market Statistics

As at 2 August 2010, being the last practicable date prior to the issuance of this Term Sheet, the closing level of the Index was 21,412.80. The highest and lowest levels of the Index for the past three (3) years are as follows:

	High	Low
2007	31,638.22	18,664.88
2008	27,615.85	11,015.84
2009	22,943.98	11,344.58

(Source: Bloomberg)

3.9 Consents

The Placement Agents and Bloomberg have given and have not subsequently withdrawn their written consents to the inclusion in this Term Sheet of their names in the form and context in which their names appear.

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3. SUPPLEMENTARY GENERAL INFORMATION (cont'd)

3.10 Documents for inspection

Copies of the following documents may be inspected at our registered office during office hours for a period of twelve (12) months from the date of this Term Sheet:

- (a) Our Memorandum and Articles of Association;
- (b) Deed Poll;
- (c) Warrant Agency Agreement;
- (d) The letters of consent referred to in Section 3.9 of this Term Sheet; and
- (e) Our audited financial statements for the three (3) financial years ended 31 December 2007 to 31 December 2009.

3.11 Responsibility statements

We acknowledge that, based on all available information, and to the best of our knowledge and belief, this Term Sheet constitutes a full and true disclosure of all material facts concerning the Offering.

This Term Sheet has been seen and approved by our Directors and they collectively and individually accept full responsibility for the accuracy of the information contained herein and confirm, having made all reasonable enquiries, that to the best of their knowledge and belief there is no false or misleading statement or other facts, the omission of which would make any statement herein false or misleading.

Notwithstanding the foregoing, our Directors do not accept responsibility for the contents of information on the Index or Index Sponsor, save for the fact that the information is an accurate extract or summary of relevant publicly released information.

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4. CORPORATE DIRECTORY

ISSUER, MARKET MAKER AND LEAD PLACEMENT AGENT : OSK Investment Bank Berhad (14152-V)
20th Floor, Plaza OSK
Jalan Ampang
50450 Kuala Lumpur
Tel. no.: (03) 2333 8333
Websites: www.oskgroup.com / www.osk188.com

PLACEMENT AGENTS : HWANGDBS Investment Bank Berhad (14389-U)
Level 2, 3, 4, 5, 7 & 8
Wisma Sri Pinang
60 Green Hall
10200 Penang
Tel. no.: (04) 263 6996

Hong Leong Investment Bank Berhad (43526-P)
Level 8, Menara HLA
No. 3 Jalan Kia Peng
50450 Kuala Lumpur
Tel. no.: (03) 2168 1168

AmInvestment Bank Berhad (23742-V)
15th Floor, Bangunan AmBank Group
55, Jalan Raja Chulan
50200 Kuala Lumpur
Tel. no.: (03) 2036 2633

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