

<b>1.</b>	<b>INTRODUCTION</b>  With reference made to the announcements made on 22 December 2015 and 23 December 2015 in relation to the Sale and Purchase Agreement executed between Lumi Jaya Sdn Bhd ("LJSB"), a wholly-owned subsidiary of the Company and JM Asia Jaya Sdn Bhd ("JMSB"), for the purpose of the proposed disposal of property, known as H.S. (M) 43458, Lot 71510, Mukim of Kapar, District of Klang and State of Selangor ("the Said Agreement").  The Board of Directors of LTKM ("Board") now wishes to announce that LJSB and JMSB have on 5 <sup>th</sup> February, 2016 mutually agreed to revoke and rescind the said Agreement subject to the terms and conditions of the Deed of Revocation ("Deed") dated 5 <sup>th</sup> February, 2016 ("the said Termination").  LJSB and JMSB shall hereinafter be collectively referred to as the "Parties".
<b>2.</b>	<b>Salient Terms and Conditions of the Deed of Revocation</b>  (i) The Parties hereby mutually agreed to revoke and rescind the said Agreement with immediate effect subject to the terms and conditions of the Deed entered into;  (ii) The Parties hereby agree that each of the parties hereto releases the other party of them from all actions, demands, expenses, damages, claims whatsoever at law and in equity which either of all parties hereto now have or which they or their successors in title, heirs or personal representatives, as the case may be, shall have or may at any time hereafter have claim or demand whatsoever against the other party for or an account of the terms, stipulations and covenants of the Said Agreement or any breach or default already committed or made by reason of any act, matter or thing in any wise relating thereto down to and inclusive of the date of the Deed.  (iii) LJSB has refunded the deposit sum of 10% amounting to Ringgit Malaysia Two Million and Six Hundred Thousand (RM2,600,000.00) only paid by JMSB, ("the deposit").
<b>3.0</b>	<b>RATIONALE FOR THE TERMINATION</b>  Upon the request from JMSB, LJSB has agreed to mutually terminate the agreement by way of executing the Deed of Revocation on condition that a new Sale and Purchase Agreement between LJSB and Yetta Steel Industries Sdn Bhd ("YSISB") be executed simultaneously and authority from JMSB be given by way of a shareholders resolution authorising the refund of the deposit sum to be utilised for payment of deposit sum entered into between LJSB and YSI.  JMSB and YSISB are related companies, with common shareholders and directors as listed hereunder:  <u>Directors of YSISB</u>  Teoh Cha Hai (NRIC No.: 550528-07-5403) Yeoh Kam (NRIC No.: 561219-02-5326) Teoh Ching Keat (NRIC No.: 830404-07-5723)  <u>Shareholders of YSISB</u>  Teoh Cha Hai (NRIC No.: 550528-07-5403) Yeoh Kam (NRIC No.: 561219-02-5326) Teoh Ching Keat (NRIC No.: 830404-07-5723)

<b>5.0</b>	<b>APPROVAL REQUIRED</b>
	The Deed is not subjected to the approval of the shareholders or any authority.
<b>6.0</b>	<b>DIRECTORS' AND MAJOR SHAREHOLDERS' INTEREST</b>
	None of the Directors, major shareholders and persons connected with the Directors and/or major shareholders of LTKM, have any interest, direct or indirect, in the Deed.
<b>7.0</b>	<b>STATEMENT BY THE BOARD OF DIRECTORS</b>
	The Board of Directors of LTKM, after taking into consideration all the relevant facts of the Deed is of the opinion that the execution of the Deed is in the best interest of the Company.
<b>8.0</b>	<b>DOCUMENTS FOR INSPECTION</b>
	The Deed will be made available for inspection at the registered office of LTKM at Unit 07-02, Level 7, Persoft Tower, 6B Persiaran Tropicana, Tropicana Golf & Country Resort, 47410 Petaling Jaya, Selangor Darul Ehsan during normal business hours from Monday to Friday (except public holidays) for a period of three (3) months from the date of this Announcement.

This announcement is dated 5<sup>th</sup> February 2016.