(Company No : 43190-H)

CONDENSED CONSOLIDATED BALANCE SHEET

AS AT 31 MARCH 2006 (The figures have not been audited)

, ē	(UNAUDITED) AS AT CURRENT FINANCIAL PERIOD ENDED 31/03/2006 RM	(AUDITED) AS AT PRECEDING FINANCIAL YEAR ENDED 31/12/2005 RM
ASSETS Non-current assets Property, Plant and Equipment Investment Property Development Costs Other Investments Deferred Tax Assets	3,278,457 15,761,105 1,228,750 109,028 511,461 20,888,801	1,979,458 15,785,705 1,176,081 109,028 511,461 19,561,733
Current Assets Inventories Trade & other receivables Deposits Cash and bank balances TOTAL ASSETS	1,408,848 7,807,487 2,029,573 935,214 12,181,122 33,069,923	1,791,655 5,867,631 2,264,662 1,139,125 11,063,073 30,624,806
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share Capital Reserves Minority Interest Total equity	15,201,840 4,253,334 19,455,174 16,896 19,472,070	15,201,840 3,906,236 19,108,076 88,729 19,196,805
Non-current liabilities Long Term Borrowings Deferred Tax Liabilities	5,323,647 127,748 5,451,395	5,395,901 116,224 5,512,125
Current Liabilities Trade & other payables Short term borrowings Taxation	6,836,555 1,297,830 12,073 8,146,458	3,684,765 2,228,111 3,000 5,915,876
Total Liabilities	13,597,853	11,428,001
TOTAL EQUITY AND LIABILITIES	33,069,923	30,624,806
Net assets per share attributable to equity holders of the parent (RM)	0.13	0.13

(The unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2005)

(Company No : 43190-H)

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE PERIOD ENDED 31 MARCH 2006

(The figures have not been audited)

		INDIVIDUAL QUARTER CURRENT PRECEDING YEAR YEAR CORRESPONDING QUARTER QUARTER		CURRENT	/E QUARTER PRECEDING YEAR CORRESPONDING PERIOD	
	Note	31/03/2006 RM	31/03/2005 RM	31/03/2006 RM	31/03/2005 RM	
REVENUE	A 9	6,117,180	7,528,389	6,117,180	7,528,389	
COST OF SALES	-	(3,085,700)	(4,360,300)	(3,085,700)	(4,360,300)	
GROSS PROFIT		3,031,480	3,168,089	3,031,480	3,168,089	
OTHER OPERATING INCOME		25,881	15,787	25,881	15,787	
OPERATING EXPENSES	-	(2,576,090)	(2,695,037)	(2,576,090)	(2,695,037)	
PROFIT FROM OPERATIONS		481,271	488,839	481,271	488,839	
FINANCE COSTS	_	(135,145)	(96,478)	(135,145)	(96,478)	
PROFIT BEFORE TAXATION		346,126	392,361	346,126	392,361	
TAXATION	B5 _	(20,475)	(138,404)	(20,475)	(138,404)	
PROFIT AFTER TAXATION	=	325,651	253,957	325,651	253,957	
ATTRIBUTABLE TO: EQUITY HOLDERS OF THE PAREN	т	315,130	145,752	315,130	145,752	
MINORITY INTEREST	-	10,521	108,205	10,521	108,205	
	=	325,651	253,957	325,651	253,957	
Earnings per share attributable to equity holders of the parent: - Basic (sen)	B13	0.21	0.10	0.21	0.10	
- Diluted (sen)		0.21	N/A	0.21	N/A	

(The unaudited Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2005)

(Company No : 43190-H) CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2006

(The figures have not been audited)

		<u> </u>	Attributable to Equiy H Non-Distributable	olders of the Parent	Distributable		Minority Interest	Total Equity
	Share Capital RM	Share Premium RM	Other Reserve RM	Translation Reserve RM	Accumulated Loss RM	Total RM	RM	RM
Balance at 1 January 2006	15,201,840	5,976,863	-	(26,009)	(2,044,618)	19,108,076	88,729	19,196,805
Profit for the period	-	-	-	-	315,130	315,130	10,521	325,651
Exchange differences	-	-	-	27,332	-	27,332	-	27,332
Total recognised income and expense for the period				27,332	315,130	342,462	10,521	352,983
	15,201,840	5,976,863	-	1,323	(1,729,488)	19,450,538	99,250	19,549,788
Share-based payment under ESOS	-	-	4,636	-	-	4,636	-	4,636
Realisation from deregistration of subsidiary	-	-	-	-	-	-	(82,354)	(82,354)
Balance at 31 March 2006	15,201,840	5,976,863	4,636	1,323	(1,729,488)	19,455,174	16,896	19,472,070
Balance at 1 January 2005	15,201,840	5,976,863	-	(12,076)	(47,392)	21,119,235	8,522	21,127,757
Net loss for the period	-	-	-	-	(1,997,226)	(1,997,226)	(125,438)	(2,122,664)
Exchange differences	-	-	-	(13,933)	-	(13,933)	-	(13,933)
Total recognised income and expense for the period				(13,933)	(1,997,226)	(2,011,159)	(125,438)	(2,136,597)
	15,201,840	5,976,863	-	(26,009)	(2,044,618)	19,108,076	(116,916)	18,991,160
Subscription of shares by minority shareholders	-	-	-	-	-	-	205,645	205,645
Balance at 31 December 2005	15,201,840	5,976,863		(26,009)	(2,044,618)	19,108,076	88,729	19,196,805

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2005)

(Company No : 43190-H)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED 31 MARCH 2006

(The figures have not been audited)

	(UNAUDITED) AS AT CURRENT FINANCIAL PERIOD ENDED 31/03/2006 RM	(UNAUDITED) AS AT PRECEDING FINANCIAL PERIOD ENDED 31/03/2005 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	346,126	392,361
Adjustments for :-		
Non-cash items	369,842	204,660
Non-operating items	111,393	80,964
Operating profit before changes in working capital	827,361	677,985
Net changes in current assets	(1,545,762)	(224,888)
Net changes in current liabilities	3,151,790	2,199,028
	2,433,389	2,652,125
Tax paid	(11,287)	(15,281)
Net cash generated from operating activities	2,422,102	2,636,844
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(1,491,501)	(5,467,830)
Improvement to investment property	(55,610)	(0,107,000)
Development costs paid	(113,760)	(149,012)
Interest received	19,984	15,514
Net cash used in investing activities	(1,640,887)	(5,601,328)
	_	
CASH FLOWS FROM FINANCING ACTIVITIES	(74.000)	(22.22
Bank borrowings	(71,900)	(88,967)
Interest paid	(131,377)	(96,478)
Net cash outflow on deregistration of subsidiary Proceeds from issuance of shares to minority shareholders	(86,303)	100.000
Net cash used in financing activities	(289,580)	120,000 (65,445)
Net cash used in iniancing activities	(209,500)	(65,445)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	491,635	(3,029,929)
CASH AND CASH EQUIVALENTS AT 1 JANUARY	1,474,817	5,276,770
CASH AND CASH EQUIVALENTS AT 31 MARCH	1,966,452	2,246,841
Cash and cash equivalents comprise :-	0.000.570	
Deposits	2,029,573	1,147,170
Cash and bank balances	935,214	3,100,000
Bank overdraft	(998,335) 1,966,452	(2,000,329) 2,246,841
	1,900,432	2,240,041

(The unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2005)