(Company no. 644800-X) (and its subsidiaries) (Incorporated in Malaysia)

# CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FIRST QUARTER ENDED 31 MAY 2008

(The figures have not been audited)

	INDIVIDUAI	L <b>QUARTER</b> Preceding Year	CUMULATIVE QUARTER Preceding Year		
	Current Quarter 31-May-08 RM'000	Corresponding Quarter 31-May-07 RM'000	Current Year To date 31-May-08 RM'000	Corresponding Period 31-May-07 RM'000	
Revenue	7,289	6,516	7,289	6,516	
Other operating income	131	41	131	41	
Operating expenses	(7,103)	(8,961)	(7,103)	(8,961)	
Operating profit/(loss)	317	(2,404)	317	(2,404)	
Finance costs	(302)	(289)	(302)	(289)	
Profit/(Loss) before tax	15	(2,693)	15	(2,693)	
Tax expense	(10)	(9)	(10)	(9)	
Profit/(Loss) after tax	5	(2,702)	5	(2,702)	
Profit/(Loss) attributable to: Equity holders of the parent	21	(2,722)	21	(2,722)	
Minority interest	(16)	20	(16)	20	
	5	(2,702)	5	(2,702)	
Earnings/(loss) per ordinary share - Basic (sen)	0.01	(1.62)	0.01	(1.62)	

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the year ended 29 February 2008

(Company no. 644800-X) (and its subsidiaries) (Incorporated in Malaysia)

#### **CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 MAY 2008**

(The figures have not been audited)

	Unaudited As at 31-May-08 RM'000	Audited As at 29-Feb-08 RM'000
Property, plant and equipment Prepaid Lease Payments Investment Properties Development Expenditure	27,811 5,292 1,102 278	28,420 5,320 1,102 298
Current assets Inventories Trade and other receivables Current tax assets Cash and cash equivalents	4,955 9,264 43 1,607	4,868 9,478 466 2,094
Current liabilities Trade and other payables Borrowings Current tax liabilities	15,869 6,482 5,669 15	7,333 5,941 6
Net current assets	3,703	3,626
Share capital Reserves Shareholders' funds Minority interest	17,895 6,682 24,577 354	17,895 6,615 24,510 370
Total Equity	24,931	24,880
Non-current liabilities Borrowings Deferred taxation	12,900 355 38,186	13,531 355 38,766
Net assets per share attributable to ordinary equity holders of the parent (sen)	13.73	13.70

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 29 February 2008 and the accompanying explanatory notes.

(Company No. 644800-X) (Incorporated in Malaysia)

### CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MAY 2008

(The figures have not been audited)

		← Non-Dist	ributable →	Distributable			
	Share Capital RM'000	Share Premium RM'000	Currency Translation Reserve RM'000	Retained Profits / (Accumulated Losses) RM'000	Total Shareholders' Funds RM'000	Minority Interests RM'000	Total Equity RM'000
Period ended 31 May 2008							
At 1 March 2008	17,895	10,749	(150)	(3,984)	24,510	370	24,880
Translation difference on net equity of foreign subsidiaries	-	-	46	-	46	-	46
Net profit/(loss) for the period	-	-	-	21	21	(16)	5
Total recognised income and expense	-	-	46	21	67	(16)	51
At 31 May 2008	17,895	10,749	(104)	(3,963)	24,577	354	24,931
Period ended 31 May 2007							
At 1 March 2007	16,745	10,678	(130)	4,254	31,547	415	31,962
Translation difference on net equity of foreign subsidiaries	-	-	(207)	-	(207)	-	(207)
Net profit/(loss) for the period	-	-	-	(2,722)	(2,722)	20	(2,702)
Total recognised income and expense	-	-	(207)	(2,722)	(2,929)	20	(2,909)
At 31 May 2007	16,745	10,678	(337)	1,532	28,618	435	29,053

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 29 February 2008 and the accompanying explanatory notes.

(Company no. 644800-X) (and its subsidiaries) (Incorporated in Malaysia)

## CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED 31 MAY 2008

(The figures have not been audited)

Cash flows from operating activities	3 Months ended 31-May-08 RM'000	3 Months ended 31-May-07 RM'000
Profit/(loss) before tax	15	(2,693)
Adjustments for: Non-cash items Non-operating items	758 302	558 285
Operating profit/(loss) before working capital changes Net changes in receivables and inventories Net changes in payables	1,075 127 (851)	(1,850) (2,558) 3,268
Cash generated/(used) in operations Interest paid Income tax refund/(paid)	351 (302) 422	(1,140) (290) (16)
Net cash generated/(used) in operating activities	471	(1,446)
Cash flows from investing activities Other investments	(98)	(1,138)
Net cash used in investing activities	(98)	(1,138)
Cash flows from financing activities Borrowings	(642)	(680)
Net cash used in financing activities	(642)	(680)
Effect of foreign exchange translation	42	(176)
Net decrease in cash and cash equivalents	(227)	(3,440)
Cash and cash equivalents at beginning of period	(1,336)	892
Cash and cash equivalents at end of period	(1,563)	(2,548)
Cash and cash equivalents consist of: Cash and bank balances Deposits with licensed bank Bank overdrafts	1,507 100 (3,170) (1,563)	968 - (3,516) 
	( )	( , = 10)

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 29 February 2008 and the accompanying explanatory notes.