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

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE SECOND QUARTER ENDED 31 AUGUST 2008

(The figures have not been audited)

	INDIVIDUAL	QUARTER Preceding Year	CUMULATIVE QUARTER Preceding Year		
	Current Quarter 31-Aug-08 RM'000	Corresponding Quarter 31-Aug-07 RM'000	Current Year To date 31-Aug-08 RM'000	Corresponding Period 31-Aug-07 RM'000	
Revenue	10,171	8,819	17,460	15,335	
Other operating income	154	76	286	117	
Operating expenses	(9,727)	(9,270)	(16,830)	(18,231)	
Operating profit/(loss)	598	(375)	916	(2,779)	
Finance costs	(380)	(322)	(682)	(611)	
Profit/(Loss) before tax	218	(697)	234	(3,390)	
Tax expense	(15)	(5)	(25)	(14)	
Profit/(Loss) after tax	203	(702)	209	(3,404)	
Profit/(Loss) attributable to: Equity holders of the parent Minority interest	201 2	(710) 8	223 (14)	(3,432) 28	
- -	203	(702)	209	(3,404)	
Earnings/(loss) per ordinary share - Basic (sen)	0.11	(0.42)	0.12	(2.04)	

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 AUGUST 2008

(The figures have not been audited)

	Unaudited As at 31-Aug-08 RM'000	Audited As at 29-Feb-08 RM'000
Property, plant and equipment Prepaid Lease Payments Investment Properties Development Expenditure	28,057 5,264 1,102 258	28,420 5,320 1,102 298
Current assets Inventories Trade and other receivables Current tax assets Cash and cash equivalents	5,058 13,171 56 1,171	4,868 9,478 466 2,094
Current liabilities Trade and other payables Borrowings Current tax liabilities	19,456 8,522 7,506 29 16,057	7,333 5,941 6
Net current assets	3,399	3,626
Share capital Reserves Shareholders' funds Minority interest	17,895 6,884 24,779 356	17,895 6,615 24,510 370
Total Equity	25,135	24,880
Non-current liabilities Borrowings Deferred taxation	12,590 355 38,080	13,531 355 38,766
Net assets per share attributable to ordinary equity holders of the parent (sen)	13.85	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 AUGUST 2008

(The figures have not been audited)

	← Non-Distributable →		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 August 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	-	-	-	223	223	(14)	209
Total recognise income and expense	-	-	46	223	269	(14)	255
At 31 August 2008	17,895	10,749	(104)	(3,761)	24,779	356	25,135
Period ended 31 August 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	-	-	72	-	72	-	72
Net profit for the period	-	-	-	(3,432)	(3,432)	28	(3,404)
Total recognise income and expense	-	-	72	(3,432)	(3,360)	28	(3,332)

(58)

822

28,187

443

28,630

16,745

At 31 August 2007

10,678

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 AUGUST 2008

(The figures have not been audited)

Cash flows from operating activities	6 Months ended 31-Aug-08 RM'000	6 Months ended 31-Aug-07 RM'000
Profit/(loss) before tax	234	(3,390)
Adjustments for: Non-cash items Non-operating items	1,554 684	1,171 596
Operating profit/(loss) before working capital changes Net changes in receivables and inventories Net changes in payables	2,472 (3,882) 1,189	(1,623) (844) 2,149
Cash used in operations Interest paid Income tax refund/(paid)	(221) (682) 409	(318) (611) (30)
Net cash used in operating activities	(494)	(959)
Cash flows from investing activities Other investments	(343)	(1,907)
Net cash used in investing activities	(343)	(1,907)
Cash flows from financing activities Borrowings	(991)	(884)
Net cash used in financing activities	(991)	(884)
Effect of foreign exchange translation	42	51
Net decrease in cash and cash equivalents	(1,786)	(3,699)
Cash and cash equivalents at beginning of period	(1,336)	892
Cash and cash equivalents at end of period	(3,122)	(2,807)
Cash and cash equivalents consist of: Cash and bank balances Bank overdrafts	1,171 (4,293) (3,122)	574 (3,381) (2,807)

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.