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

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE THIRD QUARTER ENDED 30 NOVEMBER 2008

(The figures have not been audited)

INDIVIDUAL	Preceding	CUMULATIVE QUARTER Preceding Year		
Current Quarter 30-Nov-08 RM'000	Corresponding Quarter 30-Nov-07 RM'000	Current Year To date 30-Nov-08 RM'000	Corresponding Period 30-Nov-07 RM'000	
7,188	7,269	24,648	22,604	
382	163	668	280	
(7,782)	(7,135)	(24,612)	(25,366)	
(212)	297	704	(2,482)	
(333)	(269)	(1,015)	(880)	
(545)	28	(311)	(3,362)	
(13)	(22)	(38)	(36)	
(558)	6	(349)	(3,398)	
(546)	0	(222)	(2.420)	
(12)	4	(323)	(3,430) 32	
(558)	6	(349)	(3,398)	
(0.30)	_	(0.18)	(2.04)	
	Current Quarter 30-Nov-08 RM'000 7,188 382 (7,782) (212) (333) (545) (13) (558)	Current Quarter 30-Nov-08 RM'000 Corresponding Quarter 30-Nov-07 RM'000 7,188 7,269 382 163 (7,782) (7,135) (212) 297 (333) (269) (545) 28 (13) (22) (558) 6 (558) 6	Current Quarter 30-Nov-08 RM'000 Corresponding Quarter 30-Nov-07 RM'000 Current Year To date 30-Nov-08 RM'000 7,188 7,269 24,648 382 163 668 (7,782) (7,135) (24,612) (212) 297 704 (333) (269) (1,015) (545) 28 (311) (13) (22) (38) (558) 6 (349) (546) 2 (323) (12) 4 (26) (558) 6 (349)	

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 30 NOVEMBER 2008

(The figures have not been audited)

	Unaudited As at 30-Nov-08 RM'000	Audited As at 29-Feb-08 RM'000
Property, plant and equipment Prepaid Lease Payments Investment Properties Development Expenditure	27,795 5,244 1,102 238	28,420 5,320 1,102 298
Current assets Inventories Trade and other receivables Current tax assets Cash and cash equivalents	4,989 9,656 72 1,886	4,868 9,478 466 2,094
Current liabilities Trade and other payables Borrowings Current tax liabilities	16,603 8,008 5,712 38 13,758	7,333 5,941 6
Net current assets	2,845	3,626
Share capital Reserves Shareholders' funds Minority interest	17,895 6,442 24,337 344	17,895 6,615 24,510 370
Total Equity	24,681	24,880
Non-current liabilities Borrowings Deferred taxation	12,188 355 37,224	13,531 355 38,766
Net assets per share attributable to ordinary equity holders of the parent (sen)	13.60	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 30 NOVEMBER 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 30 November 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	-	-	150	-	150	-	150
Net loss for the period	-	-	-	(323)	(323)	(26)	(349)
Total recognise income and expense	-	-	150	(323)	(173)	(26)	(199)
At 30 November 2008	17,895	10,749	-	(4,307)	24,337	344	24,681
Period ended 30 November 2007							
At 1 March 2007	16,745	10,678	(130)	4,254	31,547	415	31,962
Issue of shares	1,150	172	-	-	1,322	-	1,322
Private Placement expenses	-	(102)	-	-	(102)	-	(102)
Translation difference on net equity of foreign subsidiaries	-	-	(130)	-	(130)	-	(130)
Net profit/(loss) for the period	-	-	-	(3,430)	(3,430)	32	(3,398)
Total recognise income and expense	-	(102)	(130)	(3,430)	(3,662)	32	(3,630)

(260)

824

29,207

447

29,654

17,895

10,748

At 30 November 2007

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 30 NOVEMBER 2008

(The figures have not been audited)

	9 Months ended 30-Nov-08 RM'000	9 Months ended 30-Nov-07 RM'000
Cash flows from operating activities		
Loss before tax	(311)	(3,362)
Adjustments for: Non-cash items Non-operating items	2,347 1,004	1,814 735
Operating profit/(loss) before working capital changes Net changes in receivables and inventories Net changes in payables	3,040 (300) 674	(813) 2,472 36
Cash generated from operations Interest paid Income tax refund/(paid)	3,414 (1,015) 389	1,695 (881) (66)
Net cash generated in operating activities	2,788	748
Cash flows from investing activities Other investments	(810)	(1,487)
Net cash used in investing activities	(810)	(1,487)
Cash flows from financing activities Proceeds from issue of shares Borrowings	(1,773)	1,221 (2,263)
Net cash used in financing activities	(1,773)	(1,042)
Effect of foreign exchange translation	137	(99)
Net increase/(decrease) in cash and cash equivalents	342	(1,880)
Cash and cash equivalents at beginning of period	(1,336)	892
Cash and cash equivalents at end of period	(994)	(988)
Cash and cash equivalents consist of: Cash and bank balances Bank overdrafts	1,886 (2,880) (994)	1,926 (2,914) (988)

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.