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

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FOURTH QUARTER ENDED 28 FEBRUARY 2009

(The figures have not been audited)

	INDIVIDUAL QUARTER Preceding Year		CUMULATIV	E QUARTER Preceding Year
	Current Quarter 28-Feb-09 RM'000	Corresponding Quarter 29-Feb-08 RM'000	Current Year To date 28-Feb-09 RM'000	Corresponding Period 29-Feb-08 RM'000
Revenue	6,600	4,887	31,248	27,578
Other operating income	461	199	1,129	500
Operating expenses	(7,875)	(9,428)	(32,487)	(35,308)
Operating profit/(loss)	(814)	(4,342)	(110)	(7,230)
Finance costs	(362)	(318)	(1,377)	(1,210)
Profit/(Loss) before tax	(1,176)	(4,660)	(1,487)	(8,440)
Tax expense	23	180	(15)	165
Profit/(Loss) after tax	(1,153)	(4,480)	(1,502)	(8,275)
Loss attributable to: Equity holders of the parent Minority interest	(1,120) (33)	(4,439) (41)	(1,443) (59)	(8,238) (37)
	(1,153)	(4,480)	(1,502)	(8,275)
Loss per ordinary share - Basic (sen)	(0.63)	(2.48)	(0.81)	(4.81)

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 28 FEBRUARY 2009

(The figures have not been audited)

	Unaudited As at 28-Feb-09 RM'000	Audited As at 29-Feb-08 RM'000
Property, plant and equipment Prepaid Lease Payments Investment Properties Development Expenditure	26,749 5,209 550 218	28,419 5,320 1,102 298
Current assets Inventories Assets held for sale Trade and other receivables Current tax assets Cash and cash equivalents	3,694 780 8,356 28 2,140	4,868 - 9,478 466 2,094
Current liabilities Trade and other payables Borrowings Current tax liabilities	5,308 6,642 - 11,950	7,333 5,941 6
Net current assets	3,048 35,774	3,626
Share capital Reserves Shareholders' funds Minority interest	17,895 5,630 23,525 311	17,895 6,614 24,509 370
Total Equity	23,836	24,879
Non-current liabilities Borrowings Deferred taxation	11,552 386	13,531 355
	35,774	38,765
Net assets per share attributable to ordinary equity holders of the parent (sen)	13.15	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 YEAR ENDED 28 FEBRUARY 2009

(The figures have not been audited)

		← N	on-Distributal	ole	Distributable			
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve 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
Year ended 28 FEBRUARY 2009								
At 1 March 2008	17,895	10,749	-	(150)	(3,984)	24,510	370	24,880
Translation difference on net equity of foreign subsidiaries	-	-	-	278	-	278	-	278
Surplus from revaluation of property, plant and equipment,net of deferred tax effect	-	-	180	-	-	180	-	180
Net loss for the year	-	-	-	-	(1,443)	(1,443)	(59)	(1,502)
Total recognise income and expense	-	-	180	278	(1,443)	(985)	(59)	(1,044)
At 28 February 2009	17,895	10,749	180	128	(5,427)	23,525	311	23,836
Year ended 29 FEBRUARY 2008								
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	-	-	-	(20)	-	(20)	(8)	(28)
Net loss for the year	-	-	-	-	(8,238)	(8,238)	(37)	(8,275)
Total recognise income and expense	-	(102)	-	(20)	(8,238)	(8,360)	(45)	(8,405)
At 29 February 2008	17,895	10,748	-	(150)	(3,984)	24,509	370	24,879

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 YEAR ENDED 28 FEBRUARY 2009

(The figures have not been audited)

Cash flows from operating activities	12 Months ended 28-Feb-09 RM'000	12 Months ended 29-Feb-08 RM'000
Loss before tax	(1,487)	(8,440)
Adjustments for: Non-cash items Non-operating items	3,491 1,493	2,873 1,528
Operating profit/(loss) before working capital changes Net changes in receivables and inventories Net changes in payables	3,497 2,295 (1,690)	(4,039) 7,133 (598)
Cash generated from operations Interest paid Income tax refund/(paid)	4,102 (1,377) 389	2,496 (1,210) (69)
Net cash generated in operating activities	3,114	1,217
Cash flows from investing activities Other investments	(924)	(1,907)
Net cash used in investing activities	(924)	(1,907)
Cash flows from financing activities Proceeds from issue of shares Borrowings	(2,543)	1,221 (2,750)
Net cash used in financing activities	(2,543)	(1,529)
Effect of foreign exchange translation	(114)	(9)
Net decrease in cash and cash equivalents	(467)	(2,228)
Cash and cash equivalents at beginning of year	(1,336)	892
Cash and cash equivalents at end of year	(1,803)	(1,336)
Cash and cash equivalents consist of: Cash and bank balances Bank overdrafts	2,140 (3,943) (1,803)	2,094 (3,430) (1,336)

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.