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

# CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FIRST QUARTER ENDED 31 MAY 2009

(The figures have not been audited)

	INDIVIDUAL QUARTER Preceding Year		CUMULATIVE QUARTER Precedin Year	
	Current Quarter 31-May-09 RM'000	Corresponding Quarter 31-May-08 RM'000	Current Year To date 31-May-09 RM'000	Corresponding Period 31-May-08 RM'000
Revenue	4,575	7,289	4,575	7,289
Other operating income	98	131	98	131
Operating expenses	(5,721)	(7,103)	(5,721)	(7,103)
Operating profit/(loss)	(1,048)	317	(1,048)	317
Finance costs	(271)	(302)	(271)	(302)
Profit/(Loss) before tax	(1,319)	15	(1,319)	15
Tax expense	(8)	(10)	(8)	(10)
Profit/(Loss) after tax	(1,327)	5	(1,327)	5
Profit/(Loss) attributable to: Equity holders of the parent Minority interest	(1,272) (55)	21 (16)	(1,272) (55)	21 (16)
	(1,327)	5	(1,327)	5
Profit/(Loss) per ordinary share - Basic (sen)	(0.71)	0.01	(0.71)	0.01

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the year ended 28 February 2009.

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

#### **CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 MAY 2009**

(The figures have not been audited)

	Unaudited As at 31-May-09 RM'000	Audited As at 28-Feb-09 RM'000
Property, plant and equipment Prepaid Lease Payments Investment Properties Development Expenditure	26,045 5,181 550 198	26,749 5,209 550 218
Current assets Inventories Assets held for sale Trade and other receivables Current tax assets Cash and cash equivalents	3,745 - 9,654 39 1,611	3,694 780 8,449 31 2,161
Current liabilities Trade and other payables Borrowings Current tax liabilities	15,049 5,561 5,167 8 10,736	15,115 5,401 6,663 - 12,064
Net current assets	4,313	3,051
Share capital Reserves Shareholders' funds Minority interest	17,895 4,335 22,230 263	17,895 
Total Equity	22,493	23,875
Non-current liabilities Borrowings Deferred taxation	13,444 350	11,552 350
Net assets per share attributable to ordinary equity holders of the parent (sen)	<u>36,287</u> 12.42	35,777 13.16
The access per chare attributable to ordinary equity helicold of the parent (self)	12172	10.10

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 28 February 2009 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 2009

(The figures have not been audited)

Non-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
Period ended 31 MAY 2009								
At 1 March 2009	17,895	10,749	180	229	(5,496)	23,557	318	23,875
Translation difference on net equity of foreign subsidiaries	-	-	-	(55)	-	(55)	-	(55)
Net loss for the period	-	-	-	-	(1,272)	(1,272)	(55)	(1,327)
Total recognise income and expense	-	-	-	(55)	(1,272)	(1,327)	(55)	(1,382)
At 31 May 2009	17,895	10,749	180	174	(6,768)	22,230	263	22,493
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 recognise income and expense	-	-	-	46	21	67	(16)	51
At 31 May 2008	17,895	10,749	-	(104)	(3,963)	24,577	354	24,931

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 28 February 2009 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 2009

(The figures have not been audited)

Cash flows from operating activities	3 Months ended 31-May-09 RM'000	3 Months ended 31-May-08 RM'000
Profit/(Loss) before tax	(1,319)	15
Adjustments for: Non-cash items Non-operating items	772 263	758 302
Operating (loss)/profit before working capital changes Net changes in receivables and inventories Net changes in payables	(284) (669) 354	1,075 127 (851)
Cash (used)/generated from operations Interest paid Income tax (paid)/refund	(599) (271) (7)	351 (302) 422
Net cash (used)/generated in operating activities	(877)	471
Cash flows from investing activities Other investments	(33)	(98)
Net cash used in investing activities	(33)	(98)
Cash flows from financing activities Proceeds from term loan drawdown Repayment of banking facilities	2,501 (703)	(642)
Net cash generated/(used) in financing activities	1,798	(642)
Effect of foreign exchange translation	(35)	42
Net increase/(decrease) in cash and cash equivalents	853	(227)
Cash and cash equivalents at beginning of year	(1,803)	(1,336)
Cash and cash equivalents at end of year	(950)	(1,563)
Cash and cash equivalents consist of: Cash and bank balances Deposits with licensed bank Bank overdrafts	1,611 - (2,561) (950)	1,507 100 (3,170) (1,563)

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 28 February 2009 and the accompanying explanatory notes.