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

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FOURTH QUARTER ENDED 28 FEBRUARY 2010

(The figures have not been audited)

	INDIVIDUAL QUARTER Preceding Year		CUMULATIV	E QUARTER Preceding Year
	Current Quarter 28-Feb-10 RM'000	Corresponding Quarter 28-Feb-09 RM'000	Current Year To date 28-Feb-10 RM'000	Corresponding Period 28-Feb-09 RM'000
Revenue	11,258	6,600	27,626	31,248
Other operating income	1,179	461	1,496	1,129
Operating expenses	(11,246)	(7,875)	(29,683)	(32,487)
Operating profit/(loss)	1,191	(814)	(561)	(110)
Finance costs	(276)	(362)	(1,061)	(1,377)
Profit/(loss) before tax	915	(1,176)	(1,622)	(1,487)
Tax expense	(156)	23	(176)	(15)
Profit/(loss) after tax	759	(1,153)	(1,798)	(1,502)
Profit/(loss) attributable to: Equity holders of the parent Minority interest	752 7	(1,120) (33)	(1,727) (71)	(1,443) (59)
minority into cot	759	(1,153)	(1,798)	(1,502)
Profit/(loss) per ordinary share - Basic (sen)	0.42	(0.63)	(0.97)	(0.81)

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 28 FEBRUARY 2010

(The figures have not been audited)

	Unaudited As at 28-Feb-10 RM'000	Audited As at 28-Feb-09 RM'000
Property, plant and equipment Prepaid Lease Payments Investment Properties Development Expenditure	25,615 4,067 550 138	26,749 5,209 550 218
Current assets Inventories Assets held for sale Trade and other receivables Current tax assets Cash and cash equivalents	3,176 - 14,737 44 2,517	3,694 780 8,449 31 2,161
Current liabilities Trade and other payables Borrowings Current tax liabilities	20,474 8,448 6,891 98 15,437	15,115 5,401 6,663 - 12,064
Net current assets	5,037 35,407	3,051
Share capital Reserves Shareholders' funds Minority interest	17,895 3,890 21,785 237	17,895 5,662 23,557 318
Total Equity	22,022	23,875
Non-current liabilities Borrowings Deferred taxation	12,957 428 35,407	11,552 350 35,777
Net assets per share attributable to ordinary equity holders of the parent (sen)	12.17	13.16

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 YEAR ENDED 28 FEBRUARY 2010

(The figures have not been audited)

		← N	lon-Distributab	le	Distributable			
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Currency Translation Reserve RM'000	Accumulated Losses RM'000	Total Shareholders' Funds RM'000	Minority Interests RM'000	Total Equity RM'000
Year ended 28 February 2010								
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	-	-	-	(45)	-	(45)	-	(45)
Disposal of subsidiary	-	-	-	-	-	-	(10)	(10)
Net loss for the year	-	-	-	-	(1,727)	(1,727)	(71)	(1,798)
Total recognise income and expense	-	-	-	(45)	(1,727)	(1,772)	(81)	(1,853)
At 28 February 2010	17,895	10,749	180	184	(7,223)	21,785	237	22,022
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

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 YEAR ENDED 28 FEBRUARY 2010

(The figures have not been audited)

Cash flows from operating activities	12 Months ended 28-Feb-10 RM'000	12 Months ended 28-Feb-09 RM'000
Loss before tax	(1,622)	(1,487)
Adjustments for: Non-cash items Non-operating items	3,006 (107)	3,491 1,493
Operating profit before working capital changes Net changes in receivables and inventories Net changes in payables	1,277 (4,990) 2,976	3,497 2,295 (1,690)
Cash (used in)/generated from operations Interest paid Income tax (paid)/refund	(737) (1,049) (12)	4,102 (1,377) 389
Net cash (used in)/generated from operating activities	(1,798)	3,114
Cash flows from investing activities Purchase of property, plant and equipments Proceeds from disposal of property, plant and equipments Others	(442) 2,374 (9)	(939) - 15
Net cash generated/(used) in investing activities	1,923	(924)
Cash flows from financing activities Proceeds from term loan drawdown Banking facilities	2,501 (1,158)	(2,543)
Net cash generated/(used) in financing activities	1,343	(2,543)
Effect of foreign exchange translation	(41)	(114)
Net increase/(decrease) in cash and cash equivalents	1,427	(467)
Cash and cash equivalents at beginning of period	(1,803)	(1,336)
Cash and cash equivalents at end of period	(376)	(1,803)
Cash and cash equivalents consist of: Cash and bank balances Bank overdrafts	2,517 (2,893) (376)	2,140 (3,943) (1,803)

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.