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

## CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE QUARTER ENDED 31 MAY 2010

(The figures have not been audited)

	INDIVIDUAL QUARTER Preceding Year		CUMULATIV	<b>E QUARTER</b> Preceding Year	
	Current Quarter 31-May-10 RM'000	Corresponding Quarter <b>31-May-09</b> RM'000	Current Year To date 31-May-10 RM'000	Corresponding Period 31-May-09 RM'000	
Revenue	7,608	4,575	7,608	4,575	
Other operating income	64	98	64	98	
Operating expenses	(7,510)	(5,721)	(7,510)	(5,721)	
Operating profit/(loss)	162	(1,048)	162	(1,048)	
Finance costs	(264)	(271)	(264)	(271)	
Loss before tax	(102)	(1,319)	(102)	(1,319)	
Tax expense	(50)	(8)	(50)	(8)	
Loss after tax	(152)	(1,327)	(152)	(1,327)	
Profit/(loss) attributable to: Equity holders of the parent Minority interest	(152) -	(1,272) (55)	(152) -	(1,272) (55)	
	(1 <u>52)</u>	(1,327)	(152)	(1,327)	
Profit/(loss) per ordinary share - Basic (sen)	(0.09)	(0.71)	(0.09)	(0.71)	

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the year ended 28 February 2010.

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

# CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 MAY 2010

(The figures have not been audited)

	INDIVIDUAL	<b>QUARTER</b> Preceding Year	CUMULATIVE QUARTER Preceding Year		
	Current Quarter 31-May-10 RM'000	Corresponding Quarter <b>31-May-09</b> RM'000	Current Year To date 31-May-10 RM'000	Corresponding Period 31-May-09 RM'000	
Net profit/(loss) for the period	(152)	(1,327)	(15:2)	(1,327)	
Other comprehensive income:-					
Exchange differences on translation of foreign operations	(85)	(55)	(85)	(55)	
Other comprehensive income for the period	(85)	(55)	(85)	(55)	
Total comprehensive income for the period	(237)	(1,382)	(237)	(1,382)	
Attributable to: Equity holders of the parent Minority interest	(237) -	(1,327) (55)	(237) -	(1,327) (55)	
- -	(237)	(1,382)	(237)	(1,382)	

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 28 February 2010.

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

## CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2010

(The figures have not been audited)

	Unaudited As at 31-May-10 RM'000	Audited As at 28-Feb-10 (Restated) RM'000
Property, plant and equipment Investment Properties Development Expenditure	29,323 550 118	29,718 550 138
Current assets Inventories Trade and other receivables Current tax assets Cash and cash equivalents	4,754 10,225 7 3,783	3,464 14,091 6 2,531
Current liabilities Trade and other payables Borrowings Current tax liabilities	7,858 5,351 50	20,092 8,085 6,299 61
Net current assets	13,259 5,510	14,445 5,647
Share capital Reserves Shareholders' funds Minority interest	35,501 17,895 3,690 21,585 242	36,053 17,895 3,927 21,822 242
Total Equity	21,827	22,064
Non-current liabilities Borrowings Deferred tax liabilities	13,233 441 <u>35,501</u>	13,548 441 36,053
Net assets per share attributable to ordinary equity holders of the parent (sen)	2.06	12.19

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 28 February 2010 and the accompanying explanatory notes.

(Company No. 644300-X) (Incorporated in Malaysia)

### CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MAY 2010

Share Capital RMY000   Premium Reserve RNY000   Premium RNY000   Pre		<b>◆</b> Non-Distributable →			Distributable				
At 1 March 2010 - As previously reported 17,895 10,749 180 193 (7,232) 21,785 242 22,027 - Effect of adopting amendmen to FRS 117 - As restated 17,895 10,749 217 193 (7,232) 21,822 242 22,064  Total comprehensive income for the period		Capital	Premium	Reserve	Translation Reserve	Losses	Shareholders' Funds	Interests	Equity
- As previously reported 17,895 10,749 180 193 (7,232) 21,785 242 22,027  - Effect of adopting amendmen to FRS 117 - As restated 17,895 10,749 217 193 (7,232) 21,822 242 22,064  Total comprehensive income for the period (85) (152) (237) - (237)  At 31 May 2010 17,895 10,749 217 108 (7,384) 21,585 242 21,827  Period ended 31 MAY 2009  At 1 March 2009 - As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)	Period ended 31 MAY 2010								
- Effect of adopting amendmen to FRS 117 - As restated 17,895 10,749 217 193 (7,232) 21,822 242 22,064  Total comprehensive income for the period		17.895	10.749	180	193	(7,232)	21,785	242	22.027
FRS 117 - As restated 17,895 10,749 217 193 (7,232) 21,822 242 22,064  Total comprehensive income for the period (85) (152) (237) - (237)  At 31 May 2010 17,895 10,749 217 108 (7,384) 21,585 242 21,827  Period ended 31 MAY 2009  At 1 March 2009 - As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)	, , , ,					,			,
As restated 17,895 10,749 217 193 (7,232) 21,822 242 22,064  Total comprehensive income for the period (85) (152) (237) - (237)  At 31 May 2010 17,895 10,749 217 108 (7,384) 21,585 242 21,827  Period ended 31 MAY 2009  At 1 March 2009 - As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 409 - (6) 403 - 403 - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)		-	_	37	_	_	37	_	37
For the period (85) (152) (237) - (237)  At 31 May 2010 17,895 10.749 217 108 (7,384) 21.585 242 21.827  Period ended 31 MAY 2009  At 1 March 2009 - As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 - 409 - (6) 403 - 403  - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)		17,895	10,749		193	(7,232)	21,822	242	
Period ended 31 MAY 2009  At 1 March 2009 - As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)		-	-	-	(85)	(152)	(237)	-	(237)
At 1 March 2009 - As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)	At 31 May 2010	17,895	10,749	217	108	(7,384)	21,585	242	21.827
- As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 - 409 - (6) 403 - 403  - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)	Period ended 31 MAY 2009								
- As previously reported 17,895 10,749 180 229 (5,496) 23,557 318 23,875  - Effect of adopting amendmen to FRS 117 - 409 - (6) 403 - 403  - As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)	At 1 March 2009								
FRS 117 - As restated 17,895 10,749 589 229 (5,502) 23,963 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)		17,895	10,749	180	229	(5,496)	23,557	318	23,875
- As restated 17,895 10,749 589 229 (5,502) 23,960 318 24,278  Total comprehensive income for the period (55) (1,272) (1,327) (55) (1,382)		_	*	409	-	(6)	403	_	403
for the period (55) (1,272) (1,327) (55) (1,382)		17,895	10,749		229	(5,502)	23,960	318	24,278
At 31 May 2009 17,895 10.749 589 174 (6,774) 22,633 263 22,896		-	-	-	(55)	(1,272)	(1,327)	(55)	(1,382)
	At 31 May 2009	17,895	10.749	589	174	(6,774)	22,633	263	22,896

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 28 February 2010 and the accompanying explanatory notes.

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

#### CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE PERIOD ENDED 31 MAY 2010

(The figures have not been audited)

Cash flows from operating activities	3 Months ended 31-May-10 RM'000	3 Months ended 31-May-09 RM'000
Loss before tax	(102)	(1,319)
Adjustments for: Non-cash items Non-operating items	756 236	772 263
Operating profit/(loss) before working capital changes Net changes in receivables and inventories Net changes in payables	890 2,576 (198)	(284) (669) 354
Cash generated from/(used in) operations Interest paid Income tax paid	3,268 (264) (62)	(599) (271) (7)
Net cash generated from/(used in) operating activities	2,942	(877)
Cash flows from investing activities Purchase of property, plant and equipments Proceeds from disposal of property, plant and equipments Others	(178) 31 (15)	(71) 38 -
Net cash used in investing activities	(162)	(33)
Cash flows from financing activities Proceeds from term loan drawdown Banking facilities	(1,770)	2,501 (703)
Net cash (used in)/ generated from financing activities	(1,770)	1,798
Effect of foreign exchange translation	(65)	(35)
Net increase in cash and cash equivalents	945	853
Cash and cash equivalents at beginning of period	(362)	(1,803)
Cash and cash equivalents at end of period	583	(950)
Cash and cash equivalents consist of: Cash and bank balances Bank overdrafts	3,783 (3,200) 583	1,611 (2,561) (950)

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 28 February 2010 and the accompanying explanatory notes.