

**EQUINE CAPITAL BERHAD**  
**CONDENSED CONSOLIDATED INCOME STATEMENT**  
**FOR THE 1ST QUARTER ENDED 30 JUNE 2008**

	Individual 1st Quarter		Cumulative 1st Quarter	
	Current Year Quarter 30.06.2008 RM'000 unaudited	Preceding Year Quarter 30.06.2007 RM'000 unaudited	Current Year Todate 30.06.2008 RM'000 unaudited	Preceding Year Todate 30.06.2007 RM'000 unaudited
Revenue	28,330	19,346	28,330	19,346
Cost of Sales	(19,769)	(13,871)	(19,769)	(13,871)
Gross Profit	8,561	5,475	8,561	5,475
Other Income	1,320	1,276	1,320	1,276
Administration Expenses	(8,566)	(5,029)	(8,566)	(5,029)
Profit from Operations	1,315	1,722	1,315	1,722
Finance Costs	(439)	(438)	(439)	(438)
Share of loss of associate	(40)	-	(40)	-
Profit Before Tax	836	1,284	836	1,284
Tax Expenses	(810)	(709)	(810)	(709)
Profit for the financial period	26	575	26	575
Attributable to:				
Equity holders of the Company	26	575	26	575
Minority interest	-	-	-	-
	26	575	26	575
Earnings per share attributable to Equity Holders of the Company:				
Basic Earnings Per Share (sen)	0.01	0.38	0.01	0.38
Diluted Earnings Per Share (sen)	0.01	0.25	0.01	0.25

*The condensed consolidated income statement should be read in conjunction with the audited financial statements for the financial year ended 31 March 2008 and the accompanying explanatory notes attached to this interim financial statements.*

**EQUINE CAPITAL BERHAD**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE 1ST QUARTER ENDED 30 JUNE 2008**

	-----Attributable to the Equity Holders of the Company-----				
	Ordinary Share Capital RM'000	ICULS RM'000	Asset Revaluation Reserve RM'000	Retained Earnings RM'000	Total RM'000
<b>Current 1st Quarter ended 30 June 2008 (unaudited)</b>					
As at 31 March 2008	192,404	34,934	17,808	19,357	264,503
Net profit for the period	-	-	-	26	26
ICULS interest	-	-	-	(262)	(262)
As at 30 June 2008	192,404	34,934	17,808	19,121	264,267

	-----Attributable to the Equity Holders of the Company-----				
	Ordinary Share Capital RM'000	ICULS RM'000	Asset Revaluation Reserve RM'000	Retained Earnings RM'000	Total RM'000
<b>Preceding 1st Quarter ended 30 June 2007 (unaudited)</b>					
As at 31 March 2007	150,015	77,323	-	50,070	277,408
Conversion of ICULS to ordinary shares	1	(1)	-	-	-
Net profit for the period	-	-	-	575	575
ICULS interest	-	-	-	(580)	(580)
As at 30 June 2007	150,016	77,322	-	50,065	277,403

*The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 March 2008 and the accompanying explanatory notes attached to this interim financial statements.*

**EQUINE CAPITAL BERHAD**  
**CONDENSED CONSOLIDATED BALANCE SHEET**  
**AS AT 30 JUNE 2008**

	<b>As at 30.06.2008 RM'000 unaudited</b>	<b>As at 31.3.2008 RM'000 audited</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	12,067	12,448
Investment Property	34,897	35,000
Investment in an associate	1,529	1,570
Other investments	1	1
Land held for property development	361,321	362,311
	<u>409,815</u>	<u>411,330</u>
<b>Current assets</b>		
Inventories	36,737	41,921
Property development costs	28,075	23,986
Accrued billings	16,139	14,909
Trade receivables	62,350	57,286
Other receivables and deposits	23,882	33,853
Amount owing by an associate	2,341	2,453
Current tax asset	245	245
Fixed deposits with licensed banks	3,325	4,482
Cash and bank balances	9,375	17,424
	<u>182,469</u>	<u>196,559</u>
	<u>592,284</u>	<u>607,889</u>
<b>TOTAL ASSETS</b>	<b>592,284</b>	<b>607,889</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the Company</b>		
Share Capital	192,404	192,404
3% Irredeemable Convertible Unsecured Loan Stocks 2003/2008 ("ICULS")	34,934	34,934
Retained Earnings	19,121	19,357
Revaluation Reserves	17,808	17,808
<b>TOTAL EQUITY</b>	<u>264,267</u>	<u>264,503</u>
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Bank borrowings - secured	71,360	9,857
Hire purchase and lease creditors	1,642	1,932
Commercial Papers / Medium Term Notes	-	60,000
Deferred tax liabilities	40,485	40,915
Trade payables	36,055	36,055
	<u>149,542</u>	<u>148,759</u>
<b>Current liabilities</b>		
Progress billings	3,801	5,947
Trade payables	47,415	48,184
Other payables and accruals	36,542	35,574
Provision for liquidated ascertained damages	11,860	11,155
Hire purchase and lease creditors	1,364	1,320
Bank overdrafts - secured	8,000	8,000
Bank borrowings - secured	34,745	49,609
Current tax payable	34,748	34,838
	<u>178,475</u>	<u>194,627</u>
	<u>328,017</u>	<u>343,386</u>
<b>TOTAL LIABILITIES</b>	<b>328,017</b>	<b>343,386</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>592,284</u>	<u>607,889</u>
	-	-
Net assets per ordinary share in issue (RM)	<u>1.37</u>	<u>1.37</u>
Net assets per share* (RM)	<u>1.16</u>	<u>1.16</u>

\* Based on enlarged share capital of Equine Capital Berhad assuming full conversion of the ICULS.

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the financial year ended 31 March 2008 and the accompanying explanatory notes attached to this interim financial statements.

**EQUINE CAPITAL BERHAD**  
**CONDENSED CONSOLIDATED CASH FLOW STATEMENT**  
**FOR THE 1ST QUARTER ENDED 30 JUNE 2008**

	Cumulative Quarter	
	Current Year 30.06.2008 RM'000 unaudited	Preceding Year 30.06.2007 RM'000 unaudited
Profit before taxation	836	1,284
Adjustments for:		
Allowance for doubtful debts	313	-
Provision for liquidated and ascertained damages	705	-
Depreciation of property, plant and equipment	781	482
Property, plant and equipment written off	31	-
Share of loss in an associate	40	-
Interest expenses	428	606
Interest income	(457)	(778)
Operating profit before working capital changes	2,677	1,594
Decrease in land held for property development	990	39,115
Increase in property development costs	(3,302)	(34,935)
Decrease / (increase) in inventories	5,183	(4,148)
(Increase) / decrease in accrued billings	(1,230)	1,285
Increase in receivables	(4,282)	(2,751)
(Decrease) / increase in progress billings	(2,146)	4,374
Increase in payables	67	796
Cash generated from operations	(2,043)	5,330
Interest received	730	337
Interest paid	(1,341)	(1,674)
Liquidated and ascertained damages paid	-	(29)
Tax paid	(1,331)	(967)
Net cash (used in) / generated from operating activities	(3,985)	2,997
Purchase of property, plant and equipment	(328)	(77)
Repayment from / (Advances to) an associate company	112	(111)
Repayment from other receivables	8,602	-
Withdrawal of fixed deposits	-	162
Net cash generated from / (used in) investing activities	8,386	(26)
Drawdown of bank borrowings	75,238	-
Repayment of bank borrowings	(13,598)	(72)
Repayment of Commercial Papers	(75,000)	(15,000)
Repayment of hire purchase and lease creditors	(246)	(82)
Net cash used in financing activities	(13,606)	(15,154)
Net decrease in cash and cash equivalents	(9,205)	(12,183)
Cash and cash equivalents at beginning of financial period	10,607	13,325
Cash and cash equivalents at end of financial period	1,402	1,142
Cash and cash equivalents at the end of the financial period comprise the following:		
Cash and bank balances	9,375	9,019
Fixed deposits with licensed banks	3,325	2,584
Bank overdraft	(8,000)	(9,000)
	4,700	2,603
Less: Fixed deposits pledged	(3,298)	(1,461)
	1,402	1,142

*The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the financial year ended 31 March 2008 and the accompanying explanatory notes attached to this interim financial statements.*