

EQUINE CAPITAL BERHAD
CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE THREE AND SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2008

	3 months ended		6 months ended	
	30.09.2008	30.09.2007	30.09.2008	30.09.2007
	RM'000	RM'000	RM'000	RM'000
	unaudited	unaudited	unaudited	unaudited
Revenue	31,218	28,920	59,548	48,266
Cost of Sales	(28,137)	(29,852)	(47,906)	(43,723)
Gross Profit/(loss)	3,081	(932)	11,642	4,543
Other Income	1,389	1,498	2,709	2,774
Administration Expenses	(6,504)	(4,404)	(15,070)	(9,433)
Loss from Operations	(2,034)	(3,838)	(719)	(2,116)
Finance Costs	(444)	(401)	(883)	(839)
Share of loss of associate	(25)	-	(65)	-
Loss Before Tax	(2,503)	(4,239)	(1,667)	(2,955)
Tax Expenses	364	2,294	(446)	1,585
Loss for the financial period	(2,139)	(1,945)	(2,113)	(1,370)
Attributable to:				
Equity holders of the Company	(2,139)	(1,945)	(2,113)	(1,370)
Minority interest	-	-	-	-
	(2,139)	(1,945)	(2,113)	(1,370)
Earnings per share attributable to Equity Holders of the Company:				
Basic Earnings Per Share (sen)	(1.04)	(1.28)	(1.08)	(0.91)
Diluted Earnings Per Share (sen)	N/A	N/A	N/A	N/A

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 SIX MONTHS PERIOD ENDED 30 SEPTEMBER 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
Current 6 months ended 30 September 2008 (unaudited)					
As at 31 March 2008	192,404	34,934	17,808	19,357	264,503
Conversion of ICULS to ordinary shares	34,934	(34,934)	-	-	-
Net profit for the period	-	-	-	(2,113)	(2,113)
ICULS interest	-	-	-	(105)	(105)
As at 30 September 2008	<u>227,338</u>	<u>-</u>	<u>17,808</u>	<u>17,139</u>	<u>262,285</u>

	-----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
Preceding 6 months ended 30 September 2007 (unaudited)					
As at 31 March 2007	150,015	77,323	-	50,070	277,408
Conversion of ICULS to ordinary shares	12,384	(12,384)	-	-	-
Net loss for the period	-	-	-	(1,370)	(1,370)
ICULS interest	-	-	-	(1,159)	(1,159)
As at 30 September 2007	<u>162,399</u>	<u>64,939</u>	<u>-</u>	<u>47,541</u>	<u>274,879</u>

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 SEPTEMBER 2008

	As at 30.09.2008 RM'000 unaudited	As at 31.3.2008 RM'000 audited
ASSETS		
Non-current assets		
Property, plant and equipment	12,021	12,448
Investment Property	34,793	35,000
Investment in an associate	1,504	1,570
Other investments	1	1
Land held for property development	365,739	362,311
	<hr/> 414,058	<hr/> 411,330
Current assets		
Inventories	35,589	41,921
Property development costs	19,360	23,986
Accrued billings	23,767	14,909
Trade receivables	56,109	57,286
Other receivables and deposits	23,840	33,853
Amount owing by an associate	1,170	2,453
Current tax asset	191	245
Fixed deposits with licensed banks	2,979	4,482
Cash and bank balances	6,881	17,424
	<hr/> 169,886	<hr/> 196,559
TOTAL ASSETS	<hr/> 583,944	<hr/> 607,889
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share Capital	227,338	192,404
3% Irredeemable Convertible Unsecured Loan Stocks 2003/2008 ("ICULS")	-	34,934
Retained Earnings	17,139	19,357
Revaluation Reserves	17,808	17,808
TOTAL EQUITY	<hr/> 262,285	<hr/> 264,503
LIABILITIES		
Non-current liabilities		
Bank borrowings - secured	68,604	9,857
Hire purchase and lease creditors	1,801	1,932
Commercial Papers / Medium Term Notes	-	60,000
Deferred tax liabilities	38,785	40,915
Trade payables	36,055	36,055
	<hr/> 145,245	<hr/> 148,759
Current liabilities		
Progress billings	2,943	5,947
Trade payables	42,895	48,184
Other payables and accruals	38,140	35,574
Provision for liquidated ascertained damages	13,678	11,155
Hire purchase and lease creditors	1,368	1,320
Bank overdrafts - secured	8,000	8,000
Bank borrowings - secured	35,788	49,609
Current tax payable	33,602	34,838
	<hr/> 176,414	<hr/> 194,627
TOTAL LIABILITIES	<hr/> 321,659	<hr/> 343,386
TOTAL EQUITY AND LIABILITIES	<hr/> 583,944	<hr/> 607,889
	-	-
Net assets per ordinary share in issue (RM)	<hr/> 1.15	<hr/> 1.37
Net assets per share* (RM)	<hr/> 1.15	<hr/> 1.16

* 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 SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2008

	6 months ended	
	30.09.2008 RM'000 unaudited	30.09.2007 RM'000 unaudited
Loss before taxation	(1,667)	(2,955)
Adjustments for:		
Allowance for doubtful debts	282	-
Provision for liquidated and ascertained damages	2,884	-
Depreciation of property, plant and equipment	1,579	981
Gain on disposal of property, plant and equipment	(62)	-
Property, plant and equipment written off	31	-
Share of loss in an associate	65	-
Interest expenses	865	1,451
Interest income	(1,026)	(1,465)
Operating profit/(loss) before working capital changes	2,951	(1,988)
(Increase)/decrease in land held for property development	(3,428)	50,561
Decrease/(increase) in property development costs	5,420	(23,586)
Decrease/(increase) in inventories	6,332	(3,954)
Increase in accrued billings	(8,858)	(12,177)
Decrease/(increase) in receivables	2,012	(6,973)
(Decrease)/increase in progress billings	(3,004)	9,604
(Decrease)/increase in payables	(812)	4,404
Cash generated from operations	613	15,891
Interest received	924	443
Interest paid	(3,454)	(4,091)
Liquidated and ascertained damages paid	(271)	(44)
Tax paid	(3,761)	(1,068)
	(6,562)	(4,760)
Net cash (used in)/generated from operating activities	(5,949)	11,131
Purchase of property, plant and equipment	(523)	(144)
Proceeds from disposal of property, plant and equipment	153	-
Repayment from/(advances to) an associate company	1,283	(229)
Repayment from other receivables	9,001	-
Withdrawal of fixed deposits	319	162
Net cash generated from / (used in) investing activities	10,233	(211)
Drawdown of bank borrowings	76,443	1,500
Repayment of bank borrowings	(16,517)	(1,316)
Repayment of Commercial Papers and Medium Term Notes	(75,000)	(15,000)
ICULS Interest paid	(310)	(2,320)
Repayment of hire purchase and lease creditors	(626)	(188)
Net cash used in financing activities	(16,010)	(17,324)
Net decrease in cash and cash equivalents	(11,726)	(6,404)
Cash and cash equivalents at beginning of financial period	10,607	13,325
Cash and cash equivalents at end of financial period	(1,119)	6,921
Cash and cash equivalents at the end of the financial period comprise the following:		
Cash and bank balances	6,881	14,305
Fixed deposits with licensed banks	2,979	2,584
Bank overdraft	(8,000)	(8,507)
	1,860	8,382
Less: Fixed deposits pledged	(2,979)	(1,461)
	(1,119)	6,921

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.