

**EQUINE CAPITAL BERHAD**  
**CONDENSED CONSOLIDATED INCOME STATEMENT**  
**FOR THE FINANCIAL YEAR ENDED 31 MARCH 2009**

|  | 3 months ended                    |                                 | 12 months ended                   |                                 |
|--|-----------------------------------|---------------------------------|-----------------------------------|---------------------------------|
|  | 31.03.2009<br>RM'000<br>unaudited | 31.03.2008<br>RM'000<br>audited | 31.03.2009<br>RM'000<br>unaudited | 31.03.2008<br>RM'000<br>audited |
| Revenue  | 12,066                            | 40,012                          | 86,083                            | 108,974                         |
| Cost of sales  | (33,868)                          | (35,900)                        | (102,246)                         | (97,192)                        |
| Gross (loss)/profit  | (21,802)                          | 4,112                           | (16,163)                          | 11,782                          |
| Other income   | 5,794                             | 1,544                           | 9,322                             | 5,436                           |
| Administration expenses  | (403)                             | (32,089)                        | (30,860)                          | (46,798)                        |
| Loss from operations   | (16,411)                          | (26,433)                        | (37,701)                          | (29,580)                        |
| Finance costs  | (2,123)                           | (976)                           | (5,958)                           | (2,935)                         |
| Share of loss of associate   | -                                 | (2,401)                         | (94)                              | (2,401)                         |
| Loss before tax  | (18,534)                          | (29,810)                        | (43,753)                          | (34,916)                        |
| Tax expenses   | 1,536                             | 4,729                           | 1,987                             | 6,112                           |
| Loss for the financial period  | (16,998)                          | (25,081)                        | (41,766)                          | (28,804)                        |
| Attributable to:   |                                   |                                 |                                   |                                 |
| Equity holders of the Company  | (16,998)                          | (25,081)                        | (41,766)                          | (28,804)                        |
| Minority interest  | -                                 | -                               | -                                 | -                               |
|  | (16,998)                          | (25,081)                        | (41,766)                          | (28,804)                        |
| Earnings per share attributable to<br>Equity Holders of the Company: |                                   |                                 |                                   |                                 |
| Basic earnings/(loss) per share (sen)                                | (7.48)                            | (13.10)                         | (19.58)                           | (17.58)                         |
| Diluted earnings/(loss) 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 FINANCIAL YEAR ENDED 31 MARCH 2009**

|  | -----Attributable to the Equity Holders of the Company----- |                 |   |  |                 |
|--|---|-----------------|---|--|-----------------|
|  | Ordinary<br>Share<br>Capital<br>RM'000                      | ICULS<br>RM'000 | Asset<br>Revaluation<br>Reserve<br>RM'000 | Retained Earnings/<br>(Accumulated Losses)<br>RM'000 | Total<br>RM'000 |
| <b>Current 12 months ended<br/>31 March 2009 (unaudited)</b> |   |                 |   |  |                 |
| 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 loss for the year  | -   | -               | -   | (41,766)   | (41,766)        |
| ICULS interest   | -   | -               | -   | (110)  | (110)           |
| As at 31 March 2009  | <u>227,338</u>  | <u>-</u>        | <u>17,808</u>                             | <u>(22,519)</u>                                      | <u>222,627</u>  |

|  | -----Attributable to the Equity Holders of the Company----- |                 |   |                             |                 |
|--|---|-----------------|---|-----------------------------|-----------------|
|  | Ordinary<br>Share<br>Capital<br>RM'000                      | ICULS<br>RM'000 | Asset<br>Revaluation<br>Reserve<br>RM'000 | Retained Earnings<br>RM'000 | Total<br>RM'000 |
| <b>Preceding 12 months ended<br/>31 March 2008 (audited)</b> |   |                 |   |                             |                 |
| As at 31 March 2007  | 150,015   | 77,323          | -   | 50,070                      | 277,408         |
| Conversion of ICULS to ordinary shares                       | 42,389  | (42,389)        | -   | -                           | -               |
| Net loss for the year  | -   | -               | -   | (28,804)                    | (28,804)        |
| Revaluation surplus  | -   | -               | 17,808                                    | -                           | 17,808          |
| ICULS interest   | -   | -               | -   | (1,909)                     | (1,909)         |
| As at 31 March 2008  | <u>192,404</u>  | <u>34,934</u>   | <u>17,808</u>                             | <u>19,357</u>               | <u>264,503</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 31 MARCH 2009**

|   | <b>As at<br/>31.3.2009<br/>RM'000<br/>unaudited</b> | <b>As at<br/>31.3.2008<br/>RM'000<br/>audited</b> |
|---|---|---|
| <b>ASSETS</b>   |   |   |
| <b>Non-current assets</b>   |   |   |
| Property, plant and equipment   | 10,026  | 12,448  |
| Investment property   | 66,743  | 35,000  |
| Investment in an associate  | -   | 1,570   |
| Other investments   | 1   | 1   |
| Land held for property development                                    | 289,943   | 362,311   |
|   | <u>366,713</u>                                      | <u>411,330</u>                                    |
| <b>Current assets</b>   |   |   |
| Inventories   | 37,498  | 41,921  |
| Property development costs  | 25,484  | 23,986  |
| Accrued billings  | 10,787  | 14,909  |
| Trade receivables   | 47,743  | 57,286  |
| Other receivables and deposits  | 51,494  | 33,853  |
| Amount owing by an associate  | -   | 2,453   |
| Fixed deposits with licensed banks                                    | 3,162   | 4,482   |
| Cash and bank balances  | 4,867   | 17,424  |
|   | <u>181,035</u>                                      | <u>196,314</u>                                    |
| Asset classified as held for sale                                     | 1,476   | -   |
|   | <u>182,511</u>                                      | <u>196,314</u>                                    |
| <b>TOTAL ASSETS</b>   | <u>549,224</u>                                      | <u>607,644</u>                                    |
| <b>EQUITY AND LIABILITIES</b>   |   |   |
| <b>Equity attributable to equity holders of the Company</b>           |   |   |
| Share capital   | 227,338   | 192,404   |
| 3% Irredeemable Convertible Unsecured Loan Stocks 2003/2008 ("ICULS") | -   | 34,934  |
| (Accumulated losses)/retained earnings                                | (22,519)  | 19,357  |
| Asset revaluation reserve   | 17,808  | 17,808  |
| <b>TOTAL EQUITY</b>   | <u>222,627</u>                                      | <u>264,503</u>                                    |
| <b>LIABILITIES</b>  |   |   |
| <b>Non-current liabilities</b>  |   |   |
| Bank borrowings - secured   | 66,274  | 69,857  |
| Hire purchase and lease creditors                                     | 910   | 1,932   |
| Deferred tax liabilities  | 31,489  | 40,915  |
| Trade payables  | 36,055  | 36,055  |
|   | <u>134,728</u>                                      | <u>148,759</u>                                    |
| <b>Current liabilities</b>  |   |   |
| Progress billings   | 4,219   | 5,947   |
| Trade payables  | 36,159  | 48,184  |
| Other payables and accruals   | 47,726  | 35,574  |
| Provisions  | 22,787  | 11,155  |
| Hire purchase and lease creditors                                     | 1,248   | 1,320   |
| Bank overdrafts - secured   | 7,055   | 8,000   |
| Bank borrowings - secured   | 38,093  | 49,609  |
| Current tax payable   | 34,582  | 34,593  |
|   | <u>191,869</u>                                      | <u>194,382</u>                                    |
| <b>TOTAL LIABILITIES</b>  | <u>326,597</u>                                      | <u>343,141</u>                                    |
| <b>TOTAL EQUITY AND LIABILITIES</b>                                   | <u>549,224</u>                                      | <u>607,644</u>                                    |
|   | -   | -   |
| Net assets per ordinary share in issue (RM)                           | <u>0.98</u>   | <u>1.37</u>                                       |
| Net assets per share (RM)   | <u>0.98</u>   | <u>1.16</u>                                       |

*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 FINANCIAL YEAR ENDED 31 MARCH 2009**

|  | 12 months ended                   |                                 |
|--|-----------------------------------|---------------------------------|
|  | 31.03.2009<br>RM'000<br>unaudited | 31.03.2008<br>RM'000<br>audited |
| Loss before taxation   | (43,753)                          | (34,916)                        |
| Adjustments for:   |                                   |                                 |
| Provision for losses on potential sales revocation                                 | 4,200                             | -                               |
| Provision for liquidated and ascertained damages                                   | 1,600                             | 9,859                           |
| Provision for bumi quota penalties   | 10,976                            | -                               |
| Provision for foreseeable losses   | 5,909                             | -                               |
| Provision for debts waived on other receivable                                     | 3,174                             | -                               |
| Development expenditure charged out  | 12,640                            | -                               |
| Allowance for doubtful debts   | 240                               | 1,141                           |
| Reversal of allowance made for doubtful debts                                      | (1,136)                           | -                               |
| Fair value adjustments of investment properties                                    | (3,309)                           | -                               |
| Depreciation of property, plant and equipment                                      | 3,291                             | 2,522                           |
| Property, plant and equipment written off  | 1,055                             | 46                              |
| Share of loss in an associate  | 94                                | 2,401                           |
| Gain on disposal of property, plant and equipment                                  | (402)                             | (11)                            |
| Impairment of goodwill   | -                                 | 6,258                           |
| Interest expenses  | 5,917                             | 2,894                           |
| Interest income  | (690)                             | (2,774)                         |
| Operating profit/(loss) before working capital changes                             | (194)                             | (12,580)                        |
| (Increase)/decrease in land held for property development                          | (3,706)                           | 12,816                          |
| Decrease in property development costs   | 1,862                             | 1,908                           |
| Decrease/(increase) in inventories   | 4,422                             | (2,954)                         |
| Decrease/(increase) in accrued billings  | 4,122                             | (445)                           |
| Decrease in receivables  | 14,755                            | 13,163                          |
| (Decrease)/increase in progress billings   | (1,727)                           | 3,421                           |
| (Decrease)/increase in payables  | (5,665)                           | 13,846                          |
| Cash generated from operations   | 13,869                            | 29,175                          |
| Interest received  | 3,316                             | 663                             |
| Interest paid  | (7,991)                           | (9,097)                         |
| Liquidated and ascertained damages paid  | (5,443)                           | (478)                           |
| Bumi quota penalty paid  | (150)                             | -                               |
| Tax paid   | (7,452)                           | (1,994)                         |
|  | (17,720)                          | (10,906)                        |
| Net cash (used in)/generated from operating activities                             | (3,851)                           | 18,269                          |
| Purchase of property, plant and equipment  | (1,213)                           | (659)                           |
| Proceeds from disposal of property, plant and equipment                            | 796                               | 11                              |
| Repayment from/(advances to) an associate company                                  | 1,247                             | (2,431)                         |
| Repayment from other receivables   | 7,886                             | 2,130                           |
| Withdrawal/(placement) of fixed deposits   | 136                               | (1,676)                         |
| Net cash generated from/(used in) investing activities                             | 8,852                             | (2,625)                         |
| Drawdown of bank borrowings  | 79,917                            | 1,799                           |
| Repayment of bank borrowings   | (95,016)                          | (16,692)                        |
| ICULS Interest paid  | (1,060)                           | (2,320)                         |
| Repayment of hire purchase and lease creditors                                     | (1,637)                           | (1,149)                         |
| Net cash used in financing activities  | (17,796)                          | (18,362)                        |
| Net decrease in cash and cash equivalents  | (12,795)                          | (2,718)                         |
| Cash and cash equivalents at beginning of financial year                           | 10,607                            | 13,325                          |
| Cash and cash equivalents at end of financial year                                 | (2,188)                           | 10,607                          |
| Cash and cash equivalents at the end of the financial year comprise the following: |                                   |                                 |
| Cash and bank balances   | 4,867                             | 17,424                          |
| Fixed deposits with licensed banks   | 3,162                             | 4,482                           |
| Bank overdraft   | (7,055)                           | (8,000)                         |
|  | 974                               | 13,906                          |
| Less: Fixed deposits pledged   | (3,162)                           | (3,299)                         |
|  | (2,188)                           | 10,607                          |

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.