Company No: 95469-W (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2010 The figures have not been audited

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2010

	FOURTH QUARTER		CUMULATIVE 12 MONTHS		
	31.12.2010	31.12.2009	31.12.2010	31.12.2009	
	RM'000	RM'000	RM'000	RM'000	
Revenue	4,272	5,335	17,515	18,252	
Other operating income	126	498	5,596	633	
Operating expenses	(3,783)	(5,527)	(16,146)	(16,907)	
Profit from operations	615	306	6,965	1,978	
Finance costs	(624)	(648)	(2,461)	(2,936)	
Share of results of associates	(168)	(1,116)	(1,220)	(2,361)	
Profit/(Loss) before taxation	(177)	(1,458)	3,284	(3,319)	
Income tax expense	-	6	(14)	(2)	
Profit/(Loss) for the period from continuing operations	(177)	(1,452)	3,270	(3,321)	
Discontinued Operation					
Profit for the period from discontinued operation	-	76	-	299	
Gain on disposal of investment property	-	-	-	8,932	
	-	76	-	9,231	
Profit/(Loss) for the period/year	(177)	(1,376)	3,270	5,910	
Attributable to:					
Equity holders of the Company	(161)	(1,391)	3,309	5,908	
Minority interests	(16)	15	(39)	2	
	(177)	(1,376)	3,270	5,910	
	Son	Con	Son	Con	
Earnings/(Loss) per share attributable to	Sen	Sen	Sen	Sen	
equity holders of the Company:					
- Basic	(0.02)	(0.15)	0.36	0.64	
- Diluted	N/A	N/A	N/A	N/A	

Notes:-

"N/A" - Not applicable

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

Company No: 95469-W (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2010

	FOURTH QUARTER		CUMULATIV	E 12 MONTHS
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	RM'000	RM'000	RM'000	RM'000
Profit/(Loss) for the period/year	(177)	(1,376)	3,270	5,910
Fair value of available-for-sale investments	(3)	-	(39)	-
Total comprehensive income/(loss)	(180)	(1,376)	3,231	5,910
Total comprehensive income/(loss) attributable to:				
Equity holders of the Company	(164)	(1,391)	3,270	5,908
Minority interests	(16)	15	(39)	2
	(180)	(1,376)	3,231	5,910

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

Company No: 95469-W (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2010

	31.12.2010	31.12.2009 (Posteted)
	RM'000	(Restated) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	28,517	29,302
Investment in associates Available-for-sale investments	49,814 746	50,994 702
Available-101-Sale investinents		702
	79,077	80,998
Current assets		
Inventories	264	257
Trade and other receivables Tax recoverable	1,835 3	2,060 13
Amounts owing by related companies	983	1,110
Amounts owing by associates	55,705	55,772
Deposits, cash and bank balances	3,019	4,078
	61,809	63,290
TOTAL ASSETS	140,886	144,288
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	92,887	92,887
Reserves	14,965	11,574
	107,852	104,461
Minority interests	126	165
Total equity	107,978	104,626
Non-current liabilities		
Borrowings	15,320	28,105
Deferred tax liabilities	1,238	1,238
	16,558	29,343
Current liabilities		
Trade and other payables	2,501	4,128
Amounts owing to ultimate holding company	57	199
Amounts owing to related companies Amounts owing to associates	64 943	29 1,015
Borrowings	12,785	4,946
Taxation	-	2
	16,350	10,319
Total liabilities	32,908	39,662
TOTAL EQUITY AND LIABILITIES	140,886	144,288
	RM	RM
Net assets per share attributable to equity holders of		
the Company	0.12	0.11

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

Company No: 95469-W (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR 31 DECEMBER 2010

	Attributable to Equity Holders of the Company				Minority Interests	Total Equity
		Non-				
	<u>[</u> Share	Distributable Other	Distributable Retained			
	Capital RM'000	Reserves RM'000	Profits RM'000	Total RM'000	RM'000	RM'000
12 months ended 31.12.2010						
Balance as at 1.1.2010, as previously stated	92,887	(7,684)	19,258	104,461	165	104,626
Effects of adoption of FRS 139	-	82	39	121	-	121
Balance as at 1.1.2010, as restated	92,887	(7,602)	19,297	104,582	165	104,747
Total comprehensive income/(loss) for the year	-	(39)	3,309	3,270	(39)	3,231
Balance as at 31.12.2010	92,887	(7,641)	22,606	107,852	126	107,978
12 months ended 31.12.2009						
Balance as at 1.1.2009	92,887	(7,684)	13,350	98,553	163	98,716
Total comprehensive income for the year	-	-	5,908	5,908	2	5,910
Balance as at 31.12.2009	92,887	(7,684)	19,258	104,461	165	104,626

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

Company No: 95469-W (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2010

Cash Flows From Operating Activities 31.12.2000 R8M000 Profit(Loss) before taxation 3.284 (3.319) - from ocintinuing operations 3.284 (3.319) - from discontinued operation - 9.231 Adjustments for:- - 9.231 Bad debts recovered (1,061) - Depreciation and amortisation 1,231 1,216 Gain on disposal of investment property - (8,932) Cain on disposal of investment in come interest expense interest expense interest expense interest expense interest income (57) (78) Interest expense in come in covern tassets 1,220 2,361 Others 1,220 2,361 Others 1,152 54 Operating profit before working capital changes 2,955 3,458 Net change in current assets 211 708 Net change in current assets 211 708 Interest paid (6) (1) Interest paid (6) (1) Interest paid (6) (1) Interest paid <t< th=""><th>FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2010</th><th>CUMULATIVE</th><th>12 MONTHS</th></t<>	FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2010	CUMULATIVE	12 MONTHS
Cash Flows From Operating Activities Profil/(Loss) before taxation 3,284 (3,319) - from continuing operations 3,284 (3,319) - from discontinued operation 3,284 (3,319) Adjustments for- (1,061) - Bad debts recovered (1,061) - Depreciation and amortisation 1,231 1,216 Gain on disposal of property, plant and equipment (7) (39) Loss on disposal of property, plant and equipment (7) (39) Loss on disposal of property, plant and equipment (57) (78) Interest income (57) (78) Interest income (57) (78) Interest income (57) (78) Others 1,220 2,361 Others 1,220 2,361 Others 1,215 3,458 Net change in current assets 2,11 70 Net change in current liabilities 1,152 4,99 Interest paid (6) (1) Tax paid (16)<		31.12.2010	31.12.2009
Profit/Loss) before taxation from continuing operations from discontinued operation	Cash Flows From Operating Activities	KM'000	KM 000
From discontinued operation 3,284 5,912 Adjustments for:			
Adjustments for: Bad debts recovered Depreciation and amortisation Gain on disposal of investment property Cash on disposal of property, plant and equipment (7) (39) Loss on disposal of investment Loss on disposal of investment Interest expense (461 2,936 Interest income Provision for doubtful debts no longer required (4231) - Share of results of associates Others Operating profit before working capital changes Net change in current liabilities Net change in current liabilities Net change in current liabilities (1,627) (93) Interest paid Interest received Tax paid (4) Interest received Tax refund Net cash from operating activities Interest income received Withdrawal/(placement) of term deposits pledged with banks Proceeds from disposal of investment property Proceeds from disposal of investment Proceeds from disposal of property, plant and equipment (554) (316) Cash Flows From Financing Activities Interest paid Repayment of hire-purchase creditors Interest paid Repayment of bank borrowings Repayment from subsidiary not consolidated Payment (to)from ultimate holding company (42,57) Payment to associates Payment from/(to) related companies (550) Net cash used in financing activities Repayment from/(to) related companies (580) Res and Cash Equivalents At Enginning Of Financial Year Cash And Cash Equivalents At Enginning Of Financial Year Cash And Cash Equivalents At Beginning Of Financial Year Deposits, cash and bank balances (480) (480) (657)		3,284	(3,319)
Adjustments for:- Bad debts recovered 1,061 1,231 1,216 Calin on disposal of investment property - (8,932) Calin on disposal of property, plant and equipment - (7) (39) Loss on disposal of property, plant and equipment - 28 Calin on disposal of property, plant and equipment - 28 Calin on disposal of property, plant and equipment - 28 Calin of Cali	- from discontinued operation	-	9,231
Adjustments for:- Bad debts recovered 1,061 1,231 1,216 Calin on disposal of investment property - (8,932) Calin on disposal of property, plant and equipment - (7) (39) Loss on disposal of property, plant and equipment - 28 Calin on disposal of property, plant and equipment - 28 Calin on disposal of property, plant and equipment - 28 Calin of Cali		3,284	5,912
Depreciation and amortisation 1,231 1,216 Gain on disposal of investment property - (8,932) Cain on disposal of property, plant and equipment - (7) (39) Loss on disposal of investment - 288 Interest expense 2,461 2,936 Interest income (57) (78) Provision for doubtful debts no longer required (4,231) - (4,23	Adjustments for:-		
Gain on disposal of investment property (8,932) Gain on disposal of property, plant and equipment - 28 Interest expense 2,461 2,936 Interest expense 2,461 2,936 Interest expense (6,77) (78) Provision for doubtful debts no longer required (4,231) - Share of results of associates 1,220 2,361 Others 115 54 Oberating profit before working capital changes 2,955 3,458 Net change in current assets 211 708 Net change in current liabilities (1,627) (93) Interest paid (4) - Interest received - 18 Tax paid (16 (1 Tax paid 16 (1 Tax paid 57 60 Withdrawall/placement) of term deposits pledged with banks 176 (21) Posceds from Investing Activities 57 60 Interest income received 57 60 Withdrawall/placement) of term de			-
Gain on disposal of property, plant and equipment (7) (39) Loss on disposal of investment - 28 Interest expense 2,461 2,936 Interest income (57) (78) Provision for doubtful debts no longer required (4,231) - Share of results of associates 1,220 2,361 Others 115 54 Operating profit before working capital changes 2,955 3,458 Net change in current assets 211 708 Net change in current liabilities (1,627) (93) Interest received - 18 Tax paid (16) (11) Tax refund 10 - Net cash from operating activities 1,529 4,090 Cash Flows From Investing Activities 57 60 Interest income received 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39 Proceeds from disposal of investment property	·		
Loss on disposal of investment 2,461 2,936 Interest expense 2,461 2,936 Interest income (57) (78) Provision for doubtful debts no longer required (4,231)			
Interest expense 2,461 2,936 Interest income (57) (78) Share of results of associates 1,220 2,361 Others 11,55 54 Operating profit before working capital changes 2,955 3,458 Net change in current assets 211 708 Net change in current liabilities (1,627) (93) Interest received - 18 Tax paid (16) (1) Tax paid 10 - Net cash from operating activities 1,529 4,090 Cash Flows From Investing Activities 1,529 4,090 Cash Flows From Investing Activities 1,529 4,090 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment property - 39,000 Proceeds from disposal of property, plant and equipment - 39,000 Proceeds from disposal of property, plant and equipment (554) (316)	· · · · · · · · · · · · · · · · · · ·	(1)	
Interest income		2.461	
Provision for doubtful debts no longer required (4,231) - Share of results of associates 1,220 2,361 Others 115 54 Operating profit before working capital changes 2,955 3,458 Net change in current lassets 211 708 Net change in current liabilities (1,627) (93) Interest paid (4) - Interest paid (4) - Tax paid (16) (11) Tax refund 10 - Net cash from operating activities 1,529 4,090 Cash Flows From Investing Activities 1,529 4,090 Cash Flows From Investing Activities 1,529 4,090 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment 7 40 Purchase of property, plant and equipment 7 40 Net cash		·	
Others 115 54 Operating profit before working capital changes 2,955 3,458 Net change in current assets 211 708 Net change in current liabilities (1,627) (93) Interest paid (4) - Interest received - 18 Tax paid (16) (1) Tax refund 10 - Net cash from operating activities 1,529 4,090 Cash Flows From Investing Activities 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment - 39 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (314) 38,802 Cash Flows From Financing Activities (314) 38,802	Provision for doubtful debts no longer required	(4,231)	-
Operating profit before working capital changes 2,955 3,458 Net change in current assets 211 708 Net change in current liabilities (1,627) (93) Interest paid (4) - Interest received - 18 Tax paid (16) (1) Tax refund 10 - Net cash from operating activities 1,529 4,090 Cash Flows From Investing Activities 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment - 39 Proceeds from disposal of property, plant and equipment 7 40 Pur		,	,
Net change in current lassits 211 708 Net change in current liabilities (1,627) (93) Interest paid (4) - Interest received - 18 Tax paid (16) (1) Tax refund 10 - Net cash from operating activities 1,529 4,090 Cash Flows From Investing Activities Interest income received 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment from a subsidiary not consolidated 5,292 - Payment from a subsidiary not consolidated 5,292 <td>Others</td> <td>115</td> <td>54</td>	Others	115	54
Net change in current liabilities Interest paid Interest paid Interest paid Interest paid Interest received Interest income preating activities Interest income received Interest income Interest of Interest of Interest paid Interest p		2,955	3,458
Interest paid (4) 1			
Interest received			(93)
Tax paid Tax refund (16) 10 (1) 10 Net cash from operating activities 1,529 4,090 Cash Flows From Investing Activities Interest income received Withdrawal/(placement) of term deposits pledged with banks 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment to associates (5) (580) Payment to increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 3,421 1,653 Cash And Cash Equivalents At End Of Financial Year 2,539 3,421	·	(4)	-
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Cash Flows From Investing Activities Interest income received 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment - 39 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment of bine-purchase creditors (107) (98) Payment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment from/(to) related companies (5) (580) Payment from/(to) related companies (5) (580) Payment from/(to) related companies (62 (379) Net cash used in financing acti		` '	- (1)
Cash Flows From Investing Activities Interest income received 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment - 39 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment of bine-purchase creditors (107) (98) Payment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment from/(to) related companies (5) (580) Payment from/(to) related companies (5) (580) Payment from/(to) related companies (62 (379) Net cash used in financing acti	Net cash from operating activities	1 529	4 090
Interest income received 57 60 Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment - 39 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment of hire-purchase creditors (107) (98) Payment from a subsidiary not consolidated 5,292 - 1 Payment to associates (5) (580) Payment to associates (5) (580) Payment from/(to) related companies (162 (379) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 2,539 3,421 Cash And Cash Equivalents Consist of:- Deposits, cash and bank balances 3,019 4,078 Less: Deposits pledged to banks (480) (657)	· -		
Withdrawal/(placement) of term deposits pledged with banks 176 (21) Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment - 39 Proceeds from disposal of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment from a subsidiary not consolidated 5,292 - Payment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment from/(to) related companies (5) (580) Payment from/(to) related companies (5) (580) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At End Of Financial Year	_	57	60
Proceeds from disposal of investment property - 39,000 Proceeds from disposal of investment - 39 Proceeds from disposal of property, plant and equipment Purchase of property, plant and equipment 7 40 Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment from a subsidiary not consolidated 5,292 - Payment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment from/(to) related companies (5) (580) Payment from/(to) related companies (5) (580) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At End Of Financial Year 3,421 1,653 Cash And Cash Equivalents consist of:- 2,539 3,421 Deposits, cash and bank balances			
Proceeds from disposal of property, plant and equipment Purchase of property, plant and equipment 7 (554) 40 (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment from a subsidiary not consolidated 5,292 - Payment from a subsidiary not consolidated 5,292 - Payment to associates (5) (580) Payment to associates (5) (580) Payment from/(to) related companies 162 (379) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 3,421 1,653 Cash And Cash Equivalents At End Of Financial Year 2,539 3,421 Cash And Cash Equivalents consist of:- 2,539 3,019 4,078 Deposits, cash and bank balances 3,019 4,078 Less : Deposits	Proceeds from disposal of investment property	-	
Purchase of property, plant and equipment (554) (316) Net cash (used in)/from investing activities (314) 38,802 Cash Flows From Financing Activities (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment of hire-purchase creditors (107) (98) Payment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment from/(to) related companies (5) (580) Payment from/(to) related companies 162 (379) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 3,421 1,653 Cash And Cash Equivalents At End Of Financial Year 2,539 3,421 Cash And Cash Equivalents consist of:- 2,539 3,019 4,078 Less: Deposits pledged to banks (480) (657)			
Net cash (used in)/from investing activities Cash Flows From Financing Activities Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment to associates (5) (580) Payment from/(to) related companies 162 (379) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 2,539 3,421 Cash And Cash Equivalents consist of:- Deposits, cash and bank balances 3,019 4,078 Less: Deposits pledged to banks (480) (657)			_
Cash Flows From Financing Activities Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment of hire-purchase creditors (107) (98) Payment from a subsidiary not consolidated 5,292 Payment (to)/from ultimate holding company (142) 57 Payment to associates (5) (580) Payment from/(to) related companies 162 (379) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 2,539 3,421 Cash And Cash Equivalents consist of:- Deposits, cash and bank balances 3,019 4,078 Less: Deposits pledged to banks (480) (657)			
Interest paid (2,457) (2,936) Repayment of bank borrowings (4,840) (37,188) Repayment of hire-purchase creditors (107) (98) Payment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment to associates (5) (580) Payment from/(to) related companies 162 (379) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 3,421 1,653 Cash And Cash Equivalents At End Of Financial Year 2,539 3,421 Cash And Cash Equivalents consist of:- 2,539 3,019 4,078 Deposits, cash and bank balances 3,019 4,078 Less: Deposits pledged to banks (480) (657)		(314)	38,802
Repayment of bank borrowings (4,840) (37,188) Repayment of hire-purchase creditors (107) (98) Payment from a subsidiary not consolidated 5,292 - Payment (to)/from ultimate holding company (142) 57 Payment to associates (5) (580) Payment from/(to) related companies 162 (379) Net cash used in financing activities (2,097) (41,124) Net (decrease)/increase in Cash And Cash Equivalents (882) 1,768 Cash And Cash Equivalents At Beginning Of Financial Year 3,421 1,653 Cash And Cash Equivalents At End Of Financial Year 2,539 3,421 Cash And Cash Equivalents consist of:- Deposits, cash and bank balances 3,019 4,078 Less: Deposits pledged to banks (480) (657)		(2.457)	(2.036)
Repayment of hire-purchase creditors Payment from a subsidiary not consolidated Payment (to)/from ultimate holding company Payment to associates Payment from/(to) related companies Net cash used in financing activities Net (decrease)/increase in Cash And Cash Equivalents Cash And Cash Equivalents At Beginning Of Financial Year Cash And Cash Equivalents At End Of Financial Year Cash And Cash Equivalents consist of: Deposits, cash and bank balances Less: Deposits pledged to banks (107) (98) 5,292 - (142) 57 (580) (580) (580) (2,097) (41,124) (41,124) (41,124) (41,124) (41,124) (42) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (41,124) (43,097) (43,097) (43,097) (43,097) (43,097) (43,097) (43,097) (43,097) (44,097) (44,097) (45,			
Payment from a subsidiary not consolidated Payment (to)/from ultimate holding company Payment to associates Payment from/(to) related companies Net cash used in financing activities Net (decrease)/increase in Cash And Cash Equivalents Cash And Cash Equivalents At Beginning Of Financial Year Cash And Cash Equivalents At End Of Financial Year Cash And Cash Equivalents consist of: Deposits, cash and bank balances Less: Deposits pledged to banks 5,292 - (142) 57 (2,097) (41,124) (882) 1,768 (882) 1,768 2,539 3,421 2,539 3,421		` ' '	
Payment to associates Payment from/(to) related companies Net cash used in financing activities Net (decrease)/increase in Cash And Cash Equivalents Cash And Cash Equivalents At Beginning Of Financial Year Cash And Cash Equivalents At End Of Financial Year Cash And Cash Equivalents Consist of: Deposits, cash and bank balances Less: Deposits pledged to banks (5) (580) (480) (580) (480) (580) (480) (480)		5,292	- '
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Cash And Cash Equivalents At End Of Financial Year2,5393,421Cash And Cash Equivalents consist of:- Deposits, cash and bank balances Less: Deposits pledged to banks3,0194,078		(882)	1,768
Cash And Cash Equivalents consist of:- Deposits, cash and bank balances Less: Deposits pledged to banks 3,019 4,078 (480) (657)	Cash And Cash Equivalents At Beginning Of Financial Year	3,421	1,653
Deposits, cash and bank balances 3,019 4,078 Less: Deposits pledged to banks (480) (657)	Cash And Cash Equivalents At End Of Financial Year	2,539	3,421
Less : Deposits pledged to banks (480) (657)	· · · · · · · · · · · · · · · · · · ·		
		,	
2,539 3,421	Less: Deposits pledged to banks	(480)	(657)
		2,539	3,421

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

Company No: 95469-W (Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL REPORT

A. EXPLANATORY NOTES PURSUANT TO FRS 134 INTERIM FINANCIAL REPORTING

A1. Basis of Preparation

The interim financial statements have been prepared under the historical cost convention.

The interim financial statements are unaudited and have been prepared in accordance with the requirement of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2009. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2009.

A2. Significant Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2009, except for the adoption of the following new Financial Reporting Standards (FRSs), Amendments to FRSs and Interpretations with effect from 1 January 2010.

FRS 7 Financial Instruments: Disclosures

FRS 8 Operating Segments

FRS 101 Presentation of Financial Statements (Revised 2009)

FRS 123 Borrowing Costs (Revised)

FRS 139 Financial Instruments: Recognition and Measurement

IC Interpretation 9 Reassessment of Embedded Derivatives
IC Interpretation 10 Interim Financial Reporting and Impairment
IC Interpretation 11 FRS 2, Group and Treasury Share Transactions

IC Interpretation 14 FRS 119: The Limit on a Defined Benefit Asset, Minimum Funding

Amendments to FRS 7 Financial Instruments: Disclosures

Amendments to FRS 127 Consolidated and Separate Financial Statements

Amendments to FRS 132 Financial Instruments: Presentation

Amendments to FRS 139 Financial Instruments: Recognition and Measurement

Amendments to IC Reassessment of Embedded Derivatives : Embedded derivatives

Interpretation 9

Improvements to FRSs issued in 2009 in respect of various FRSs including Amendments to FRS 117.

Other than for the application of FRS 8, FRS 101, FRS 139 and Amendments to FRS 117, the application of the above FRSs, Amendments to FRSs and Interpretations did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

(a) FRS 8: Operating Segments

FRS 8 requires segment information to be presented on a similar basis to that used for internal reporting purposes. As a result, the Group's segmental reporting had been presented based on the internal reporting to the management who makes decisions on the allocation of resources and assess the performance of the reportable segments. This standard does not have any impact on the financial position and results of the Group.

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A2. Significant Accounting Policies (Cont'd)

(b) FRS 101: Presentation of Financial Statements

The adoption of revised FRS 101 will have the following impact on the consolidated financial statements:

- i) This Standard introduces the titles "statement of financial position" and "statement of cash flows" to replace the current titles "balance sheet" and "cash flow statement" respectively. A new statement known as the "statement of comprehensive income" is also introduced in this Standard whereby all non-owner changes in equity are required to be presented in either one statement of comprehensive income or in two statements (i.e. a separate income statement and a statement of comprehensive income). Components of comprehensive income are not permitted to be presented in the statement of changes in equity.
- ii) This Standard also introduces a new requirement to present a statement of financial position as at the beginning of the earliest comparative period if there are applications of retrospective restatements that are defined in FRS 108, or when there are reclassifications of items in the financial statements.
- iii) Additionally, FRS 101 requires the disclosure of reclassification adjustments and income tax relating to each component of other comprehensive income, and the presentation of dividends recognised as distributions to owners together with the related amounts per share in the statement of changes in equity or in the notes to the financial statements.
- iv) This Standard introduces a new requirement to disclose information on the objective, policies and processes for managing capital based on information provided internally to key management personnel as defined in FRS 124 *Related Party Disclosures*. Additional disclosures are also required for puttable financial instruments classified as equity instruments.
- (c) FRS 139: Financial Instruments Recognition and Measurement

FRS 139 establishes principles for recognising and measuring financial assets, financial liabilities and some contracts to buy and sell non-financial items. The Group adopted FRS 139 prospectively on 1 January 2010 in accordance with the transitional provisions. The effects arising from the adoption of this Standard has been accounted for by adjusting the opening balance of retained earnings as at 1 January 2010. Comparatives are not restated. The details of the changes in accounting policies and the effects arising from the adoption of FRS 139 are discussed below:

i) Available-for-sale ("AFS") investments

Prior to 1 January 2010, the Group classified its investments which were held for non-trading purposes as non-current investments. Such investments were carried at cost less impairment losses. Upon adoption of FRS 139, these investments are designated at 1 January 2010 as available-for-sale financial asset and accordingly are stated at fair value.

Investments that do not have quoted market price in an active market of which fair value cannot be reliably measured at 1 January 2010 shall continue to be carried at cost less impairment loss.

ii) Borrowings

Prior to 1 January 2010, the Group's non-current borrowings were carried at cost. Upon adoption of FRS139, borrowings are initially measured at fair value and subsequently at amortised cost using the effective interest rate (EIR) method. Gains and losses arising from the derecognition of the borrowings, EIR amortisation and impairment losses are recognised in the statement of comprehensive income.

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A2. Significant Accounting Policies (Cont'd)

Impact on opening balance

In accordance with the transitional provisions of FRS 139, the above changes are applied prospectively and the comparatives as at 31 December 2009 are not restated. Instead, the changes have been accounted for by restating the following balances in the statement of financial position as at 1 January 2010.

	At 1 January 2010		
	Previously stated	Effect of FRS139	As restated
	RM'000	RM'000	RM'000
Assets			
Available-for-sale investments	702	82	784
Investment in associates	50,994	39	51,033
Equity			
Other reserves	(7,684)	82	(7,602)
Retained profits	19,258	39	19,325

(d) Amendments to FRS 117: Leases

The Group has adopted the Amendments to FRS 117. The Group has reassessed and determined that all leasehold land are in substance finance leases and has reclassified the leasehold land to property, plant and equipment. The change in accounting policy has been made retrospectively in accordance with the transitional provisions of the amendments.

The reclassification does not affect the basic and diluted earnings per ordinary share for the current and prior periods.

The following comparative figures have been restated following the adoption of the Amendments to FRS 117:

		ember 2009	
	As previously		
Cost	stated	As restated	
	RM'000	RM'000	
Property, plant and equipment	23,675	29,302	
Prepaid lease payments	5,627	-	

A3. Seasonal or Cyclical Factors

The businesses of the Group are not materially affected by seasonal or cyclical factors.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There are no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size, or incidence during the financial year ended 31 December 2010.

A5. Changes in Estimates Reported in Prior Interim Periods

There were no changes in estimates of amounts reported in prior financial year, which may have a material effect during the financial year ended 31 December 2010.

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A6. Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity Securities

There were no issuances or repayments of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the financial year ended 31 December 2010.

A7. Dividends Paid

No dividend was paid during the financial year ended 31 December 2010.

A8. Operating Segments

Segment information is presented in respect of the Group's business segments.

For the 12 months ended 31.12.2010

	Hotel RM'000	Travel RM'000	Universal broking RM'000	Investment holding RM'000	Total RM'000	Elimination RM'000	Group RM'000
REVENUE							
External sales	10,489	7,026	-	-	17,515	-	17,515
Inter-segment sales	2	3	-	24	29	(29)	-
	10,491	7,029	-	24	17,544	(29)	17,515
RESULTS							
Segment results	2,488	(179)	-	4,656	6,965	-	6,965
Finance costs	(1,332)	(17)	-	(1,112)	(2,461)	-	(2,461)
Share of results of							
associates	-	-	(1,220)	-	(1,220)	-	(1,220)
Profit/(Loss) before taxation	1,156	(196)	(1,220)	3,544	3,284		3,284
Segment assets	33,556	970	-	56,546	91,072	-	91,072
Investments in associates							49,814
Total assets							140,886

A9. Material Events Subsequent to the End of the Interim Period

There are no material events subsequent to the financial year ended 31 December 2010 that have not been reflected in the interim financial statements for the said period as at the date of this report.

A10. Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial year ended 31 December 2010.

A11. Discontinued Operation

On 14 September 2007, the Company entered into an agreement with Pan Malaysian Industries Berhad ("PMI") to dispose to PMI the office building located at No. 2, Jalan Changkat Ceylon, Kuala Lumpur. Accordingly, the investment property was classified as a non-current asset held for sale. The disposal was completed on 30 January 2009.

The revenue, results and cash flows of the investment property up to the date of disposal were as follows:-

	FOURTH QUARTER	12 MONTHS
	31.12.2009 RM'000	31.12.2009 RM'000
Revenue		455
Profit for the period from discontinued operation	-	299
Cash flows from operating activities	-	299

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A12. Commitments and Contingent Liabilities

(i) Contingent Liabilities

The Group does not have any material contingent liabilities as at the date of this report.

(ii) Capital Commitments

The Group does not have any material capital commitments as at the date of this report.

Company No: 95469-W (Incorporated in Malaysia)

B. ADDITIONAL INFORMATION REQUIRED PURSUANT TO BURSA SECURITIES MAIN MARKET LISTING REQUIREMENTS

B1. Review of Performance

The Group recorded a slightly lower revenue of RM17.5 million for the year ended 31 December 2010 compared with RM18.3 million for the previous year. The lower revenue was mainly due to lower contribution from the Group's travel operations. The Group recorded a profit before tax of RM3.3 million compared with a loss of RM3.3 million for the previous year corresponding period. The profit for the year included the recovery of debt previously written off from a subsidiary not consolidated.

The disposal of the investment property, which was classified under Discontinued Operation, was completed last year on 30 January 2009. A gain of RM8.9 million was realised for that year from the disposal and this contributed to the Group recording an overall net profit of RM5.9 million last year.

B2. Comparison with Preceding Quarter's Results

The Group's revenue of RM4.3 million for the current quarter was higher than the preceding quarter revenue of RM3.5 million. The Group recorded a net loss of RM0.2 million for the current quarter compared to a net loss of RM1.0 million for the preceding quarter. The improvement in the current quarter was mainly due to better performance from hotel operations.

B3. Year 2011 Prospects

The Group envisages that the general business environment for 2011 continues to be challenging. The operating companies of the Group including the universal broking associated company have undertaken various initiatives to meet these challenges.

B4. Variance on Forecast Profit/Profit Guarantee

This is not applicable to the Group.

B5. Income Tax Expense

	FOURTH	FOURTH QUARTER		12 MONTHS
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	RM'000	RM'000	RM'000	RM'000
Current tax	-	(6)	14	2

B6. Sale of Unquoted Investment and/or Properties

There were no disposals of unquoted investments or properties in the financial year ended 31 December 2010.

B7. Quoted Securities

- (i) There were no purchases or sales of quoted securities by the Group during the financial year ended 31 December 2010.
- (ii) The investments in quoted securities of the Group are as follows:-

	31.12.2010 RM'000
At cost	18,050
At book/market value	356

Company No: 95469-W (Incorporated in Malaysia)

B8. Realised and Unrealised Profits/(Losses)

	31.12.2010 RM'000	30.09.2010 RM'000
The retained profits of the Group comprise of the following:-		
Retained profits of the Company and subsidiaries		
- Realised	26,860	26,881
Share of accumulated losses in associated company		
- Realised	(4,254)	(4,086)
	22,606	22,795

B9. Status of Corporate Proposals

The Group has not announced any corporate proposals which have not been completed as at the date of this report.

B10. Group Borrowings

	31.12.2010 RM'000
Bank Borrowings	
Current - secured - unsecured	12,660 125
	12,785
Non-current - secured	15,320
Total	28,105

B11. Derivative Financial Instruments

There were no derivative financial instruments as at the date of this report.

B12. Fair Values Changes of Financial Liabilities

As at 31 December 2010, the Group does not have any financial liabilities measured at fair value through profit or loss.

B13. Material Litigation

There are no material litigations as at the date of this report.

B14. Dividend

No dividend has been recommended by the Board for the financial year ended 31 December 2010 (31 December 2009: Nil)

Company No: 95469-W (Incorporated in Malaysia)

B15. Earnings/(Loss) Per Share

(i) Earnings/(Loss) per share :-

The earnings/(loss) per ordinary share is calculated by dividing the profit/(loss) for the period attributable to equity holders of the Company with the weighted average number of shares in issue during the period as follows:-

	FOURTH QUARTER		CUMULATIVE 12 MONTHS	
	31.12.2010 RM'000	31.12.2009 RM'000	31.12.2010 RM'000	31.12.2009 RM'000
Profit/(Loss) attributable to equity holders of the Company:				
from continuing operationsfrom discontinued operation	(161) -	(1,467) 76	3,309 -	(3,323) 9,231
	(161)	(1,391)	3,309	5,908
	Units '000	Units '000	Units '000	Units '000
Weighted average number of ordinary shares				
in issue	928,867	928,867	928,867	928,867
	Sen	Sen	Sen	Sen
Earnings/(Loss) per share				
- from continuing operations	(0.02)	(0.16)	0.36	(0.36)
 from discontinued operation 	-	0.01	-	0.99
	(0.02)	(0.15)	0.36	0.64

⁽ii) The diluted earnings per share is not disclosed as it is not applicable

B16. Audit Report of Preceding Annual Financial Statements

The audit report of the audited financial statements for the year ended 31 December 2009 was not qualified.

BY ORDER OF THE BOARD PAN MALAYSIA HOLDINGS BERHAD

LEONG PARK YIP

Company Secretary

22 February 2011