

## UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE QUARTER ENDED 31 OCTOBER 2007

	Individual Quarter		Cumulative Period	
	Current year quarter 31/10/2007 RM'000 Unaudited	Preceding year quarter 31/10/2006 RM'000 Unaudited	Current year to date 31/10/2007 RM'000 Unaudited	Preceding year to date 31/10/2006 RM'000 Unaudited
Revenue	216,669	126,949	695,826	443,043
Cost of sales	(179,469)	(107,575)	(575,991)	(377,427)
Gross profit	37,200	19,374	119,835	65,616
Other operating income				
- Gain on disposal of other investments	0	3,146	31,750	18,683
- Gain on deemed disposal of investment in an associate	0	0	10,088	0
-(Allowance)/ Write back of allowance for decline in market value of investments	0	(856)	0	1,494
- Interest income	3,555	424	6,393	2,290
- Profit from Islamic deposits	387	768	998	1,994
- Other operating income	1,925	4,047	5,219	6,874
Marketing expenses	(4,999)	(656)	(27,562)	(5,419)
Administrative expenses	(9,379)	(6,556)	(23,132)	(18,494)
Other operating expenses	(2,667)	(1,418)	(6,300)	(5,936)
Finance costs	(213)	(65)	(324)	(598)
Share of results of:				
- Associates	713	8,888	11,333	27,282
- Jointly controlled entities	(1)	(1)	(8)	(1)
<b>Profit before taxation</b>	<b>26,521</b>	<b>27,095</b>	<b>128,290</b>	<b>93,785</b>
Tax expense	(7,723)	(3,480)	(21,529)	(15,076)
Tax - Settlement of dispute	0	(20,323)	0	(20,323)
<b>Profit for the period</b>	<b>18,798</b>	<b>3,292</b>	<b>106,761</b>	<b>58,386</b>
Attributable to:				
Equity holders of the parent	17,849	3,312	105,157	57,536
Minority interest	949	(20)	1,604	850
	<b>18,798</b>	<b>3,292</b>	<b>106,761</b>	<b>58,386</b>
Earnings per share *				
- Basic (sen)	3.17	0.59	18.67	10.21
- Diluted (sen)	3.17	0.59	18.67	10.21

\* The earnings per share has been calculated based on the weighted average number of ordinary shares which has been adjusted to take into consideration the enlarged share capital due to the share split exercise which was completed on 18 July 2007. The comparative period's earnings per share has been adjusted accordingly.

**(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the financial year ended 31 January 2007)**

ZELAN BERHAD 27676-V

## UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 OCTOBER 2007

	AS AT END OF CURRENT QUARTER 31 OCTOBER 2007 RM'000 Unaudited	AS AT PRECEDING FINANCIAL YEAR END 31 JANUARY 2007 RM'000 Restated
<b>ASSETS</b>		
<b>Non current assets</b>		
Property, plant and equipment	70,595	37,713
Lease prepayments	132	176
Investment properties	6,043	6,900
Investments in associates	8,091	543,730
Investments in jointly controlled entities	135	143
Available-for-sale investment	716,309	0
Goodwill	47,338	47,338
Other assets	21,641	6,638
	<u>870,284</u>	<u>642,638</u>
<b>Current assets</b>		
Inventories	18,150	14,098
Property development costs	16,895	66,098
Other investments	0	2,093
Trade and other receivables	504,897	208,107
Tax recoverable	7,526	7,096
Deposits, bank and cash balances	426,605	188,870
	<u>974,073</u>	<u>486,362</u>
Non-current assets classified as held for sale	146	526
	<u>974,219</u>	<u>486,888</u>
<b>TOTAL ASSETS</b>	<u><u>1,844,503</u></u>	<u><u>1,129,526</u></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the parent</b>		
Share capital	281,632	281,632
Reserves	712,908	433,705
	<u>994,540</u>	<u>715,337</u>
Minority interest	21,182	19,527
<b>Total equity</b>	<u>1,015,722</u>	<u>734,864</u>
<b>Non current liabilities</b>		
Borrowings	2,883	2,068
Other payables	64,383	46,827
Deferred tax liabilities	4,032	4,043
	<u>71,298</u>	<u>52,938</u>
<b>Current liabilities</b>		
Trade and other payables	710,578	326,778
Dividend payable	38,583	0
Borrowings	1,087	7,438
Current tax liabilities	7,235	7,508
	<u>757,483</u>	<u>341,724</u>
<b>Total liabilities</b>	<u>828,781</u>	<u>394,662</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>1,844,503</u></u>	<u><u>1,129,526</u></u>
Net assets per share (RM) *	<u>1.77</u>	<u>1.27</u>

\* The net assets per share has been calculated based on the weighted average number of ordinary shares which has been adjusted to take into consideration the enlarged share capital due to the share split exercise which was completed on 18 July 2007. The comparative period's net assets per share has been adjusted accordingly.

(The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Audited Financial Statements for the financial year ended 31 January 2007)

ZELAN BERHAD 27676-V

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 OCTOBER 2007

	Attributable to equity holders of the parent							Minority Interest	Total Equity	
	Share Capital	Share Premium	Translation Reserve	Capital Reserve *	General Reserve *	Fair Value Reserve ^	Retained Earnings			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Balance as at 1 February 2007	281,632	124,396	29,044	35,494	3,733	-	241,038	715,337	19,527	734,864
<b>Movements during the period</b>										
Currency translation differences	-	-	267	-	-	-	-	267	781	1,048
Reclassification of an associate to other investment	-	-	(1,598)	-	-	-	-	(1,598)	-	(1,598)
Available-for-sale investment:										
- Fair value movement	-	-	-	-	-	270,255	-	270,255	-	270,255
- Disposal	-	-	-	-	-	(31,624)	-	(31,624)	-	(31,624)
Liquidation of a subsidiary	-	-	-	(37)	-	-	(132)	(169)	-	(169)
Net income/(expense) directly recognised in equity	-	-	(1,331)	(37)	-	238,631	(132)	237,131	781	237,912
Profit for the period	-	-	-	-	-	-	105,157	105,157	1,604	106,761
Total recognised income for the period	-	-	(1,331)	(37)	-	238,631	105,025	342,288	2,385	344,673
Liquidation of a subsidiary	-	-	-	-	-	-	-	-	(310)	(310)
Dividend paid	-	-	-	-	-	-	(63,085)	(63,085)	-	(63,085)
Dividend paid to minority interest	-	-	-	-	-	-	-	-	(420)	(420)
Balance as at 31 October 2007	281,632	124,396	27,713	35,457	3,733	238,631	282,978	994,540	21,182	1,015,722
As at 1 February 2006	281,632	124,396	29,454	35,494	3,258	-	201,964	676,198	27,404	703,602
<b>Movements during the period</b>										
Currency translation differences	-	-	11	-	-	-	-	11	154	165
Acquisition of additional shares in subsidiary	-	-	-	-	-	-	(1,827)	(1,827)	(5,698)	(7,525)
Net income/(expense) directly recognised in equity	-	-	11	-	-	-	(1,827)	(1,816)	(5,544)	(7,360)
Profit for the period	-	-	-	-	-	-	57,536	57,536	850	58,386
Total recognised income for the period	-	-	11	-	-	-	55,709	55,720	(4,694)	51,026
Dividend paid	-	-	-	-	-	-	(38,303)	(38,303)	-	(38,303)
Dividend paid to minority interest	-	-	-	-	-	-	-	-	(730)	(730)
Balance as at 31 October 2006	281,632	124,396	29,465	35,494	3,258	-	219,370	693,615	21,980	715,595

\* These reserves relate to net gain from disposals of investment in shares, issue of bonus shares by a subsidiary out of post-acquisition reserves and transfer of profits to a statutory reserve by an overseas subsidiary.

^ This reserve relates to changes in fair value of an available-for-sale investment.

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 31 January 2007)

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**UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT  
FOR THE PERIOD ENDED 31 OCTOBER 2007**

	Current year to date 31/10/2007 RM'000	Preceding year to date 31/10/2006 RM'000
<b>OPERATING ACTIVITIES</b>		
Profit for the period, attributable to equity holders of the parent	105,157	57,536
Adjustments for :		
Tax expense	21,529	15,076
Taxation - Settlement of disputes	0	20,323
Allowance for doubtful debts	807	289
Allowance for doubtful debts written back	0	(46)
Write back of allowance for decline in market value of investments	0	(1,494)
Depreciation of property, plant and equipment	2,678	2,401
Property, plant and equipment written off	205	103
Gain on disposal of investments	(31,750)	(18,683)
Gain on deemed disposal of investment in an associate	(10,088)	0
Gain on disposal of property, plant and equipment	(96)	(3,290)
Gain on disposal of non current assets held for sale	(159)	0
Gain on disposal of investment properties	(693)	0
Dividend income	0	(278)
Interest income	(6,393)	(2,290)
Profit from Islamic deposits	(998)	(1,994)
Finance costs	324	598
Minority interest	1,604	850
Share of results of jointly controlled entities	8	1
Share of results of associates	(11,333)	(27,282)
	<u>70,802</u>	<u>41,820</u>
Changes in working capital :		
Property development costs	44,951	(12,481)
Inventories	200	(855)
Receivables	(308,521)	(38,715)
Payables	401,360	(34,156)
Cash generated from/(used in) operations	208,792	(44,387)
Taxation paid	(22,255)	(17,457)
<b>Net cash flow from operating activities</b>	<u>186,537</u>	<u>(61,844)</u>
<b>INVESTING ACTIVITIES</b>		
Investments in associates	0	(2,018)
Purchase of additional shares in a subsidiary	0	(7,525)
Purchase of property, plant and equipment	(39,884)	(11,145)
Proceeds from disposal of investments	103,303	21,493
Proceeds from disposal of property, plant and equipment	315	4,849
Proceeds from disposal of investment properties	1,430	0
Proceeds from disposal of non-current assets held for sale	539	0
Dividends received	8,160	10,387
Interest income received	6,393	2,290
Profit from Islamic deposits received	998	1,994
<b>Net cash flow from investing activities</b>	<u>81,254</u>	<u>20,325</u>
<b>FINANCING ACTIVITIES</b>		
Repayments of borrowings	(6,504)	(26,101)
Proceeds from borrowings	1,572	0
Repayments of hire purchase liabilities	(604)	(369)
Finance costs	(324)	(598)
Deposits pledged as security	513	841
Dividends paid	(24,502)	(24,221)
Dividends paid to minority interest of a subsidiary	(420)	(730)
<b>Net cash flow from financing activities</b>	<u>(30,269)</u>	<u>(51,178)</u>
Net movement in cash and cash equivalents	237,522	(92,697)
Cash and cash equivalents at beginning of the period	187,916	276,910
Currency translation differences	726	219
<b>Cash and cash equivalents at end of the period</b>	<u>426,164</u>	<u>184,432</u>

(The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the financial year ended 31 January 2007)