Condensed Consolidated Statement of Financial Position as at 31 Mar 2011

| | Current Year As At 31/03/2011 (Unaudited) RM'000 | Preceding Year As At 31/12/2009 (Audited) RM'000 |
|---|--|--|
| <u>ASSETS</u> | | |
| NON-CURRENT ASSETS | | |
| Property, Plant And Equipment | 190,000 | 191,244 |
| Land held for Property Development | 239,090 | 239,125 |
| Prepaid Lease Payments | 17,307 | 17,568 |
| Other Investments | 5,611 | 6,511 |
| | 452,008 | 454,448 |
| CURRENT ASSETS Property Development Costs Stocks & Work In Progress | 22,566 37,579 | 22,531 37,568 |
| Trade Receivables | 20,848 | 19,361 |
| Sundry Receivables, Deposits And Prepayments | 7,868 | 4,687 |
| Bank Balances and deposits | 10,927 | 10,381 |
| Amount Owing By Associated Companies | 1 | 1 |
| | 99,789 | 94,529 |
| TOTAL ASSETS | 551,797 | 548,977 |
| Net Asset Per Share (RM) | 0.5044 | 0.5211 |

(The condensed consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

Condensed Consolidated Statement of Financial Position as at 31 Mar 2011

(These figures have not been audited)

TOTAL EQUITY AND LIABILITIES

| | Current Year As At 31/03/2011 (Unaudited) RM'000 | Preceding Year As At 31/12/2009 (Audited) RM'000 |
|--|--|--|
| EQUITY AND LIABILITIES | | |
| EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF PARE | ENT | |
| Share Capital | 334,887 | 334,887 |
| Accumulated Loss | (164,313) | (158,705) |
| Foreign Currency Reserve | (1,673) | (1,673) |
| | 168,901 | 174,509 |
| Minority Interest | 69 | 58 |
| TOTAL EQUITY | 168,970 | 174,567 |
| NON-CURRENT LIABILITIES Hire Purchase and Lease Liabilities Other Long Term Creditor | 206 748 954 | 292 748 1,040 |
| CURRENT LIABILITIES | | |
| Deferred Benefit Pending Outcome of Litigation | 314,063 | 314,062 |
| Provisions | 9,462 | 8,560 |
| Trade Creditors | 11,330 | 11,003 |
| Sundry Creditors, Deposits And Accruals | 45,664 | 38,714 |
| Hire Purchase and Lease Liabilities | 103 | 107 |
| Provision For Taxation | 516 | 317 |
| Amount Owing To Directors | 735 | 607 |
| | 381,873 | 373,370 |
| TOTAL LIABILITIES | 382,827 | 374,410 |

(The condensed consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

551,797

548,977

Condensed Consolidated Statements of Changes in Equity for the 15 months ended 31 Mar 2011

(These figures have not been audited)

15 Months Ended 31 Mar 2011

| | Attributable To Equity Holders Of The Parent | | | | |
|-----------------------------------|--|---------------------------------------|-------------------------------|---------------------------|--|
| | Non-distributable | | Distributable | | |
| | Share Capital RM'000 | Foreign Currency Reserve RM'000 | Accumulated Loss RM'000 | Total Equity RM'000 | |
| Balance at beginning of year | 334,887 | (1,673) | (158,705) | 174,509 | |
| Comprehensive loss for the period | - | - | (5,608) | (5,608) | |
| Balance as at end of period | 334,887 | (1,673) | (164,313) | 168,901 | |

12 Months Ended 31 Dec 2009

| | Attributable To Equity Holders Of The Parent | | | |
|-----------------------------------|--|----------------------------|----------------|------------------|
| | Non-distributable | | Distributable | |
| | Share | Foreign | Accumulated | Total |
| | Capital RM'000 | Currency Reserve RM'000 | Loss RM'000 | Equity RM'000 |
| Balance at beginning of year | 334,887 | (184) | (163,871) | 170,832 |
| Comprehensive loss for the period | - | (1,489) | 5,166 | 3,677 |
| Balance as at end of period | 334,887 | (1,673) | (158,705) | 174,509 |

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

Condensed Consolidated Statement of Comprehensive Income for the period ended 31 Mar 2011

(These figures have not been audited)

| (These figures have not been audited) | INDIVIDUAL PERIOD | | CUMMULATIVE PERIOD | | |
|---|---|---|---|--|--|
| | Current Year Quarter Ended 31/03/2011 (Unaudited) RM'000 | Preceding Year Corresponding Quarter Ended 31/03/2010 (Unaudited) RM'000 | Current Year Todate Period Ended 31/03/2011 (Unaudited) RM'000 | Preceding Year Corresponding Period Ended 31/12/2009 (Audited) RM'000 | |
| Continuing Operations | | | | | |
| Revenue | 3,459 | 4,596 | 20,524 | 24,989 | |
| Cost of sales | (129) | (249) | (1,226) | (2,818) | |
| Gross profit | 3,330 | 4,347 | 19,298 | 22,171 | |
| Other income | 195 | 45 | 2,213 | 12,939 | |
| Administrative and operating expenses | (3,679) | (6,719) | (27,596) | (29,916) | |
| Finance cost | (23) | (46) | (741) | (22) | |
| Share of profit/ (loss) of associates | | = | - | - | |
| (Loss)/ Profit before tax | (177) | (2,373) | (6,826) | 5,172 | |
| Income tax | | | 1,218 | (6) | |
| (Loss)/ Profit for the period from continuing operations | (177) | (2,373) | (5,608) | 5,166 | |
| Discountinued operations | | | - | | |
| Total comprehensive (loss)/ profit for the period | (177) | (2,373) | (5,608) | 5,166 | |
| Net (loss)/ profit attributable to : - | | | | | |
| Members of the company | (177) | (2,373) | (5,608) | 5,165 | |
| Minority interest | - | | | 1 | |
| (Loss)/ Profit per share | | | | | |
| (a) Basic (loss)/ profit per share (sen) | (0.05) | (0.71) | (1.67) | 1.54 | |
| Based on weighted number of shares in issue of 334,886,726 (2009: 334,886,726) | | | | | |
| (b) Fully diluted (loss)/ profit per share (sen) Based on ordinary shares issued & issueable of 334,886,726 | (0.05) | (0.71) | (1.67) | 1.54 | |
| (Loss)/ Profit before tax is made up as follows:- Realised Unrealised | (177) | (2,373) | (6,826) | - - | |

Note: Preceding year comparative figures are not required in the first financial year of complying with the realised and unrealised disclosure.

(The condensed consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

Condensed Consolidated Cash Flow Statements for the 15 months ended 31 Mar 2011

(These figures have not been audited)

| | 15 Months Ended 31/03/2011 RM'000 | 12 Months Ended 31/12/2009 RM'000 |
|---|--|--|
| Net (Loss)/Profit for the period | (6,826) | 5,172 |
| Adjustment for: | | |
| Non-operating items | 2,625 | (4,809) |
| Operating Loss Before Working Capital Changes | (4,201) | 363 |
| Changes in Working Capital | | |
| Net change in current assets | (3,461) | 2,566 |
| Net change in current liabilities | 8,179 | (4,844) |
| Net Operating Cash Flow | 517 | (1,915) |
| CASH FLOW FROM INVESTING ACTIVITIES | | |
| - Property, Plant and Equipment | (731) | (866) |
| - Other investments | 1,005 | - |
| Net Investing Cash Flow | 274 | (866) |
| CASH FLOW FROM FINANCING ACTIVITIES | | |
| - Directors' accounts | 128 | 92 |
| - Tax Paid | (284) | (787) |
| - Hire purchase and leasing | (90) | (7) |
| - Interest paid | - | (22) |
| Net Financing Cash Flow | (245) | (724) |
| NET DECREASE IN CASH & CASH EQUIVALENTS | 546 | (3,505) |
| CASH & CASH EQUIVALENTS AT BEGINNING OF YEAR | 10,381 | 13,886 |
| CASH & CASH EQUIVALENTS AT END OF PERIOD | 10,927 | 10,381 |

(The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 31st December 2009 and the accompanying explanatory notes attached to the interim financial statements.)