

(Company No. 314-K)
(Incorporated in Malaysia)

INTERIM FINANCIAL STATEMENTS

CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE SIX MONTHS ENDED 31 JULY 2009

		3 months 31 Ju		6 months ended 31 July		
	Note	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000	
Revenue	K 1	123,715	153,974	246,497	290,919	
Cost of sales		(70,350)	(102,098)	(145,012)	(191,446)	
Gross profit	_	53,365	51,876	101,485	99,473	
Other income		6,795	6,282	15,153	16,375	
Administrative and other expenses		(44,740)	(45,448)	(87,323)	(83,428)	
Finance cost		(7,601)	(6,288)	(16,354)	(21,730)	
Profit before taxation	K1 _	7,819	6,422	12,961	10,690	
Tax expense	K5	(365)	(694)	(900)	(1,327)	
Group profit after taxation	=	7,454	5,728	12,061	9,363	
Attributable to:-						
Equity holders of the parent	K1	7,266	5,558	11,821	9,104	
Minority interests	_ =	188 7,454	5,728	240 12,061	259 9,363	
Earnings per share attributable to equity holders of the parent:						
Basic & diluted, for profit for the period (sen)	K13 _	1.17	0.89	1.90	1.46	

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



CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 JULY 2009

	Note	As at 31 July 2009 RM'000	Audited As at 31 January 2009 RM'000
Property, plant and equipment	M9	174,101	172,853
Land and development expenditure		10,942	10,942
Prepaid lease payments		3,263	3,276
Intangible assets		7,779	7,726
Investment securities		61	47
Deferred tax assets		9,513	8,884
Current assets Property development costs Inventories Receivables Investment securities Cash and bank balances		1,496 23,070 592,750 13,781 118,102	1,067 31,279 515,256 6,705 139,040
Current liabilities Payables Taxation Investors certificates Bank borrowings	К9	135,276 4,489 466,773 84,327 690,865	144,008 4,829 413,041 85,108
Net current asset		58,334 263,993	46,361 250,089
Share capital	M6	306,997	278,733
ICULS	M6	4,478	32,742
Reserves Share premium Capital and revaluation reserves Exchange reserve Accumulated losses Attributable to equity holders of the parent Minority interest		69,415 29,370 14,356 (223,255) 201,361 5,103	69,415 29,413 10,504 (235,076) 185,731 3,808
Total equity		206,464	189,539
Long term liabilities Term loans Hire purchase and lease creditors Senior certificates	К9	20,531 4,998 32,000 263,993	23,747 4,803 32,000 250,089
Net assets per share (sen)		32.8	33.3

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended 31 January 2009 and the accompanying explanatory notes attached to the interim financial statements)



CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 JULY 2009

	<	<attributable equity="" holders="" non-<="" of="" parent="" th="" the="" to=""><th>Minority Interest</th><th>Total Equity</th></attributable>					Minority Interest	Total Equity	
		Share Capital RM'000	ICULS RM'000	Share Premium RM'000	Distributable Reserves RM'000	Accumulated Losses RM'000	Total RM'000	RM'000	RM'000
At 1 February 2008		254,451	57,024	69,415	35,485	(258,141)	158,234	3,616	161,850
Profit for the six months		-	-	-	-	9,104	9,104	259	9,363
Translation differences		-	-	-	4,508	-	4,508	105	4,613
At 31 July 2008	_	254,451	57,024	69,415	39,993	(249,037)	171,846	3,980	175,826
At 1 February 2009		278,733	32,742	69,415	39,917	(235,076)	185,731	3,808	189,539
Profit for the six months		-	-	-	-	11,821	11,821	240	12,061
Translation differences		-	-	-	3,809	-	3,809	1,055	4,864
ICULS Conversion		28,264	(28,264)	-	-	-	-	-	-
At 31 July 2009	_	306,997	4,478	69,415	43,726	(223,255)	201,361	5,103	206,464

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



CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 JULY 2009

	6 months 31 Ju	
	2009 RM'000	2008 RM'000
Cash flows from operating activities		
Profit before tax and minority interest	12,961	10,690
Adjustments for non-cash and		
non-operating items:		
- Non-cash items	256	79,207
- Investing and financing items	11,458	14,774
Operating profit before working capital changes	24,675	104,671
Changes in working capital:		
- Changes in current assets	(69,714)	(52,781)
- Changes in current liabilities	43,436	93,554
Loan interest paid	(16,354)	(21,730)
Interest received	574	4,087
Taxation paid	(1,609)	-
Net cash generated from operating activities	(18,992)	127,801
Net cash used in investing activities	(2,253)	(3,237)
Net cash used in financing activities	(5,649)	(39,679)
Translation differences	2,803	4,293
Net change in cash and cash equivalents	(24,091)	89,178
Cash and cash equivalents at beginning of year	99,463	53,564
Cash and cash equivalents at end of period	75,372	142,742
Analysis of cash and cash equivalents: Cash and bank balances	118,102	175,499
Bank overdrafts	(42,730)	(32,757)
Dain Overdians	75,372	142,742
		174,174

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



NOTES TO THE INTERIM FINANCIAL REPORT

M1 Basis of Preparation

The interim financial report is unaudited and has been prepared in compliance with the requirements of FRS 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad ("Bursa Malaysia") and should be read in conjunction with the audited financial statements of the Group for the year ended 31 January 2009.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the year ended 31 January 2009.

M2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 January 2009 was not qualified.

M3 Seasonal or Cyclical Factors

Overall, the business operations of the Group were not affected by any seasonal or cyclical factors.

M4 Unusual Items Due to Their Nature, Size or Incidence

There were no unusual items due to their nature, size or incidence registered during the financial quarter under review.

M5 Changes in Accounting Estimates

During the financial quarter under review, there was no change in accounting estimates adopted by the Group companies.

M6 Debt and Equity Securities

During the financial quarter under review, there were no issuance, cancellations, repurchase, resale and repayments of debt and equity securities.

M7 Dividend Paid

During the financial quarter under review, no dividend was paid by the Company.



M8 Segmental Information

Six months ended 31 July 2009	Engineering & building materials RM'000	General trading RM'000	Property RM'000	Hospitality RM'000	Investment holding & secretarial services RM'000	Elimination RM'000	Total RM'000
Segment revenue							
Revenue:							
- External	41,557	24,721	3,060	177,100	59	-	246,497
- Internal		5,750			60	(5,810)	
Total revenue	41,557	30,471	3,060	177,100	119	(5,810)	246,497
Segment results							
Results:							
- Segment results	3,102	1,834	1,529	22,513	4,287	(3,950)	29,315
- Finance cost	(1,163)	(213)	-	(14,961)	(3,967)	3,950	(16,354)
Profit before taxation	1,939	1,621	1,529	7,552	320		12,961
Tax expense							(900)
Profit for the period							12,061



M8 Segment Information (Cont'd)

Six months ended 31 July 2008	Engineering & building materials RM'000	General trading RM'000	Property RM'000	Hospitality RM'000	Investment holding & secretarial services RM'000	Elimination RM'000	Total RM'000
Segment revenue							
Revenue: - External - Internal Total revenue	51,032 - 51,032	26,786 8,478 35,264	1,231 - 1,231	211,785	85 98 183	(8,576) (8,576)	290,919
Segment results							
Results: - Segment results - Finance cost	6,139 (1,596)	2,438 (239)	663 -	16,395 (15,710)	11,704 (9,104)	(4,919) 4,919	32,420 (21,730)
Profit before taxation Tax expense	4,543	2,199	663	685	2,600	-	10,690 (1,327)
Profit for the period							9,363



NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

M9 Carrying Amount of Revalued Assets

The valuations of property, plant and equipment have been brought forward without amendment from the financial statements for the year ended 31 January 2009.

M10 Events Subsequent to the Balance Sheet Date

Two of our overseas subsidiaries are engaged as plaintiffs in an arbitration and a legal suit against third parties. As plaintiffs, we are seeking compensation for breach of contract.

There were no other event subsequent to the end of the financial quarter that have not been reflected in the financial statements for the quarter.

M11 Changes in Composition of the Group

The following companies have ceased to be the subsidiaries with the completion of the members' voluntary winding up process:-

- i) Oil & Mineral Services Sdn Bhd
- ii) Johan Capital & Commerce Sdn Bhd
- iii) Affinity Square Sdn Bhd

The dissolution of the abovementioned companies do not have any material impact on the earnings or net assets of the Group for the current quarter.

M12 Changes in Contingent Liabilities

There were no changes in contingent liabilities since the last annual balance sheet as at 31 January 2009.

M13 Capital Commitment

There is a commitment for the purchase of computer system not provided for in the financial statements of RM0.436 million as at 31 July 2009 (RM0.428 million as at 31 Junuary 2009).

M14 Related Party Transactions

·	3 month 31 J		6 months ended 31 July		
	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000	
Transactions with corporations in which the directors, Tan Sri Dato' Tan Kay Hock and Puan Sri Datin Tan Swee Bee, are deemed interested through their interest in George Kent (Malaysia) Bhd:-					
Sales of air tickets	155	77	212	150	
Recovery of share registration and professional fees	18	105	43	247	
Rental expense	_	20		39	

The Directors of the Company are of the opinion that the above transactions were in the normal course of business and have been established under terms that are no less favourable than those arranged with independent parties.



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS

K1 Review of Performance

For the financial quarter under review, the Group registered a lower revenue of RM123.715 million compared to last year's corresponding quarter of RM153.974 million, lower by 20%. Many of our business, particularly the travel and ticketing business registered lower revenue. However, the revenue from the Diners Club cards business was higher.

The Group recorded a profit before tax of RM7.819 million against last year's corresponding quarter profit before tax of RM6.422 million, up 22%. Certain operating companies registered higher profits albeit lower revenue. There was a gain from sale and fair valuation of quoted investment securities of RM5.223 million in the current quarter.

Group profit after taxation was RM7.454 million compared to last year's corresponding quarter profit of RM5.728 million, an increase of 30%.

K2 Variation of Results Against Preceding Quarter

Total revenue for the current financial quarter was RM123.715 million, up 1% when compared to preceding quarter's RM122.782 million. Group profit after tax for the quarter was RM7.454 million compared to preceding quarter's profit after tax of RM4.607 million, up 61.8%. The higher profit in current quarter was mainly due to better margins registered by certain companies and gain from sale and fair valuation of quoted investment securities.

K3 Current Year Prospect

Trading environment in which the group operates remains difficult although there are signs of improving economic conditions. Your Board continues to be cautious of current year prospects.

K4 Profit Forecast

Not applicable as no profit forecast was published.

K5 Tax Expense

21 T-	-1	6 months ended	
31 JU	шу	31 Ju	пу
2009	2008	2009	2008
RM'000	RM'000	RM'000	RM'000
11	259	(79)	174
(376)	(953)	(821)	(1,501)
(365)	(694)	(900)	(1,327)
	2009 RM'000 11 (376)	RM'000 RM'000 11 259 (376) (953)	2009 2008 2009 RM'000 RM'000 RM'000 11 259 (79) (376) (953) (821)

The tax expense is provided on the profits made by certain group companies due to the absence of the group tax relief in the respective countries of operations.



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS (CONT'D)

K6 Unquoted Investments and Properties

During the financial quarter under review, there were no sale of unquoted investment and properties.

K7 Quoted Investments

a) Details of purchases and disposals of quoted securities are as follows:-

	3 months ended 31 July		6 months 31 Ju					
	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000				
Investment securities at fair value through profit or loss:-								
Purchase consideration	2,318		16,329					
Sales proceeds	11,277		16,614					
Gain on disposal	3,913		3,915					

b) Investments in quoted securities as at 31 July 2009:-

	As at 31 July 2009 RM'000	As at 31 January 2009 RM'000
At cost	11,030	11,195
At book value	13,835	6,705
At market value	13,835	6,705

K8 Status of Corporate Proposal Announced

There were no corporate proposals for the financial quarter under review.



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS (CONT'D)

K9 Borrowings and Debt Securities

201	Townings and Dest Securities	As at 31 July 2009 RM'000	As at 31 January 2009 RM'000
a)	Short term borrowings		
	Secured		
	- Bank overdrafts	40,924	38,554
	- Revolving credits, trust receipts and bankers' acceptance	33,665	26,577
	- Current portion of long-term loans	7,632	16,653
		82,221	81,784
	Unsecured		
	- Bank overdrafts	1,806	1,023
	- Revolving credits and short-term loans	300	2,301
		2,106	3,324
	Total short term borrowings	84,327	85,108
b)	Long term borrowings		
,	Secured		
	-Term Loan	28,163	40,400
	Portion repayable within one	,	,
	year included in (a) above	(7,632)	(16,653)
	Total long term borrowings	20,531	23,747
	Total long term borrowings	20,331	
The	bank borrowings denominated in foreign currencies are as follows: -	RM'000	RM'000
	Denominated in Singapore Dollar	40,988	44,457
	Denominated in NZ Dollar	7,972	1,400
		48,960	45,857

K10 Off Balance Sheet Financial Instruments

The Group does not have any financial instrument with off balance sheet risk as at 28 September 2009.

K11 Changes in Material Litigation

There were no material litigation during the quarter under review.



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS (CONT'D)

K12 Dividend

No dividend has been declared by the Company for the financial period ended 31 July 2009 (31 July 2008: Nil)

K13 Earnings per Share

Basic & diluted

Basic and diluted earnings per share amounts are calculated by dividing profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares in issue during the period. In accordance with FRS 133 - Earnings Per Share, the Irredeemable Convertible Unsecured Loan Stock (ICULS) are included in the calculation of basic earnings per share as they are mandatory convertible instruments.

Diluted earning per share amount is the same as basic earnings per share. The ESOS shares are not included as the effect is anti-dilutive.

	3 months 31 Ju		6 months ended 31 July	
	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000
Profit for the period attributable to				
ordinary equity holders of the parent	7,266	5,558	11,821	9,104
Number of ordinary shares ('000) brought forward	557,465	508,901	557,465	508,901
Conversion of ICULS to ordinary shares ('000)	56,528	-	56,528	-
Number of ordinary shares ('000) carried forward	613,993	508,901	613,993	508,901
Effect of dilution : ICULS ('000)	8,955	114,047	8,955	114,047
Number of ordinary shares ('000) in issue and issuable	622,948	622,948	622,948	622,948
Basic & diluted earnings per share for:				
Profit for the period (sen)	1.17	0.89	1.90	1.46

BY ORDER OF THE BOARD

Teh Yong Fah Group Secretary Kuala Lumpur

29 September 2009