

**CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE YEAR ENDED 31 JULY 2007**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	31/07/2007	31/07/2006	31/07/2007	31/07/2006
	RM'000	RM'000	RM'000	RM'000
Revenue	28,224	28,987	93,187	57,754
Cost of sales	(24,195)	(23,234)	(81,733)	(46,286)
Gross profit	4,029	5,753	11,454	11,468
Other operating income	91	(1,033)	2,282	2,668
Distribution costs	(481)	(37)	(1,193)	(254)
Administration expenses	(2,307)	(5,751)	(12,024)	(17,128)
Other operating expenses	(22,107)	(13,815)	(22,119)	(19,269)
Loss from operations	(20,775)	(14,883)	(21,600)	(22,515)
Finance costs	(3,603)	(3,078)	(13,538)	(13,189)
Share of profit after tax and minority interest of associates	249	117	807	506
Loss before tax	(24,129)	(17,844)	(34,331)	(35,198)
Income tax expense	(539)	6,486	(1,045)	6,157
Loss for the year	(24,668)	(11,358)	(35,376)	(29,041)
Attributable to:				
Shareholders of the company	(24,944)	(10,564)	(37,052)	(28,795)
Minority interests	276	(794)	1,676	(246)
Loss for the year	(24,668)	(11,358)	(35,376)	(29,041)
Basic loss per ordinary share (sen)	(3.84)	(1.62)	(5.70)	(4.43)
Diluted loss per ordinary share (sen)	-	-	-	-

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the financial year ended 31 July 2006.

**CONDENSED CONSOLIDATED BALANCE SHEET
 AS AT 31 JULY 2007**

	(Unaudited) 31/07/2007 RM'000	(Audited) 31/07/2006 RM'000
Non-current Assets		
Property, Plant and Equipment	80,375	75,958
Investment Properties	308,456	308,456
Investment in an Associate	23,383	22,909
Other Long Term Investments	6,873	10,805
Deferred Tax Asset	1,886	859
Other Intangible Asset	399	-
Goodwill	841	841
	<u>422,213</u>	<u>419,828</u>
Current Assets		
Property Development Costs	87,598	105,556
Inventories	3,427	2,884
Trade Receivables	57,543	52,864
Other Receivables, Deposits and prepayments	6,733	11,328
Tax Recoverable	160	172
Fixed Deposit with Licensed Bank	1,422	7,350
Cash and Cash Equivalents	2,510	2,111
	<u>159,393</u>	<u>182,265</u>
TOTAL ASSETS	<u>581,606</u>	<u>602,093</u>
Equity		
Share Capital	325,074	325,074
Reserves	(55,689)	(18,296)
Equity attributable to shareholders of the Company	<u>269,385</u>	<u>306,778</u>
Minority Interest	<u>31,002</u>	<u>27,979</u>
Total Equity	<u>300,387</u>	<u>334,757</u>
Non-current liabilities		
Hire Purchase Liabilities	126	146
Borrowings	99,057	87,855
Deferred Taxation	2,713	1,228
	<u>101,896</u>	<u>89,229</u>
Current Liabilities		
Trade Payables	11,116	6,065
Amount due to an Associate	37	7
Other Payables and Accruals	94,475	90,205
Hire Purchase Liabilities	180	330
Short Term Borrowings	51,147	59,865
Taxation	22,368	21,635
	<u>179,323</u>	<u>178,107</u>
TOTAL EQUITY AND LIABILITIES	<u>581,606</u>	<u>602,093</u>
Net Assets per share attributable to ordinary equity holders of the Company (RM)	0.4143	0.4719

The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the financial year ended 31 July 2006.



(Company No.: 15379-V)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 JULY 2007**

	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Exchange Differences RM'000	Accumulated Losses RM'000	Total RM'000	Minority Interests RM'000	Total Equity RM'000
Balance as at 1 August 2006	325,074	295,727	7,111	(2,905)	(318,229)	306,778	27,979	334,757
Exchange Differences on Translation of the Financial Statements of Foreign Subsidiaries	-	-	218	(559)	-	(341)	749	408
Realisation of Reserve on Disposal of Long Term Investment	-	-	(2,932)	-	2,932	-	-	-
Acquisition of Minority Interests	-	-	-	-	-	-	598	598
Net (Loss)/ Profit for the Year	-	-	-	-	(37,052)	(37,052)	1,676	(35,376)
Balance as at 31 July 2007	325,074	295,727	4,397	(3,464)	(352,349)	269,385	31,002	300,387
Balance as at 1 August 2005	325,074	295,727	5,439	352	(289,909)	336,683	26,137	362,820
Exchange Differences on Translation of the Financial Statements of Foreign Subsidiaries	-	-	-	(3,257)	-	(3,257)	2,088	(1,169)
Realisation of Reserves on Disposal of Equity Shares in Subsidiary	-	-	-	-	475	475	-	475
Revaluation of Properties	-	-	1,672	-	-	1,672	-	1,672
Net Loss for the Year	-	-	-	-	(28,795)	(28,795)	(246)	(29,041)
Balance as at 31 July 2006	325,074	295,727	7,111	(2,905)	(318,229)	306,778	27,979	334,757

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the financial year ended 31 July 2006.

**CONDENSED CONSOLIDATED CASHFLOW STATEMENT
 FOR THE YEAR ENDED 31 JULY 2007**

	Twelve Months Ended 31/07/2007 RM'000	Twelve Months Ended 31/07/2006 RM'000
Cash Flows from Operating Activities		
Loss Before Tax	(34,331)	(35,198)
Adjustments for:		
Non-Cash Items	3,414	4,854
Non-Operating Items	33,848	30,471
Operating Profit Before Working Capital Changes	<u>2,931</u>	<u>127</u>
Changes in Working Capital	4,476	12,968
Cash Generated from Operating Activities	<u>7,407</u>	<u>13,095</u>
Tax Refunded	249	11,244
Net Cash Generated from Operating Activities	<u><u>7,656</u></u>	<u><u>24,339</u></u>
Cash Flows from Investing Activities		
Equity Investments	6,032	9,547
Others	(8,811)	(15,250)
Net Cash Used in Investing Activities	<u><u>(2,779)</u></u>	<u><u>(5,703)</u></u>
Cash Flows from Financing Activities		
Bank Borrowings	(9,195)	(14,633)
Others	(70)	963
Net Cash Used in Financing Activities	<u><u>(9,265)</u></u>	<u><u>(13,670)</u></u>
Net (Decrease)/Increase in Cash and Cash Equivalents	(4,388)	4,966
Effects of Exchange Rate Changes	1,407	(963)
Cash and Cash Equivalents at Beginning of Period	(11,575)	(15,374)
Effect of Exchange Rate Changes	97	(204)
Cash and Cash Equivalents at End of Period	<u><u>(14,459)</u></u>	<u><u>(11,575)</u></u>

The Cash and Cash Equivalents comprise the following balance sheet amounts:

	RM'000	RM'000
Cash and Bank Balances	2,510	2,111
Deposits	1,422	7,350
Bank Overdrafts	(16,989)	(19,704)
	<u>(13,057)</u>	<u>(10,243)</u>
Fixed Deposits Pledged to Banks	(1,402)	(1,332)
	<u><u>(14,459)</u></u>	<u><u>(11,575)</u></u>

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 July 2006.

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 JULY 2007

A. *DISCLOSURE REQUIREMENTS AS PER FRS 134*

1. **Basis of Preparation**

The interim financial report is unaudited and has been prepared in accordance with requirements of FRS 134: Interim Financial Reporting and the applicable disclosure provisions of the Listing Requirements of the Bursa Malaysia Securities Berhad.

The interim financial report has been prepared in accordance with the same accounting policies adopted in 2006 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2007 annual financial statements. Details of these changes in accounting policies are set out in Note 3.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 July 2006. These explanatory notes attached to the financial statements provided 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 July 2006.

2. **Changes in accounting policies**

The MASB has issued a number of new and revised Financial Reporting Standards (FRSs, which term collectively includes the MASB's Issues Committee's Interpretations) that are effective for accounting periods beginning on or after 1 January 2006.

The FRS that will be effective in the annual financial statements for the year ending 31 July 2007 may be affected by the issue of additional interpretation(s) or other changes announced by the MASB subsequent to the date of issuance of this interim report. Therefore the policies that will be applied in the Group's financial statements for the period cannot be determined with certainty at the date of issuance of this interim financial report.

The following sets out further information on the changes in accounting policies for the annual accounting period beginning on 1 August 2006.

(a) Amortisation of goodwill and negative goodwill (FRS 3, Business Combination and FRS 136, Impairment of Assets and FRS 138, Intangible Assets)

In prior period, goodwill was amortised from the date of initial recognition over its estimated useful life of not more than twenty (20) years and was subject to impairment testing when there were indications of impairment.

With effect from 1 August 2006, in accordance with FRS 3 and FRS 136, the Group no longer amortises positive goodwill. Such goodwill is tested annually for impairment, including in the year of its initial recognition, as well as when there are indications of impairment. Impairment losses are recognised when the carrying amount of the cash generating unit to which the goodwill has been allocated exceeds its recoverable amount.

Also with effect from 1 August 2006 and in accordance with FRS 3, if the fair value of the net assets acquired in a business combination exceeds the consideration paid (i.e. an amount arises which would have been known as negative goodwill under the previous policy), the excess is recognised immediately in the income statement as it arises.

The new policy in respect of positive goodwill has been applied prospectively in accordance with the transitional arrangements under the FRS 3. As a result, comparative amounts have not been restated, the cumulative amount of amortisation as of 1 August 2006 has been offset against the cost of the goodwill and no amortisation charge for goodwill has been recognised in the income statement for the twelve months ended 31 July 2007. This has increased the Group's profit after tax for the twelve months ended 31 July 2007 by RM841,908.

The changes in policy relating to negative goodwill had no effect on the interim financial report as there was no negative goodwill deferred as at 31 July 2006.

(b) Changes in presentation (FRS 101, Presentation of Financial Statements and FRS 127, Consolidated and Separate Financial Statements) – Minority Interests

In prior years, minority interests at the balance sheet date were presented in the consolidated balance sheet separately from liabilities and as deduction from net assets. Minority interests in the results of the Group for the year were also separately presented in the income statements as a deduction before arriving at the profit attributable to shareholders.

With effect from 1 August 2006, in order to comply with FRS 101 and FRS 127, minority interests at the balance sheet date are presented in the consolidated balance sheet within equity, separately from the equity attributable to the equity holder of the Company, and minority interests in the results of the Group for the period are presented on the face of the consolidated income statements as an allocation of the total profit or loss for the period between the minority interests and equity holders of the Company.

The presentation of minority interest in the consolidated balance sheet, income statement and statement of changes in equity for the comparative period has been restated accordingly.

3. Qualification of Audit Report

The audit report of the financial statement of the Group for the year ended 31 July 2006 was not qualified.

4. Seasonal or Cyclical Factors

There are no seasonal factors affecting the Group performance other than the Plantation/Palm Oil Mills Division, which records higher contribution in the first and fourth quarters during the peak crop season.

5. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual

Included in other operating expenses for the current quarter and financial year-to-date is a RM16.0 million provision for impairment of property development costs and RM5.4 million profit guarantee liability.

6. Material Changes In Estimates

There were no material changes in estimates that have had material effect in the current quarter and financial year-to-date results.

7. Debt and Equity Securities

There were no cancellation, repurchases, resale and repayments of debts and equity securities during the financial year-to-date.

8. Dividends Paid

There were no dividends paid during the financial year-to-date.

9. Segmental Reporting

	Gross Operating Revenue RM'000	Profit/ (Loss) Before Taxation RM'000
Plantations/ Palm Oil Mills	25,346	6,648
Property/ Construction	56,069	(1,762)
Manufacturing	738	(1,786)
Investment & Others	15,066	(4,061)
	<u>97,219</u>	<u>(961)</u>
Elimination	(4,032)	(457)
Net Financing Costs	-	(13,372)
Share of Profit of Associate	-	807
Exceptional Items	-	(20,348)
	<u><u>93,187</u></u>	<u><u>(34,331)</u></u>

10. Valuation of Property, Plant & Equipment

The valuation of land and building have been brought forward, without amendments from the previous annual report.

11. Material Subsequent Events

There are no material events after the period ends that have not been reflected in the financial statements for the financial year ended 31 July 2007.

12. Effect of Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter except that the Group's equity interest in EcoFirst Biotech Sdn Bhd was decreased from 100% to 52% arising from the disposal of its 48% shareholding to an individual.

13. Changes in Contingent Liabilities/Contingent Assets

The contingent liabilities as at financial year ended 31 July 2007 are as follows:

	RM'000
Guarantees and Contingencies Relating to:	
- Affiliated Companies	10,218
- Third Party	<u>2,467</u>
	<u><u>12,685</u></u>

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD**1. Review of Performance**

The Group's Construction Division, which commenced only in the last quarter of the previous financial year, was the main contributor to the increased revenue during the current quarter and current year-to-date compared to the previous year.

New divisions such as multi-level marketing and manufacturing are still in their infancy stage and positive results can be expected in the forthcoming year.

2. Variation of results against preceding quarter

The Group recorded a loss before tax of RM24.1 million for the fourth quarter compared to a loss before tax of RM2.6 million in the third quarter. The increased losses were mainly due to provision made for impairment of property development costs and profit guarantee liability as mentioned in Note A5.

3. Prospects for the next financial year

Whilst existing businesses will continue to be strengthened and consolidated within the Group, the next financial year's performance is expected to be derived from the growth and start-up of new businesses i.e. new construction projects under EcoFirst Construction Sdn Bhd, expansion of multi-level marketing arm under EcoFirst Products Sdn Bhd and fast food franchise under EcoFirst Hartz Sdn Bhd.

4. Variance of Profit Forecast / Profit Guarantee

Not applicable.

5. Income Tax Expense

	Current Quarter Ended 31 July 2007 (RM'000)	Cumulative Year-To-Date 31 July 2007 (RM'000)
Current year tax expense	9	(497)
	9	(497)
Deferred tax		
- current year	(735)	(735)
- over provision in prior years	187	187
	<u>(539)</u>	<u>(1,045)</u>

6. Unquoted Investments and Properties

There were no sales of unquoted investments and properties during the current quarter.

7. Purchase or Disposal of Quoted Investments

(a) There was no acquisition of quoted investments during the current quarter.

(b) Total investments in quoted securities as at the end of the financial year-to-date are as follows:

	RM'000
(i) At cost	73,002
(ii) At book value	29,117
(iii) At market value	30,734

8. Status of Corporate Proposals Announced

There are no corporate proposals announced but not completed as at 21 September 2007 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

9. Group Borrowings and Debt Securities

Total Group borrowings as at 31 July 2007 are as follows:

	Secured RM'000	Unsecured RM'000	Total RM'000
<u>Long Term Borrowings</u>			
Amount repayable after twelve months	98,057	-	98,057
Hire purchase liabilities	126	-	126
Non-Convertible Redeemable Preference Shares	-	1,000	1,000
	<u>98,183</u>	<u>1,000</u>	<u>99,183</u>

	Secured RM'000	Unsecured RM'000	Total RM'000
<u>Short Term Borrowings</u>			
Bank overdrafts	16,989	-	16,989
Revolving credits	6,986	5,000	11,986
Current portion of long term loans	22,172	-	22,172
Hire purchase liabilities	<u>180</u>	<u>-</u>	<u>180</u>
	<u>46,327</u>	<u>5,000</u>	<u>51,327</u>
 Total Group Borrowings	 <u>144,510</u>	 <u>6,000</u>	 <u>150,510</u>

Included in the above Group borrowings are the following loans denominated in Indian Rupees (RS) and Solomon Dollars (SBD):

Secured Borrowings:

	Foreign Currency	RM'000 (equivalent)
Long term bank borrowings	RS'000 20,642	1,760
Short term bank borrowings	RS'000 12,273	1,046
	SBD'000 500	220

10. Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risk as at 21 September 2007 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

11. Changes in Material Litigation

Further to the disclosure in the previous quarter's report on material litigation, the changes in material litigation as at 21 September 2007 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report) are as follows:

- (i) *The Company v Individual (1st defendant) and Astounding Holdings Sdn Bhd (2nd defendant) for RM15 million*

The case is now consolidated with another suit between Pica (M) Corporation Berhad Vs Individual (1st defendant). It is pending the setting down for trial.

- (ii) *Jiddi Joned Enterprises Sdn Bhd and 3 other subsidiary companies v Yeng Chong Realty Sdn Bhd (1st defendant)/ Louis KH Wong (2nd defendant)*

The 1st defendant's application to strike out the plaintiffs' suit had been dismissed with costs on 3 August 2004 but was allowed on appeal to the judge. The plaintiffs have since appealed to the Court of Appeal.

- (iii) *56 purchasers of South City Condominiums v Pujian Development Sdn Bhd ("Pujian"), a subsidiary company, and seven others.*

The matter is fixed for case management on 21 January 2008.

- (iv) *24 purchasers of South City Plaza v Pujian*

The matter is now fixed for hearing in respect of the Plaintiff's application for summary judgement on 5 November 2007.

- (v) *Pujian v Arab-Malaysian Assurance Berhad*

Pujian's claim has been dismissed with costs. Pujian has since filed an appeal on 30 August 2007.

- (vi) *The Government of Malaysia (Inland Revenue Board) ("IRB") v 4 Subsidiary companies, Mudek Sdn Bhd ("Mudek"), Seri Jasin Sdn Bhd ("Seri Jasin"), Berembang Sdn Bhd ("Berembang") and Jiddi Joned Sdn Bhd ("Jiddi Joned") in individual cases*

Mudek was successful in its application to set aside the judgement in default obtained earlier by IRB. The matter is now fixed for hearing of IRB's application to renew the summons on 3 October 2007.

In respect of Seri Jasin's suit, the matter is now pending extraction of IRB's summary judgement application.

Jiddi Joned and Berembang have both filed their defences.

The said subsidiary companies have initiated another legal proceeding against Yeng Chong Realty Bhd similar to (ii) above, for part of the said real property gains tax withheld from the purchase consideration for the disposal of the properties concerned. The defendant has again filed an application to strike out the action which was dismissed. The defendant's further appeal was also dismissed on 12 July 2007.

- (vii) *Yeng Chong Realty Bhd ("Yeng Chong") v Tenaga Nasional Bhd ("TNB"), Mudek and Berembang*

Yeng Chong has also applied for an injunction against TNB to prevent TNB from entering into the property and making compensation to Mudek and Berembang, the injunction of which was refused on 27 September 2006. Yeng Chong has since filed an appeal against the decision. Matter is now fixed for decision on 15 January 2008 in respect of our application to transfer proceeding to Kuala Lumpur.

(viii) *IRB v Pujian*

The Government of Malaysia is claiming for tax assessment for the year 1998, 1999, 2000 in one action and for year 1999 (Tambahan) in another action, and for year 2001 in another action, and for year 2004 in another action. For the first action, Pujian succeeded in setting aside the judgement in default of appearance. IRB has since filed an appeal against the said decision. In relation to the second action, Pujian's defence was filed on 29 August 2007. In relation to the third action, Pujian succeeded in striking out the action on 27 December 2006. IRB has since filed and served a fresh suit for the same subject matter and Pujian's defence was filed on 29 August 2007. In respect of the fourth action, Pujian's defence was filed on 2 November 2006.

 (ix) *IRB v Tashima Development Sdn Bhd ("Tashima")*

IRB commenced two actions against Tashima for income tax outstanding for assessment years 2000 in one action, and 2001 and 2002 in another action. In the first action, Tashima has filed its statement of defence on 10 April 2007. In respect of the second action, the matter is fixed for hearing on 25 October 2007 for the Plaintiff's application for leave to enter Summary Judgement.

12. Dividend

No dividend has been declared for the current financial year-to-date.

13. Loss Per Share

The basic and diluted loss per share have been calculated based on the consolidated net loss attributable to ordinary shareholders for the period and the weighted average number of ordinary shares outstanding during the period.

Basic loss per share

	Current Quarter Ended 31/07/07 (RM'000)	Comparative Quarter Ended 31/07/06 (RM'000)	Cumulative Year-To-Date	
			31/07/07 (RM'000)	31/07/06 (RM'000)
Loss				
Net Loss attributable to ordinary shareholders	(24,944)	(10,564)	(37,052)	(28,795)
	('000)	('000)	('000)	('000)
Weighted average number of ordinary shares	650,148	650,148	650,148	650,148

The diluted loss per share for the current quarter and cumulative year are not shown as the effect is anti-dilutive.