

30-Nov-2006

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 30-Sep-06 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30-Sep-05 RM'000	3 MONTHS CURRENT PERIOD TO DATE 30-Sep-06 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30-Sep-05 RM'000
Revenue	377,023	N/A	377,023	N/A
Expenses excluding finance cost and taxation	(354,776)	N/A	(354,776)	N/A
Other operating income excluding interest income	3,557	N/A	3,557	N/A
Profit from operations	25,804	-	25,804	-
Interest income	1,237	N/A	1,237	N/A
Finance cost	(10,500)	N/A	(10,500)	N/A
Share of results of associated companies	(4,162)	N/A	(4,162)	N/A
Profit before taxation	12,379	-	12,379	-
Taxation	(3,991)	N/A	(3,991)	N/A
Profit for the financial period	<u>8,388</u>	<u>-</u>	<u>8,388</u>	<u>-</u>
Attributable to:				
Equity holders of the parent	6,491	N/A	6,491	N/A
Minority interests	1,897	N/A	1,897	N/A
	<u>8,388</u>	<u>-</u>	<u>8,388</u>	<u>-</u>
Earnings per share attributable to equity holders of the parent (sen) :				
- basic	1.20	N/A	1.20	N/A
- diluted	N/A	N/A	N/A	N/A

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

30-Nov-2006

	AS AT END OF CURRENT QUARTER 30-Sep-06	AS AT PRECEDING FINANCIAL PERIOD END 30-Jun-06
	<u>RM'000</u>	<u>RM'000</u>
NON-CURRENT ASSETS		
Property, plant & equipment	275,580	272,189
Quarry development expenditure	1,137	1,165
Investments in associated companies	48,892	52,865
Other investments	2,232	2,232
Long term debtors	10,747	10,366
Land held for property development	66,935	66,935
Goodwill	114,100	114,100
Deferred tax assets	13,257	12,600
	<u>532,880</u>	<u>532,452</u>
CURRENT ASSETS		
Property development costs	12,802	18,011
Inventories and completed development properties	351,530	333,493
Trade and other receivables	746,359	830,999
Deposits, bank and cash balances	208,738	200,757
	<u>1,319,429</u>	<u>1,383,260</u>
CURRENT LIABILITIES		
Trade and other payables	557,301	647,582
Borrowings	210,129	188,193
Current tax liabilities	18,749	16,378
	<u>786,179</u>	<u>852,153</u>
NET CURRENT ASSETS	<u>533,250</u>	<u>531,107</u>
	<u>1,066,130</u>	<u>1,063,559</u>
FINANCED BY :		
Share capital	540,367	540,367
Warrants	8,777	8,777
Treasury shares	(54)	(54)
Share premium	195,112	195,112
Capital reserves	34,137	34,137
Merger relief reserves	49,615	49,615
Foreign currency reserves	(10,086)	(12,160)
Accumulated losses	(288,706)	(295,197)
Equity attributable to equity holders of the parent	<u>529,162</u>	<u>520,597</u>
Minority interest	32,594	27,579
Total equity	<u>561,756</u>	<u>548,176</u>
NON-CURRENT LIABILITIES		
Long term borrowings	393,588	407,964
Deferred tax liabilities	18,028	17,546
ABS senior notes	92,758	89,873
	<u>504,374</u>	<u>515,383</u>
	<u>1,066,130</u>	<u>1,063,559</u>
	-	-
Net assets per share attributable to ordinary equity holders of the parent (RM)	0.98	0.96

(The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

30-Nov-2006

	-----ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT-----								MINORITY INTEREST	TOTAL EQUITY	
	-----Non-distributable-----						Distributable				
	Share capital RM'000	Treasury shares RM'000	Warrants RM'000	Share premium RM'000	Capital reserves RM'000	Merger relief reserves RM'000	Foreign currency reserves RM'000	Accumulated losses RM'000			TOTAL RM'000
At 1 January 2005 (as previously stated)	539,029	-	8,791	195,111	34,137	49,615	(8,521)	(236,779)	581,383	17,012	598,395
-prior year adjustment	-	-	-	-	-	-	-	(39,367)	(39,367)	-	(39,367)
At 1 January 2005 (as restated)	539,029	-	8,791	195,111	34,137	49,615	(8,521)	(276,146)	542,016	17,012	559,028
Currency translation differences	-	-	-	-	-	-	(3,639)	-	(3,639)	-	(3,639)
Revaluation reserves written off	-	-	-	-	-	-	-	-	-	-	-
Net income / (expense) recognised directly in equity	-	-	-	-	-	-	(3,639)	-	(3,639)	-	(3,639)
Net loss for the financial year	-	-	-	-	-	-	-	(11,270)	(11,270)	10,477	(793)
Share of dividends	-	-	-	-	-	-	-	-	-	(2,825)	(2,825)
Share of net assets arising from acquisition	-	-	-	-	-	-	-	-	-	2,915	2,915
Total recognised income and expense	-	-	-	-	-	-	(3,639)	(11,270)	(14,909)	10,567	(4,342)
Issue of shares:											
- exercise of options over ordinary shares	1,338	-	-	1	-	-	-	-	1,339	-	1,339
Repurchase of shares	-	(54)	-	-	-	-	-	-	(54)	-	(54)
Issue of warrants:											
- warrants issue cost	-	-	(14)	-	-	-	-	-	(14)	-	(14)
Dividends for the financial year ended 31 December 2004 (paid)	-	-	-	-	-	-	-	(7,781)	(7,781)	-	(7,781)
At 30 June 2006	540,367	(54)	8,777	195,112	34,137	49,615	(12,160)	(295,197)	520,597	27,579	548,176
At 1 July 2006	540,367	(54)	8,777	195,112	34,137	49,615	(12,160)	(295,197)	520,597	27,579	548,176
Currency translation differences	-	-	-	-	-	-	2,074	-	2,074	-	-
Revaluation reserves written off	-	-	-	-	-	-	-	-	-	-	-
Net income / (expense) recognised directly in equity	-	-	-	-	-	-	2,074	-	2,074	-	2,074
Net profit for the financial year	-	-	-	-	-	-	-	6,491	6,491	1,897	8,388
Additional shares acquired from minority shareholders	-	-	-	-	-	-	-	-	-	(710)	(710)
Additional shares acquired by minority shareholders	-	-	-	-	-	-	-	-	-	3,229	3,229
Incorporation of subsidiary	-	-	-	-	-	-	-	-	-	599	599
Total recognised income and expense	-	-	-	-	-	-	-	-	-	-	-
Issue of shares:											
- exercise of options over ordinary shares	-	-	-	-	-	-	-	-	-	-	-
At 30 September 2006	540,367	(54)	8,777	195,112	34,137	49,615	(10,086)	(288,706)	529,162	32,594	561,756

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)

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UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	For the 3 months period ended 30-Sep-06 RM'000	For the 18 months period ended 30-Jun-06 RM'000
<u>Operating activities</u>		
Cash from operations	20,598	188,232
Tax paid	(6,277)	(36,015)
Tax refund	815	8,978
Interest received	433	3,631
Dividends received from other investments	27	141
<i>Net cash flow from operating activities</i>	15,596	164,967
<u>Investing activities</u>		
Proceeds from dilution in stake of subsidiary companies	-	1,801
Proceeds from disposal of other investments	-	7,736
Proceeds from disposal of property, plant and equipment	168	4,963
Purchase of property, plant and equipment	(6,576)	(71,497)
Purchase of additional shares in a subsidiary company	(880)	-
Purchase of subsidiary companies	-	(48,266)
<i>Net cash flow from investing activities</i>	(7,288)	(105,263)
<u>Financing activities</u>		
Repayment of lease and hire purchase	(897)	(22,795)
Warrants issue cost	-	(14)
Proceeds from issue of shares - exercise of options over ordinary shares	-	1,339
Advances from shareholder of a subsidiary company	229	3,920
Subscription of shares by minority interest	56	1,396
Dividends paid to minority interest	-	(2,825)
Dividends paid to shareholders	-	(19,424)
Bank borrowings drawdown	66,100	739,648
Repayment of bank borrowings	(64,096)	(637,278)
Repayment of Notes	-	(1,527)
Repurchase of shares	-	(54)
Interest received	529	4,179
Interest paid	(7,568)	(44,517)
<i>Net cash flow from financing activities</i>	(5,647)	22,048
Changes in cash and cash equivalents	2,661	81,752
Currency translation differences	(329)	(413)
Cash and cash equivalents at beginning of the year	173,062	91,723
Cash and cash equivalents at end of the year	175,394	173,062

(The Unaudited Condensed Cash Flow Statement should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)