

SUMMARY OF KEY FINANCIAL INFORMATION FOR THE FIRST QUARTER ENDED 30 JUNE 2010

Γ	INDIVIDUAL PERIOD		CUMULATI	VE PERIOD
_	CURRENT	PRECEDING YEAR		
	YEAR	CORRESPONDING	CURRENT	PRECEDING
	QUARTER	QUARTER	YEAR	YEAR
	ENDED	ENDED	TO DATE	TO DATE
	30.06.2010	30.06.2009	30.06.2010	30.06.2009
	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED
	RM'000	RM'000	RM'000	RM'000
Revenue for continuing and discontinued operations	8,768	11,438	8,768	11,438
2. (Loss)/income before tax for continuing and discontinued	(751)	30,685	(751)	30,685
3. (Loss)/income after taxation for continuing and discontinued operations	(367)	30,671	(367)	30,671
•	(237)	2 0,0 / 2	(277)	,-,-
4. (Loss)/income attributable to owners of the Company	(408)	30,606	(408)	30,606
6. Total comprehensive (loss)/income attributable to owners of the Company	(637)	31,083	(637)	31,083
7. Basic (loss)/earnings per share (nearest sen)	(0.18)	13.37	(0.18)	13.37
8. Proposed/declared dividend per share (sen)	-	-	-	-

As At Current	
Financial Year End	

As At Preceding Financial Year End

7. Net asset per share attributable to ordinary equity holders of the parent (RM)

0.76

0.77



CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FIRST QUARTER ENDED 30 JUNE 2010

Γ	INDIVIDUAL PERIOD		CUMULATIVE PERIOD		
_	CURRENT	PRECEDING YEAR			
	YEAR	CORRESPONDING	CURRENT	PRECEDING	
	QUARTER	QUARTER	YEAR	YEAR	
	ENDED	ENDED	TO DATE	TO DATE	
	30.06.2010	30.06.2009	30.06.2010	30.06.2009	
	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	
	RM'000	RM'000	RM'000	RM'000	
Continuing operations					
Revenue	8,768	11,438	8,768	11,438	
Operating Expenses	(8,525)	(11,518)	(8,525)	(11,518)	
Other income	52	4	52	4	
Profit/(Loss)from operations	295	(76)	295	(76)	
Net appreciation on fair value of					
investment properties	-	31,995	-	31,995	
Finance Cost	(902)	(1,086)	(902)	(1,086)	
Share of results of jointly controlled					
company	(139)	(163)	(139)	(163)	
(Loss)/profit before taxation	(746)	30,670	(746)	30,670	
Taxation	384	(14)	384	(14)	
(Loss)/profit for the period from continuing					
operations	(362)	30,656	(362)	30,656	
Discontinued operations					
(Loss)/profit for the period from					
discontinued operations	(5)	15	(5)	15	
(Loss)/profit for the period	(367)	30,671	(367)	30,671	
Other comprehensive income					
Foreign currency reserve	(229)	477	(229)	477	
Total comprehensive (loss)/income for the				_	
period	(596)	31,148	(596)	31,148	



CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FIRST QUARTER ENDED 30 JUNE 2010 (CONT'D)

	INDIVIDUAL PERIOD		CUMULATI	VE PERIOD
_	CURRENT	PRECEDING YEAR	•	<u> </u>
	YEAR	CORRESPONDING	CURRENT	PRECEDING
	QUARTER	QUARTER	YEAR	YEAR
	ENDED	ENDED	TO DATE	TO DATE
	30.06.2010	30.06.2009	30.06.2010	30.06.2009
	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED
	RM'000	RM'000	RM'000	RM'000
(Loss)/profit attributable to:				
- Owners of the Company	(408)	30,606	(408)	30,606
- Minority interest	41	65	41	65
Net (Loss)/profit for the year before MI	(367)	30,671	(367)	30,671
Total comprehensive (loss)/income attributable to:				
- Owners of the Company	(637)	31,083	(637)	31,083
- Minority interest	41	65	41	65
-	(596)	31,148	(596)	31,148
(Loss)/earnings per ordinary share Basic	(sen)	(sen)	(sen)	(sen)
- Continuing operations	(0.18)	13.37	(0.18)	13.37
- Discontinued operations	* _	* _	* -	* _
·	(0.18)	13.37	(0.18)	13.37

^{*} Not stated as the amount is below 0.01 cents

(The Unaudited Condensed Consolidated Statement of Comprehensive Income Should Be Read In Conjunction With The Audited Financial Statements For The Year Ended 31 March 2010).



CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT

	30 June 2010 (UNAUDITED)	31 M arch 2010 (A UDITED)
ASSETS	R M '0 00	R M '000
Non-current Assets	12.562	12.070
Property, Plant and Equipment	12,563	12,870
Investment Property	1 45,000	145,000
Intangible Assets	36,720	36,727
Investment In Jointly Controlled Company	16,048	16,188
Investment In Associates	200	200
Other Investments	113	206
Deferred Tax Assets	14	14
Comment Accept	210,658	211,205
Current Assets	2.027	2 425
Inventories	2,927	2,425
Trade Receivables	5,570	5,915
Tax Recoverable	65	64
Other Receivables, Deposit and Prepayments	25,682	24,709
Cash and Cash Equivalent	7,389	10,100
	41,633	43,213
TOTAL ASSETS	252,291	254,418
Share Capital: Ordinary Shares	228,728	228,728
Reserves	(54,161)	(53,514)
	174,567	175,214
M inority Interest	870	819
Total Equity	175,437	176,033
Non-current Liabilities		
Borrowings	63,780	64,978
Other Deferred Liabilities	1,707	1,708
	65,487	66,686
Current Liabilities	1 (90	2 202
Trade Payables	1,689	2,303
Other Payables and Accruals Bank Overdraft	5,122	4,921
	1,754	1,607
Other Short Term Borrowings	2,802	2,868
	<u> </u>	
Total Liabilities	76,854	78,385
TOTAL EQUITY AND LIABILITIES	2 52 ,29 1	254,418
NET ASSETS PER SHARE ATTRIBUTABLE TO OR EQUITY HOLDERS OF THE PARENT (RM)	DINARY 0.76	0.77

(The Unaudited Condensed Consolidated Statement of Financial Position Should Be Read In Conjunction With The Audited Financial Statements For The Year Ended 31 March 2010).



CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FIRST QUARTER ENDED 30 JUNE 2010

	Equity Attributable to Equity Holders Of The Parent Non Distributable Reserves							
	Share Capital - Ordinary Shares	Share Premium	Capital Reserve	Foreign Exchange Reserve	Accumulated Loss	TOTAL	Minority Interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
3 Months Ended								
30 June 2010								
At 1 April 2010	228,728	52,050	1,138	(6,800)	(99,902)	175,214	819	176,033
Reclassification			(1,138)	(3)	1,141	-		
	228,728	52,050	-	(6,803)	(98,761)	175,214	819	176,033
(a) Foreign currency translation	-	-	-	(229)	-	(229)	-	(229)
(b) Absorption of minority interest share of subsidiary negative								
net assets	-	-	-	-	(10)	(10)	10	-
(c) Net loss for the period	-	-	-	-	(408)	(408)	41	(367)
At 30 June 2010	228,728	52,050	-	(7,032)	(99,179)	174,567	870	175,437
3 Months Ended 30 June 2009								
At 1 April 2009	228,728	52,050	1,138	(4,027)	(126,134)	151,755	4,595	156,350
Reclassification			(1,138)	(3)	1,141	-		-
	228,728	52,050	-	(4,030)	(124,993)	151,755	4,595	156,350
(a) Foreign currency translation	-	-	-	480	-	480	-	480
(b) Absorption of minority interest share of subsidiary negative								
net assets	-	-	-	-	(1)	(1)	-	(1)
(c) Profit for the period	220 720	52.050	-	(2.550)	30,606	30,606	65	30,671
At 30 June 2009	228,728	52,050	-	(3,550)	(94,388)	182,840	4,660	187,500

(The Unaudited Condensed Consolidated Statement Of Changes In Equity Should Be Read In Conjunction With The Audited Financial Statements For The Year Ended 31 March 2010).



CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FIRST QUARTER ENDED 30 JUNE 2010

RM'000	RM'000
(Loss)/Profit Before Tax	
- Continuing operations (746)	30,670
- Discontinued operations (5)	15
(751)	30,685
Adjustment For Non-cash Flow:	
Non-cash Items 479	881
Net appreciation of fair value of investment properties -	(31,995)
Non-operating Items 678	716
Operating Profit Before Changes In Working Capital 406	287
Changes In Working Capital	
Net Changes In Current Assets (1,255)	3,605
Net Changes In Current Liabilities (414)	2,331
Cash Flow From Operating Activities (1,263)	6,223
Tax Refunded/(Paid) 508	(27)
Interest paid (902)	(1,086)
Net Cash Flow From Operating Activities (1,657)	5,110
Investing Activities	
- Equity investment	3
- Other investment 63	1,075
- Purchase of investment property -	(74,405)
Financing Activities	
- Repayment of bank borrowings (1,264)	(969)
- Drawdown of term loan -	69,000
Net Changes In Cash & Cash Equivalent (2,858)	(186)
Cash & Cash Equivalent At Beginning Of The Year 8,493	24,739
Cash & Cash Equivalent At End Of The Year (Note 1) 5,635	24,553

(The Unaudited Condensed Consolidated Statement of Cash Flow Should Be Read In Conjunction With The Audited Financial Statements For The Year Ended 31 March 2010).



NOTES TO CONDENSED CONSOLIDATED STATEMENT CASH FLOW FOR THE FIRST QUARTER ENDED 30 JUNE 2010

1) Cash and cash equivalents at end of the year comprises of

	2010 30 June UNAUDITED RM'000	2009 30 June UNAUDITED RM'000
Bank Overdraft - Continuing operations - Discontinued operations	(1,754)	(1,250)
Cash and Bank and Short Term Deposit - Continuing operations - Discontinued operations	6,740 649 7,389	25,254 549 25,803
	5,635	24,553



Part A – Explanatory Notes Pursuant to Financial Reporting Standards (FRS) 134 Interim Financial Reporting

1 Basis of preparation

The interim financial statements for the 3 months period ended 30 June 2010 are unaudited and have been prepared in accordance with the requirements of FRS134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 March 2010. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to understand the changes in the financial position and performance of the Group since the financial year ended 31 March 2010.

The accounting policies and method of computation applied in the preparation of these quarterly financial statements are consistent with those used in the preparation of the Group's audited financial statements for the financial year ended 31 March 2010 except as disclosed in Note 2.

2 Accounting Policies

The significant accounting policies adopted by the Group for the interim financial statements are consistent with those adopted in the audited financial statements for the year ended 31 March 2010 except for those standards, amendment and interpretation which are effective from the annual period beginning 1 July 2009 and 1 January 2010.

The adoption of these standards, amendment and interpretation have no material impact to these interim financial statement except for the adoption of the following standards which impact the presentation and disclosure aspect:

a) FRS 8: Operating Segments

FRS 8 requires segment information to be presented on a similar basis to that use for internal reporting purposes. As a result, the Group's segmental reporting had been presented based on the internal reporting to the chief operating decision maker who makes decisions on the allocation of resources and assesses the performance of the reportable segments. This standard does not have any impact on the financial position and results of the Group.

b) FRS 101: Presentation of Financial Statements

FRS 101 separates owner and non-owner changes in equity. Therefore, the current consolidated statement of changes in equity only include details of transaction with owner. All non-owner changes in equity are presented as a single line labeled as total comprehensive income. Comparative information had been represented so that it is also in conformity with the revised standard. This standard dose not have any impact on the financial position and results of the Group.

2 Accounting Policies (cont'd)

c) FRS 139: Financial Instruments: Recognition and Measurement

FRS 139 establish principles for recognizing and measuring financial assets, financial liabilities and contract to buy and sell non-financial items.

The Group classifies its financial assets in the following categories: at fair value through profit and loss, loans and receivables, held-to-maturity, and available-for-sale. The classification depends on the nature of the assets and the purpose for which the assets was acquired. Management determines the classification of its financial assets at initial recognition.

3 Auditors' Report on preceding Annual Financial Statements

The Auditors' Report on the preceding Annual Financial Statements for the year ended 31 March 2010 was not qualified.

4 Seasonal or cyclical factors

The Group's results for the current financial quarter and the financial year end were not materially affected by any seasonal or cyclical factors.

5 Unusual items due to their nature, size or incidence

There are no unusual items affecting assets, liabilities, equity, net income, or cash flow during the reporting quarter as well as the financial year to-date other than as disclosed in Note 17 and 18.

6 Changes in estimates

There were no material changes in estimates of amounts reported in prior interim periods of the current financial period or in prior financial years that have a material effect in the current quarter.

7 Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities.

8 Dividends paid

There were no dividends declared or paid during the quarter ended 30 June 2010 as well as for the financial year end.

9 Significant events

There are no material significant events that took place during this current quarter.

10 Operating Segments.

The operating segments analysis is as follows:

	Investment Holdings RM'000	Investment Property RM'000	Semi conductor RM'000	Total RM'000
Current & cumulative quarter				
Ended 30 June 2010				
Revenue				
External revenue	370	2,585	5,813	8,768
Intersegment revenue	951	-	54	1,005
	1,321	2,585	5,867	9,773
Results				
Segment Results	(1,333)	1,791	(189)	269
Interest income	22	-	-	22
Finance costs	(12)	(861)	(30)	(903)
(Loss)/profit before taxation	(1,323)	930	(219)	(612)

Reconciliation of Group's loss before taxation:-

·	<u>RM'000</u>
Total loss for the reportable segments	(612)
Share of results of jointly controlled company	(139)
Loss before taxation	(751)

11 Carrying amount of revalued property, plant and equipment

The valuations of property, plant and equipment have been brought forward without amendment from the financial statements for the year ended 31 March 2010.

12 Subsequent events

There is no material subsequent events that took place after this current quarter.

13 Changes in composition of the Group

There were no major changes in the composition of the Group since the last quarter announcement.

14 Changes in contingent liabilities and contingent assets

There were no material contingent liabilities or contingent assets during the reporting quarter as well as the financial year-to-date.

15 Capital commitments

There are no material capital commitments for the Company and the Group as at 30 June 2010.

16 Significant related party transactions

Current & cumulative quarter 3 months ended 30.06.2010 RM'000

Chase Perdana Sdn Bhd (CPSB)

(STB and CPSB have a common holding company)

- Management fees received/receivable

191

- Rental of office received/receivable

52

These transactions had been entered in the ordinary course of business and have been established on a "negotiation basis" between the parties.



Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

17a) Review of results for the current reporting quarter ended 30 June 2010

For the three months period ended 30 June 2010, the Group recorded a loss attributable to ordinary equity holders of RM0.41 million as compared to a profit of RM30.61 million reported in the preceding year's corresponding quarter. The loss in the current year reporting quarter are attributable mainly to lower revenue generated during the quarter. The profit reported in the preceding year's corresponding quarter was due to net appreciation in the fair value of its newly acquired investment property amounting to RM32 million.

The Group recorded a lower revenue of RM8.77 million for the three months period ended 30 June 2010. This is RM2.67 million or 23% lower as compared to the preceding year's corresponding quarter of RM11.44 million. The decrease is mainly due to the disposal of the Company's interest in sticker and label printing division. The subsidiary company in this business division was disposed during the immediate preceding quarter and this division contributed RM2.81 million in preceding year's corresponding quarter.

b) Review of the year to date results for the current reporting period ended 30 June 2010

The same comments as refer to 17a) above.

18. Material changes in the profit before taxation compared with the immediate preceding quarter.

The Group recorded a loss before taxation and minority interest of RM0.75 million for the current reporting quarter ended 30 June 2010 as compared to a loss RM1.02 million reported in the forth quarter ended 31 March 2010.

The main reason for this slight improvement was due to lower finance cost during the current reporting quarter as well as improved results reported in semi-conductor related business segment as compared to the immediate preceding quarter.

19 Coming financial year prospects

The overall performance of the Group depends on the performance of the Company's subsidiaries in Singapore and China which are involved in the semiconductor related industry as well as contributions from the healthcare and medical services. The recovery of the Group's performance for the coming quarters is positive as the Company foresees its investment in healthcare and medical services division contributing significant results in the near future, as well as improved profit contribution from its semiconductor related industry due to a better recovery of the global economy.

20 Variance of actual profit from forecast profit or profit guarantee

The Company did not provide any profit guarantee during this reporting quarter.

The Company received a profit guarantee in respect of the acquisition of Pyramid Manufacturing Industries Pte. Ltd., CEM Machinery Pte. Ltd. and PMI Plating Services Pte. Ltd. from MISL & Associates Sdn. Bhd. ("Vendor") on 3 June 2003. The Vendor guaranteed profits of not less than an aggregate profit after tax of RM69.3 million from the three companies for three financial years ended 31 March 2004, 31 March 2005 and 31 March 2006.

The Company has computed a shortfall of RM47.8 million of the profit guarantee and recovered RM20.4 million from the Vendor. The Vendor is liable for the remaining balance of RM27.4 million. The Company is assessing the cost and benefit of pursuing legal actions to recover the balance as there has been no response to the legal demands.

21 Taxation

	Current &
	cumulative quarter
	ended 30.06.2010
	RM'000
i) Continuing operations	
- Malaysian taxation	-
- Overseas taxation	384
	384
ii) Discontinued operations	
- Malaysian taxation	-
- Overseas taxation	-
	-

The Group's effective tax rate for the current quarter and cumulative 3 months ended 30 June 2010 differ from the statutory rate due to the refund of prior year tax to one of the Company's subsidiary company.

22 Sales of unquoted investments and/or properties

There are no disposals of unquoted investments during the reporting quarter.

23 Quoted securities

During the quarter, the disposal of quoted investments are as follows:

	<u>RM′000</u>
Purchase consideration of quoted investments disposed	58.5
Sale proceeds from disposal	84.1
Gains from disposal	<u>25.6</u>

23 Quoted securities (Cont'd)

b) The value of the securities as at 30 June 2010 are as follows:

	RM'000
Investment in quoted securities	
At carrying value	104
At market value	104

24 Status of corporate proposals

(A) The status of the utilisation of RM70 million proceeds from the disposal of an associated company, Air Products STB Sdn Bhd ("APSTB") is as follows:

		Proposed	Actual	Intended Timeframe For	То Ве	<u> </u>		
	Purpose	Utilisation	Utilisation	Utilisation	Utilised		Status	
	•	RM	RM		RM			
		Million	Million		Million	%		
(i)	New							
	business							
	opportunities	36.9	36.9	Completed	-	-		
(ii)	Expansion							
	of existing							
	business	20.0	15.9	2 years	3.5	17	Note *	
(iii)	Repayment							
	of bank							
	borrowings	7.8	7.8	Completed	-	-		-
(iv)	Working							
	capital	5.0	5.0	Completed	-	ı		-
(v)	Estimated							
	expenses	0.3	0.3	Completed	-	-		-
		70.0	66.5		3.5			

^{*} The Company had applied to the Securities Commission ("SC") on 28 September 2009 to vary the remaining utilisation for the expansion of existing business in the semiconductor related business amounting to RM17.3 million as follows:

- (a) To upgrade and refurbish Wisma Chase Perdana (including funding the cost of maintenance and materials) for RM5.3 million; and
- (b) Expansion of business in healthcare and medical services sector for RM12 million.

On 19 November 2009, SC approved the application.

24 Status of corporate proposals (Cont'd)

(A) The status of the utilisation of RM70 million proceeds from the disposal of an associated company, Air Products STB Sdn Bhd ("APSTB") is as follows: (Cont'd)

To date the utilisation allocated for expansion of business in healthcare and medical services sector of RM12 million has been fully disbursed towards subscription of USD 4,500,000 or approximately RM 15,525,000 of Redeemable Secured Cumulative Preference Shares in the jointly controlled company, Zeal International Holdings Ltd.

The balance utilisation reserved for upgrading and refurbishment of Wisma Chase Perdana (including funding the cost of maintenance and materials) remaining undisbursed amounts to RM3.5 million.

(B) The Company announced on 11 May 2010 that it has incorporated a 51% owned subsidiary known as Amcare Biotech Research Sdn Bhd (ABR), by subscribing to 510 ordinary shares of RM1.00 each in ABR. Amcare Labs International, Inc ("ALI") subscribed to the remaining 490 ordinary shares of RM1.00 each, representing 49% equity interest in ABR. The initial paid-up capital of ABR is RM1,000 divided into 1,000 ordinary shares of RM1.00 each.

ALI is 90%-owned by Alliance Health Partners Ltd (AHP) and 10% is held by Johns Hopkins International, LLC. AHP is a wholly-owned subsidiary of Amcare Group International Ltd (formerly known as Health Invest Emro Ltd), which is in turn 72%-owned by Zeal International Holdings Limited, a 50%-owned jointly controlled company of STB. The intended principal activity of ABR is to undertake medical research and allied health sciences.

None of the Directors and major shareholders of STB are interested in the Proposed Subscription.

25 Group borrowings and debt securities

	As at	As at
	30.06.2010	30.3.2010
	RM'000	RM'000
Secured short term borrowings	4,556	4,475
Secured long term borrowings	63,780	64,978
Total	68,336	69,453

Included in the above are borrowings denominated in Singapore Dollars, equivalent to approximately RM 1.91 million.

26 Off-balance sheet financial instruments

There are no financial instruments with off-balance sheet risk issued by the Group as at the date of this report.

27 Material litigation

As at the date of reporting, the following is the status of material litigation of the Group.

(A) <u>KL High Court Suit No. D1-22-347-2007</u> Sitt Tatt Berhad ("STB") v Melati Usaha Sdn Bhd ("Melati")

STB has commenced legal action against Melati, a company incorporated in Malaysia for breach of contract by Melati under a Sale Shares Agreement dated 30 April 1997.

STB is seeking, the following claims from Melati:-

- 1. Judgment for the total amount of RM5,808,650;
- 2. Interest on RM5,808,650 at the rate of 8 percent per annum with effect from 19 April 2001 until the date of full payment;
- 3. Costs; and
- 4. Such further relief as the Court may deem fit and just to be granted.

KL High Court has on 16 June 2009 granted order-in-terms of STB's summary judgment application against Melati.

Current Status: STB has commenced winding up proceedings against Melati.

28 Dividend

The Board of Directors does not recommend payment of any dividend for the reporting quarter.

29 Earnings per share

Basic

Basic earnings per share is calculated by dividing the profit for the period attributable to ordinary equity holders of the parent by the weighted average number of shares in issue during the period.

Loss from continuing operations Minority interest Loss from continuing operations attributable to ordinary equity holders of the parent	Current & cumulative quarter ended 30.06.2010 (RM'000) (362) (41)
ordinary equity holders of the parent	(403)
Loss from continuing operations Minority interest	(5)
Loss from continuing operations attributable to ordinary equity holders of the parent	(5)
Loss attributable to ordinary equity holders of the parent	(408)
Weighted average number of ordinary shares	
in issue ('000)	228,728
Basic earnings per share (sen) - Continuing - Discontinued	(0.18) * (0.18)

^{*} Not stated as the amount is below 0.01 cents

30 Restatement of figures

Certain figures in the statement of changes in equity has been reclassified as they relates to revaluation of investment which has been disposed in prior years.

	As previously reported	Restated
	RM'000	RM'000
Capital reserve	1,138	-
Foreign exchange reserve	(6,800)	(6,803)
Accumulated loss	(99,902)	(98,761)

31 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors.