



**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2011 (unaudited)**

	30/09/2011 (Unaudited) RM'000	31/12/2010 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	23,060	34,848
Land held for property development	20,001	43,904
Investment properties	83,617	83,617
Goodwill on consolidation	811	811
Investments in associates	2,606	2,696
	130,095	165,876
Current assets		
Property development cost	19,357	21,599
Asset held for disposal	18,000	-
Inventories	5,067	5,506
Amount due from contract customers	6,772	4,062
Trade & other receivables	70,826	96,331
Amount due from former subsidiaries	-	4,103
Amount due from an associate	-	10,848
Deposits placed with licensed banks	194	220
Tax recoverable	111	111
Cash & bank balances	8,543	2,842
	128,870	145,622
	258,965	311,498
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	223,470	213,470
Share premium	20,013	20,013
Revaluation reserve	41,027	41,027
Accumulated losses	(119,096)	(124,087)
	165,414	150,423
Non-current liabilities		
Borrowings	18,109	29,978
Deferred taxation	1,929	1,929
	20,038	31,907
Current liabilities		
Trade & other payables	38,597	59,188
Overdraft & short term borrowings	18,705	20,919
Provision for taxation	16,211	49,061
	73,513	129,168
Total liabilities	93,551	161,075
TOTAL EQUITY AND LIABILITIES	258,965	311,498

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the Interim financial statements.



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (unaudited)**

	3 MONTHS ENDED		9 MONTHS ENDED	
	30/09/2011	30/09/2010	30/09/2011	30/09/2010
	RM'000	RM'000	RM'000	RM'000
CONTINUING OPERATIONS				
Revenue	15,393	18,054	42,319	43,472
Cost of sales	(9,704)	(9,888)	(23,845)	(23,017)
Gross Profit	5,689	8,166	18,474	20,455
Other income (Note 1)	4,793	1,073	6,404	2,308
Property, plant and equipment written back	-	-	-	1,747
Administrative and general expenses	(5,567)	(4,979)	(16,868)	(15,901)
Selling and marketing expenses	(167)	(178)	(465)	(767)
Finance cost	(474)	(1,061)	(2,441)	(3,039)
Share of loss of associates	(31)	(32)	(90)	(100)
Profit / (Loss) before tax	4,243	2,989	5,014	4,703
Taxation	(18)	-	(23)	-
Net profit for the period	4,225	2,989	4,991	4,703
Attributable to:				
Equity holders of the parent company	4,225	2,989	4,991	4,703
Minority interest	-	-	-	-
	4,225	2,989	4,991	4,703

**Earning per share (EPS) attributable to
equity holders of the parent company (Sen):**

Basic EPS per ordinary share	0.99	0.70	1.17	1.10
Fully Diluted EPS / (LPS) per ordinary shares	N.A.	N.A.	N.A.	N.A.

N.A. Not Applicable

Note 1:

Included in the other income for the current quarter are the gain on disposal of subsidiaries of RM38.22 million and also the provision of doubtful debts and impairment loss of RM33.85 million.

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the Interim financial statements.



**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (unaudited)**

Attributable to Equity Holders of the Company

	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Accumulated Loss RM'000	Total Equity RM'000
Balance as at 01 January 2010	213,470	20,013	41,143	(138,007)	136,619
Total comprehensive income for the current period	-	-	-	4,703	4,703
Balance as at 30 September 2010	213,470	20,013	41,143	(133,304)	141,322
Balance as at 01 January 2011	213,470	20,013	41,027	(124,087)	150,423
Private placement with free warrants and issuance of Meda Inc Shares	10,000	-	-	-	10,000
Total comprehensive income for the current period	-	-	-	4,991	4,991
Balance as at 30 September 2011	223,470	20,013	41,027	(119,096)	165,414

The condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the Interim financial statements.



**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011**

	9 Months ended 30/09/2011 RM'000	9 Months ended 30/09/2010 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit / (Loss) before Tax	5,014	4,703
Adjustments for:		
Share of losses in associate company	90	100
Depreciation	879	947
Allowance for doubtful debts	18,563	-
Gain on disposal of subsidiaries	(38,220)	18
Property development cost written back	-	(1,747)
Interest expense	2,427	3,039
Interest income	(5)	(249)
Operating Profit (Loss) before Changes in Working Capital	(11,252)	6,811
Changes in asset held for disposal	(18,000)	-
Changes in development properties	2,830	(1,116)
Changes in inventories	439	641
Changes in amount due from contract customers	(2,710)	(5,138)
Changes in trade and other receivables	16,922	2,130
Changes in trade and other payables	1,363	(679)
Cash Generated From / (Used In) Operating Activities	(10,408)	2,649
Interest received	5	249
Tax paid	(364)	-
Net Cash Generated From / (Used In) Operating Activities	(10,767)	2,898
CASH FLOW FROM INVESTING ACTIVITIES		
Development Expenditure incurred on land held for development	23,903	(105)
Purchase of property, plant and equipment	(276)	(458)
Net cash outflow from disposal of subsidiaries	(1,141)	176
Proceed from placement of shares	10,000	-
Net Cash Used In Investing Activities	32,486	(387)
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of Loan	(13,816)	(1,588)
Repayment of hire purchase liabilities	(229)	(465)
Interest paid	(1,999)	(2,745)
Net Cash Used In Financing Activities	(16,044)	(4,798)
NET CHANGE IN CASH & CASH EQUIVALENTS	5,675	(2,287)
CASH & CASH EQUIVALENTS BROUGHT FORWARD	(11,938)	(11,410)
CASH & CASH EQUIVALENTS CARRIED FORWARD	(6,263)	(13,697)

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the Interim financial statements.



**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011**

	9 Months ended 30/09/2011 RM'000	9 Months ended 30/09/2010 RM'000
The cash and cash equivalents comprise the following balance sheet amounts:		
Cash & Bank Balances	8,543	1,083
Deposits Placed with Licensed Bank	194	220
Bank Overdrafts	(15,000)	(15,000)
	<u>(6,263)</u>	<u>(13,697)</u>

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the Interim financial statements.



**PART A - EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011**

1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirement of FRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standard Board ("MASB") and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB").

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2010. These explanatory notes attached to the interim financial statements provide 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 December 2010.

2. Significant Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted in the annual audited financial statements for the financial year ended 31 December 2010. At the date of authorization of issue of this interim financial statement, the following Revised Financial Reporting Standards ("FRSs") Amendments/Improvements to FRS, IC Int and Amendments to IC Int that are issued, but not yet effective and had not been adopted early:

		Effective for financial periods beginning on or after
<u>Revised FRS</u>		
FRS 1	First-time Adoption of Financial Reporting Standards	1 July 2010
FRS 3	Business Combinations	1 July 2010
FRS 124	Related Party Disclosures	1 January 2012
FRS 127	Consolidated and Separate Financial Statements	1 July 2010
<u>Amendments / Improvements to FRS</u>		
FRS 1	First-time Adoption of Financial Reporting Standards	1 January 2011
FRS 2	Share-based Payment	1 July 2010 and 1 January 2011
FRS 3	Business Combinations	1 January 2011
FRS 5	Non-current Assets Held for Sale and Discontinued Operations	1 July 2010
FRS 7	Financial Instruments: Disclosure	1 January 2011
FRS 101	Presentation of Financial Statements	1 January 2011
FRS 121	The Effects of Changes in Foreign Exchange Rates	1 January 2011
FRS 128	Related Party Disclosures	1 January 2011
FRS 131	Interests in Joint Ventures	1 January 2011
FRS 132	Financial Instruments: Presentation	1 March 2010 and 1 January 2011
FRS 134	Interim Financial Reporting	1 January 2011
FRS 138	Intangible Assets	1 July 2010
FRS 139	Financial Instruments: Recognition and Measurement	1 January 2011



**PART A -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)**

2. Significant Accounting Policies (Cont'd)

IC Int

IC Int 4	Determining Whether an Arrangement contains a Lease	1 January 2011
IC Int 12	Service Concession Arrangements	1 July 2010
IC Int 15	Agreements for the Construction of Real Estate	1 January 2012
IC Int 16	Hedges of a Net Investment in a Foreign Operation	1 July 2010
IC Int 17	Distributions of Non-cash Assets to Owners	1 July 2010
IC Int 18	Transfers of Assets from Customers	1 January 2011
IC Int 19	Extinguishing Financial Liabilities with Equity Instruments	1 July 2011

Amendments to IC Int

IC Int 9	Reassessment of Embedded Derivatives	1 July 2010
IC Int 13	Customer Royalty Programmes	1 January 2011
IC Int 14	FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	1 July 2011
IC Int 15	Agreements for the Construction of Real Estate	30 August 2010

The application of the above revised FRSs, amendments/improvements to FRSs, IC Int and amendments to IC Int did not have any material impact on the results and the financial position of the Group, except for those discussed below:-

FRS 3 Business Combinations (revised) and Amendments to FRS 127 Consolidated and Separate Financial Statements

The revised standards are effective for annual periods beginning on or after 1 July 2010. The revised FRS 3 introduces a number of changes which will impact the amount of goodwill recognised, the reported results in the period that an acquisition occurs, and future reported results. The Amendments to FRS 127 require that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill nor will they give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. These changes will affect future acquisitions or loss of control and transactions with minority interests. The Group does not intend to early adopt.

IC Interpretation 15 Agreements for the Construction of Real Estate

IC Interpretation 15 establishes the developer will have to evaluate whether control and significant risk and rewards of the ownership of work in progress, can be transferred to the buyer as contribution progresses before revenue can be recognized.

3. Auditors' Report on Preceding Annual Financial Statements

The Auditors' Report on the preceding financial statements for the financial year ended 31 December 2010 was not qualified.



**PART A - EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)**

4. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any significant seasonal or cyclical factors.

5. Unusual Items affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no unusual items materially affecting the assets, liabilities, equity, net income or cash flow of the Group during the interim financial period.

6. Material Changes In Estimates

There were no material changes in estimates that have had any material effect results of the financial period under review.

7. Issuances and Repayment of Debt and Equity

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the financial period under review.

8. Dividend Paid

There were no dividends paid during the interim financial period.

9. Segment Reporting

Segmental information for the interim financial period is presented in respect of the Group's business segment.

	Revenue RM'000	Profit/(Loss) Before Tax RM'000
Property development	13,366	2,492
Property investment	4,573	2,428
Hotel operations	22,243	1,127
Others	2,137	719
	42,319	6,766
Net gain on disposal of subsidiaries		4,372
Unallocated corporate expenses		(2,747)
Share of associated company's loss		(90)
Allowance for shortfall in guarantee rental return		(846)
Finance Cost		(2,441)
	42,319	5,014



**PART A -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)**

10. Valuation of Property, Plant and Equipment

The valuation of land and buildings has been brought forward, without amendment from the financial statements as at 31 December 2010.

11. Subsequent Material Events

There were no material events subsequent to the end of the current reporting quarter other than as disclosed under Note 10 of Part B to this current reporting quarter under the heading of Changes in Material Litigation.

12. Changes in the Composition of the Group

There were no material changes in the composition of the Group for the current reporting quarter except for the disposal of the entire equity interest in Bounty Dynamics Sdn Bhd (BDSB) by the Company on 28 July 2011 for a cash consideration of RM1,000.00. On 27 August 2011, the Company also disposal the entire equity interest in Nandex Development Sdn Bhd (NDSB), Everlasting Growth Sdn Bhd (EGSB) and Impressive Performance Sdn Bhd (IPSB) for a cash consideration of RM1,000.00 each.

Upon disposal, BDSB, NDSB, EGSB and IPSB ceased to be subsidiary of the Company.

13. Changes in Contingent Liabilities and Contingent Assets

There were no changes in the contingent liability and contingent assets since the last annual balance sheet date as at 31 December 2010 as follows:

	As at 30 September 2011 RM '000	As at 31 December 2010 RM ' 000
<u>Contingent Liability</u>		
A corporate guarantee given to a financial institution for credit facilities extended to an associated company	18,000	18,000
<u>Contingent Assets</u>		
A balance of shortfall amount in profit guarantee due to the Company arising from a profit guarantee agreement entered into between the Companies.	2,189	2,189



**PART B -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)**

1. Review of Performance

For the current quarter under review, the Group recorded a profit before tax of RM4.23 million and total revenue of RM15.39 million. The profit was mainly contributed by net gain on disposal of subsidiaries amounting to RM4.37 million after provision of doubtful debts and impairment loss.

By comparison, the Group recorded a net profit before tax of RM2.99 million and total revenue of RM18.05 million of the same quarter of preceding year. The net profit before tax was mainly due to recovery of rental arrears previously not recognised in respect of The Summit Bukit Mertajam investment properties.

2. Variation of Results against Immediate Preceding Quarter (Quarter 3, 2011 vs Quarter 2, 2011)

The Group has recorded a profit before tax of RM4.23 million in the current quarter as compared to a profit before tax of RM0.30 million in the immediate preceding quarter. The higher profit recorded in the current quarter was mainly due from the net gain on disposal of subsidiaries after provision of doubtful debts and impairment loss. In term of the current quarter performance, it is slightly below the immediate preceding quarter was due to the lower performance in Hotel operations.

3. Prospects

The year 2011 will remain challenging for the Group. The Group is confident that it will maintain the current level of performance in the various business segments.

4. Profit Forecast

Not applicable as no profit forecast was published.

5. Taxation

	3 Months Ended		9 Months Ended	
	30/09/2011	30/09/2010	30/09/2011	30/09/2010
	RM '000	RM '000	RM '000	RM '000
Current quarter/period:	-	-	-	-
- Income tax	-	-	-	-
- Deferred tax	-	-	-	-
(Under)/Over accrual of tax in prior year:				
- Income tax	18	-	23	-
- Deferred tax	-	-	-	-
	-	-	-	-
	-	-	-	-



PART B -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)

5. Taxation (Cont'd)

Included in the Trade and Other Payable of the attached Condensed Consolidated Statements of Financial Position is an amount of RM4.03 million representing the outstanding tax penalties. As of the date of submission of this report, negotiation for a settlement plan with the tax authority is still on-going.

6. Sale of Unquoted Investments and/or Properties

There was no disposal of unquoted investment and properties outside the ordinary course of the Group's business during the current quarter and the interim financial period except for the disposal of Bounty Dynamics Sdn Bhd (BDSB) on 28 July 2011 and Nandex Development Sdn Bhd (NDSB), Everlasting Growth Sdn Bhd (EGSB) and Impressive Performance Sdn Bhd (IPSB) on 27 August 2011 as highlighted in Note 12 of Part A in this report.

7. Purchase or Disposal of Quoted Securities

There was no purchase or disposal of quoted securities for the current quarter and for the interim financial period.

8. Group Borrowings and Debt Securities

The Group borrowings as at 30 September 2011 were as follows:

	RM '000
Short Term – Secured	18,705
Long Term – Secured	18,109
	<u>36,814</u>

None of the Group borrowings is denominated in foreign currency.

9. Off Balance Sheet Financial Instruments

During the financial period under review, the Group did not enter into any contracts involving off balance sheet financial instruments.



PART B -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)

10. Changes in Material Litigation

(i) Lembaga Hasil Dalam Negeri ("LHDN") vs ZKP Development Sdn. Bhd. ("ZKP")

A Writ of Summon was initiated by LHDN against ZKP to claim the sum of RM9,603,548/- in respect of outstanding tax assessments and tax penalties for the Years of Assessment from 1998 to 2001 on 2nd November 2006. ZKP attempted to strike out the writ and Statement of claim at the hearing on 17th May 2010.

Subsequently ZKP filed its Statement of Defence for two other matters amounting to RM391,733/- on 14th February 2007, LHDN applied for Summary Judgment. One of which was brought up for hearing on 9th June 2010 whilst ZKP requested to strike out Writ and Summons on the latter.

The High Court has granted summary judgment against ZKP on 28th January 2011 and ZKP has filed in the Notice of Appeal to the Court of Appeal against the High Court's decision on 22nd February 2011. To-date Case Management has been fixed for 31st October 2011.

(ii) Lembaga Hasil Dalam Negeri ("LHDN") vs Sri Lingga Sdn. Bhd. ("SL")

Writs of Summons were initiated by LHDN against SL to claim the sum of RM7,316,513/- in respect of outstanding tax assessments and tax penalties for Years of Assessment 2000, 2002 and 2007 and 2008.

SL appointed its Solicitors to defend the Claim. Solicitors have entered appearances and filed Statements of Defence on behalf of SL.

LHDN filed Summary Judgment against SL on 10th December 2010 and SL filed Notice of Appeal to the Court of Appeal against the High Court's decision.

The High Court granted Summary Judgement against SL on 4th April 2011 and SL has filed in the Notice of Appeal on 29th April 2011 to the Court of Appeal against the High Court's decision and waiting for the Court of Appeal to fix hearing date.



PART B -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)

10. Changes in Material Litigation

(iii) Lembaga Hasil Dalam Negeri ("LHDN") vs Cemerlang Land Sdn. Bhd. ("CL")

A writ of Summon was initiated by LHDN against CL to claim the sum of RM3,651,978/- respect of outstanding tax assessments and tax penalties for the Year of Assessment 2002 and 2003.

CL appointed Solicitors to rebut. Case was fixed for case management on 25th November 2010 pending extraction of LHDN's sealed application for summary judgment from the Court. The Court then fixed the matter for further case management on 29th April 2011.

The matter was fixed for further case management on the 20th May 2011.

CL is in the process of filing application to amend the Statement of Defence and to file further affidavit to oppose the Plaintiff's application for summary judgment. The Court has directed both parties to file their written submission on the 20th October.2011 before giving its decision of the applications. Further Case Management fixed for 19th November 2011 to prepare for trial on 22nd and 23rd November 2011.



PART B -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)

11. Dividend

No dividend has been recommended or declared for the current quarter and for the interim financial period under review.

12. Earnings / (Loss) Per Share

The basic and diluted earnings / (loss) per share have been calculated based on the consolidated net profit / (loss) attributable to equity holders of the parent for the interim for financial period and the weighted average number of ordinary shares outstanding during the period as follows:

a) Basic earning / (loss) per share

	3 Months Ended		9 Months Ended	
	30/09/2011	30/09/2010	30/09/2011	30/06/2010
	RM '000	RM '000	RM '000	RM '000
Profit attributable to equity holders of the Parent Company	4,225	2,989	4,991	4,703
Weighted average number of ordinary shares (000's)				
Issued ordinary shares at beginning of period	426,940	426,940	426,940	426,940
Effect of shares issued during the period	-	-	-	-
Weighted average number of ordinary shares (000's)	426,940	426,940	426,940	426,940
Basic earning/(loss) per share (sen)	0.99	0.70	1.17	1.10

b) Diluted earning (loss) per share

As the Company does not have any dilutive potential ordinary shares outstanding as at 30 June 2011, no diluted earnings / (loss) per share is presented.



PART B -EXPLANATORY NOTES PURSUANT TO FRS 134
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2011 (CONT'D)

13. Disclosure of realised and unrealised profits / (losses)

The amounts of realized and unrealized profits or losses included in the retained profits of the Group as at 30th September 2011 are as follows:-

	RM'000
Realised	(135,030)
Unrealised losses	<u>15,934</u>
	<u>(119,096)</u>

14. Authorization for issue

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the directors on 8 November 2011.

ON BEHALF OF THE BOARD

TEOH SENG KIAN
Managing Director
Selangor Darul Ehsan
8 November 2011