

**DXN HOLDINGS BHD.**  
(Company No : 363120-V)  
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED BALANCE SHEET AS AT 30 NOVEMBER 2008**

	<b>As At End of Current Quarter 30-Nov-08 RM'000 (Unaudited)</b>	<b>As At Preceding Financial Year End 29-Feb-08 RM'000 (Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	83,256	85,715
Prepaid lease payments	4,899	4,856
Computer software	1,783	1,610
Investment properties	6,078	5,675
Land held for property development	1,416	1,416
Investment in associates	1,565	1,368
Other investments	8,522	8,569
Goodwill on consolidation	1,815	1,815
Deferred tax assets	3,305	3,372
	112,639	114,396
<b>Current assets</b>		
Property development cost	45,775	47,325
Trade receivables	37,273	36,961
Other receivables and prepayment	32,683	35,600
Inventories	37,768	32,414
Current tax assets	5,397	5,610
Cash and cash equivalents	37,094	32,549
	195,990	190,459
<b>Total assets</b>	<b>308,629</b>	<b>304,855</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	60,191	60,191
Share premium	1,780	1,780
Translation reserve	(4,201)	(998)
Treasury shares	(5,182)	(5,063)
Retained earnings	118,549	103,589
<b>Total equity attributable to shareholders of the Company</b>	<b>171,137</b>	<b>159,499</b>
Minority Interest	-	-
<b>Total Equity</b>	<b>171,137</b>	<b>159,499</b>
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Long-term borrowings	93,497	95,383
Deferred tax liabilities	338	756
	93,835	96,139
<b>Current liabilities</b>		
Trade payables	4,739	6,493
Other payables	19,750	23,369
Short-term borrowings	16,213	16,659
Current tax liabilities	2,955	2,696
	43,657	49,217
<b>Total equity and liabilities</b>	<b>308,629</b>	<b>304,855</b>
Net assets per share (RM)	0.7357	0.6848

The notes set out on pages 5 to 11 form an integral part of, and, should be read in conjunction with, this interim financial report.