DXN HOLDINGS BHD.

(Company No : 363120-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 AUGUST 2009

Non-current assets		As At End of Current Quarter 31-Aug-09 RM'000 (Unaudited)	As At Preceding Financial Year End 28-Feb-09 RM'000 (Audited)
Property, plant and equipment 69,889 70,381 Prepad lease payments 14,896 14,988 Intagible assets 13,311 14,182 Investment properties 6,958 6,064 Land held for property development 4,099 14,161 Investment in an associate 1,737 1,611 Other investments 65,520 8,519 Deferred tax assets 119,298 118,571 Current assets Property development cost 63,942 48,303 Trade receivables and prepayment 24,651 27,622 Inventories 30,326 35,698 Current tax assets 5,013 5,062 Asset classified as held for sale - 974 Cash and cash equivalents 337,146 318,304 EQUITY AND LIABILITIES Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Teasury shares (6,682 (5,182)	ASSETS		
Prepaid lease payments	Non-current assets		
Intangible assets	Property, plant and equipment	69,889	70,381
Investment properties			14,988
Land held for property development Investment in an associate 4,099 (1,416 investments) 1,651 (5,20) (8,519 investments) 1,652 (2) (8,519 investments) 8,519 investments 6,520 (8,519 investments) 8,519 investments 1,888 (1,410 investments) 1,410 investments 1,888 (1,410 investments) 1,410 investments 1,870 investments 1,870 investments 1,870 investments 1,870 investments 1,810 investments 1,810 investments 1,810 investments 1,410 investments 2,611 investments 2,621 investments 2,622 investments 2,621 investments 2,621 investments 2,621 investments 2,621 investments 2,621 investments 3,620 investments 2,621 investments 3,620 investments 2,621 investments 3,620 investments 3,620 investments 3,620 investments 2,621 investments 3,620 investments 3,620 investments 2,621 investments 3,620 investments 3,620 investments 3,620 investments 3,620 investments 3,620 investments	•		
Investment in an associate			
Other investments 6,520 8,519 Deferred tax assets 1,888 1,410 Deferred tax assets 119,298 118,571 Current assets 119,298 118,571 Property development cost 63,942 48,303 Trade receivables 27,227 33,846 Other receivables and prepayment 24,651 27,642 Inventories 30,326 35,698 Current tax assets 5,013 5,062 Asset classified as held for sale - 974 Cash and cash equivalents 66,689 48,208 Asset classified as held for sale - 973 Total assets 337,146 318,304 EQUITY AND LIABILITIES 337,146 318,304 EQUITY AND LIABILITIES 40,191 60,191 60,191 60,191 60,191 50,193 50,203 33,204 EQUITY AND LIABILITIES 40,191 40,191 40,191 40,191 40,191 40,191 40,191 40,191 40,191 40,191 40,191			,
Deferred tax assets			
Current assets Insert section of the content of the cont			
Property development cost 63,942 48,303 Trade receivables 27,227 33,846 Other receivables and prepayment 24,651 27,642 Inventories 30,326 35,698 Current tax assets 5,013 5,062 Asset classified as held for sale - 974 Cash and cash equivalents 66,689 48,208 Total assets 337,146 318,304 EQUITY AND LIABILITIES 318,304 Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 LIABILITIES Non-current liabilities Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities 252 26,215 Current liabilities <t< td=""><td>Deferred tax assets</td><td></td><td></td></t<>	Deferred tax assets		
Property development cost 63,942 48,303 Trade receivables 27,227 33,846 Other receivables and prepayment 24,651 27,642 Inventories 30,326 35,698 Current tax assets 5,013 5,062 Asset classified as held for sale - 974 Cash and cash equivalents 66,689 48,208 Total assets 337,146 318,304 EQUITY AND LIABILITIES 318,304 Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 LIABILITIES Non-current liabilities Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities 252 26,215 Current liabilities <t< td=""><td>Cumont occate</td><td></td><td></td></t<>	Cumont occate		
Trade receivables 27,227 33,846 Other receivables and prepayment 24,651 27,642 Inventories 30,326 35,698 Current tax assets 5,013 5,062 Asset classified as held for sale - 974 Cash and cash equivalents 66,689 48,208 Total assets 337,146 318,304 EQUITY AND LIABILITIES Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 LIABILITIES Non-current liabilities - - Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities 25,576 1,967 Trade payables 9,357 13,857 O		63.942	48.303
Other receivables and prepayment 24,651 27,642 Inventories 30,326 35,698 Current tax assets 5,013 5,062 Asset classified as held for sale - 974 Cash and cash equivalents 66,689 48,208 Total assets 337,146 318,304 EQUITY AND LIABILITIES 337,146 318,304 EQUITY AND LIABILITIES 5hare capital 60,191 60,191 Share premium 1,780 1,780 1,780 Translation reserve (3,523) (3,222) (3,523) (3,222) Treasury shares (6,362) (5,182) (5,182) (6,362) (5,182) Retained earnings 134,694 123,923 170,490 177,490 Minority Interest - - - - Total Equity 186,780 177,490 177,490 LIABILITIES Non-current liabilities 252 466 Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 </td <td>± 7 ±</td> <td>· · · · · · · · · · · · · · · · · · ·</td> <td></td>	± 7 ±	· · · · · · · · · · · · · · · · · · ·	
Inventories 30,326 35,698 Current tax assets 5,013 5,062 Asset classified as held for sale - 974 Cash and cash equivalents 66,689 48,208 Total assets 337,146 318,304 EQUITY AND LIABILITIES 337,146 318,304 EQUITY AND LIABILITIES 60,191 60,191 Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 LABILITIES 186,780 177,490 LLABILITIES 50. 177,490 LLABILITIES 252 466 Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities 9,357 13,857 Other payables 9,357		*	
Asset classified as held for sale 66,689 48,208 Cash and cash equivalents 66,689 48,208 Total assets 317,848 199,733 Total assets 337,146 318,304 EQUITY AND LIABILITIES Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 LIABILITIES Non-current liabilities 2 17 Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities 92,511 92,634 Current payables 9,357 13,857 Other payables 9,357 13,857 Other payables 2,576 1,967 Ourrent tax liabilities 2,576 1,967		30,326	
Cash and cash equivalents 66,689 (217,848) 48,208 (217,848) Total assets 337,146 318,304 EQUITY AND LIABILITIES 337,146 318,304 Share capital 60,191 (3,523) 60,191 (3,523) 60,222 (3,523) 63,222 (3,522) Translation reserve (3,523) (3,222) (5,182) Retained earnings 134,694 123,923 177,490 Minority Interest Total equity attributable to shareholders of the Company 186,780 177,490 177,490 Liabilities -	Current tax assets	5,013	5,062
Total assets 217,848 199,733 EQUITY AND LIABILITIES 337,146 318,304 Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 Minority Interest - - - Total Equity 186,780 177,490 LIABILITIES Non-current liabilities 252 466 Deferred tax liabilities 252 466 Current liabilities 92,511 92,634 Current payables 9,357 13,857 Other payables 96,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - Total equity and liabilities 337,146 318,304 <td></td> <td>-</td> <td>974</td>		-	974
Total assets 337,146 318,304	Cash and cash equivalents		
Share capital 60,191 60,191 Share capital 1,780 1,		217,848	199,733
Share capital 60,191 60,191 Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 Minority Interest - - Total Equity 186,780 177,490 LIABILITIES Non-current liabilities 252 466 Deferred tax liabilities 252 466 Current liabilities 9,357 13,857 Other payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - Total equity and liabilities 337,146 318,304	Total assets	337,146	318,304
Share premium 1,780 1,780 Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 LIABILITIES Non-current liabilities Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - Dividend payable 3,453 - Total equity and liabilities 337,146 318,304	EQUITY AND LIABILITIES		
Translation reserve (3,523) (3,222) Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 LIABILITIES Non-current liabilities Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities 92,511 92,634 Current payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Share capital	60,191	60,191
Treasury shares (6,362) (5,182) Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 Minority Interest - - Total Equity 186,780 177,490 LIABILITIES Non-current liabilities 92,259 92,168 Deferred tax liabilities 252 466 Deferred tax liabilities 92,511 92,634 Current liabilities 9,357 13,857 Other payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Share premium	1,780	1,780
Retained earnings 134,694 123,923 Total equity attributable to shareholders of the Company 186,780 177,490 Minority Interest - - Total Equity 186,780 177,490 LIABILITIES Non-current liabilities 92,259 92,168 Long-term borrowings 92,591 92,634 Current liabilities 92,511 92,634 Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - Dividend payable 3,453 - Total equity and liabilities 337,146 318,304	Translation reserve	(3,523)	(3,222)
Total equity attributable to shareholders of the Company 186,780 177,490 Minority Interest - - Total Equity 186,780 177,490 LIABILITIES Non-current liabilities 252 466 Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Treasury shares	(6,362)	(5,182)
Minority Interest - - Total Equity 186,780 177,490 LIABILITIES Non-current liabilities Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 P2,511 92,634 Current liabilities 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Retained earnings	134,694	123,923
Total Equity 186,780 177,490 LIABILITIES Non-current liabilities 92,259 92,168 Long-term borrowings 92,511 92,634 Deferred tax liabilities 92,511 92,634 Current liabilities 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Total equity attributable to shareholders of the Company	186,780	177,490
LIABILITIES Non-current liabilities 92,259 92,168 Long-term borrowings 252 466 Deferred tax liabilities 92,511 92,634 Current liabilities Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Minority Interest	-	-
Non-current liabilities Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 92,511 92,634 Current liabilities Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Total Equity	186,780	177,490
Long-term borrowings 92,259 92,168 Deferred tax liabilities 252 466 Current liabilities Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	LIABILITIES		
Deferred tax liabilities 252 466 Current liabilities Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Non-current liabilities		
Current liabilities 92,511 92,634 Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304		92,259	92,168
Current liabilities Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	Deferred tax liabilities		
Trade payables 9,357 13,857 Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304	G NAME	92,511	92,634
Other payables 26,215 20,900 Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304		0.257	12.057
Short-term borrowings 16,254 11,456 Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304			
Current tax liabilities 2,576 1,967 Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304			
Dividend payable 3,453 - 57,855 48,180 Total equity and liabilities 337,146 318,304			
Total equity and liabilities 57,855 48,180 337,146 318,304			-
			48,180
Net assets per share (RM) 0.8127 0.7630	Total equity and liabilities	337,146	318,304
	Net assets per share (RM)	0.8127	0.7630

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.