

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET AS AT 30 APRIL 2009

	AS AT END OF CURRENT PERIOD 30-Apr-09 <u>RM'000</u>	AS AT PRECEDING FINANCIAL YEAR ENDED 30-Jun-08 <u>RM'000</u>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant & equipment	2,803	2,637
Expressway development expenditure	918,001	921,110
	<u>920,804</u>	<u>923,747</u>
<b>Current Assets</b>		
Receivables	493	443
Short term deposits	19,187	23,138
Cash and bank balances	914	3,199
	<u>20,594</u>	<u>26,780</u>
<b>TOTAL ASSETS</b>	<u>941,398</u>	<u>950,527</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of parent</b>		
Share capital	90,000	90,000
Share premium	53,633	53,633
Merger reserve	60,000	60,000
Accumulated losses	(93,655)	(62,915)
<b>Total Equity</b>	<u>109,978</u>	<u>140,718</u>
<b>Non-current liabilities</b>		
Borrowings	769,100	772,237
	<u>769,100</u>	<u>772,237</u>
<b>Current Liabilities</b>		
Payables and accruals	62,320	37,572
	<u>62,320</u>	<u>37,572</u>
<b>Total liabilities</b>	<u>831,420</u>	<u>809,809</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>941,398</u>	<u>950,527</u>
Net assets per share (RM)	0.61	0.78

(The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Group's Annual Audited Financial Statements for the period ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements)

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE PERIOD ENDED 30 APRIL 2009

	INDIVIDUAL QUARTER	CUMULATIVE PERIOD
	CURRENT QUARTER (3 MONTHS)	CURRENT YEAR TO DATE (10 MONTHS)
	30-Apr-09	30-Apr-09
	<u>RM'000</u>	<u>RM'000</u>
Revenue	9,404	30,526
Expenses exclude finance cost and taxation	(4,316)	(15,524)
Other operating income	580	4,604
Profit from operations	5,668	19,606
Finance cost	(14,713)	(50,353)
Profit/(loss) from ordinary activities before taxation	(9,045)	(30,747)
Taxation		
- Company and subsidiary companies	-	6
Profit/(loss) after taxation	(9,045)	(30,741)
Net profit/(loss) for the period attributable to equity holders of the parent	<u>(9,045)</u>	<u>(30,741)</u>
Earnings/(loss) per share (sen)		
- basic	(5.02)	(17.08)
- diluted	(5.02)	(17.08)

**On 21 November 2008, the financial year of the Group was changed from 30 June to end on 31 July commencing from the financial period ending 31 July 2009, and thereafter to end on 31 July of every subsequent year. Accordingly, there are no comparative figures for the current quarter and the year to date ended 31 January 2009.**

**(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Group's Annual Audited Financial Statements for the period ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements)**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	← Attributable to Equity Holders of the Parent →				Total
	Share capital	Share premium	Merger reserve	Accumulated losses	
	<u>RM '000</u>	<u>RM '000</u>	<u>RM '000</u>	<u>RM '000</u>	<u>RM '000</u>
At 1 July 2007	90,000	53,633	60,000	(240,931)	<b>(37,298)</b>
Profit for the year	-	-	-	178,016	<b>178,016</b>
At 30 June 2008	<b>90,000</b>	<b>53,633</b>	<b>60,000</b>	<b>(62,915)</b>	<b>140,718</b>
At 1 July 2008	90,000	53,633	60,000	(62,915)	<b>140,719</b>
Loss for the period	-	-	-	(30,741)	<b>(30,741)</b>
At 30 April 2009	<b>90,000</b>	<b>53,633</b>	<b>60,000</b>	<b>(93,655)</b>	<b>109,978</b>

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Group's Annual Audited Financial Statements for the period ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements)

UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED 30 APRIL 2009

	10 MONTHS ENDED 30-Apr-09 RM'000	12 MONTHS ENDED 30-Jun-08 RM'000
<b><u>Operating activity</u></b>		
Cash from operations	20,399	9,110
<i>Net cash flow from operating activity</i>	20,399	9,110
<b><u>Investing activities</u></b>		
Interest received	158	2,623
Proceeds from disposal of fixed assets	-	347
Purchase of property, plant and equipment	(481)	(46)
Expressway development expenditure	-	(294)
Government grant received	-	820
<i>Net cash flow from investing activities</i>	(323)	3,450
<b><u>Financing activity</u></b>		
Payment of Sukuk Mudharabah financing cost	(26,312)	-
Compensation received upon release of Letter of Undertaking by Sunway Holdings Bhd	-	50,000
Payment of transaction cost on settlement of BaIDS	-	(604)
Part repayment of BaIDS in cash	-	(153,000)
<i>Net cash flow from financing activity</i>	(26,312)	(103,604)
Changes in cash and cash equivalents	(6,236)	(91,044)
Cash and cash equivalents at beginning of the financial period	26,337	117,381
Cash and cash equivalents at end of the financial period	20,101	26,337
Cash and cash equivalents at end of the financial period comprise the following:-		
Short term deposits	19,187	23,138
Cash and bank balances	914	3,199
	20,101	26,337
<b>(The Unaudited Condensed Consolidated Cash Flow Statements should be read in conjunction with the Group's Annual Audited Financial Statements for the period ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements)</b>		