(Company No. 10289-K)

## Condensed Consolidated Statement Of Comprehensive Income For the period ended 31 March 2012

(These figures have not been audited)

|  |         | INDIVIDUAL QUARTER                                  |   | <b>CUMULATIVE QUARTER</b>                          |  |  |  |
|--|---------|---|---|--|--|--|--|
|  | Note    | Current<br>quarter ended<br>31 March 2012<br>RM'000 | Comparative<br>quarter ended<br>31 March 2011<br>RM'000 | Current<br>year to date<br>31 March 2012<br>RM'000 | Comparative<br>year to date<br>31 March 2011<br>RM'000 |  |  |
| (a) Revenue  |         | 4,058   | 7,097   | 4,058  | 7,097  |  |  |
| (b) Cost of sales  |         | (864)   | (915)   | (864)  | (915)  |  |  |
| (c) Gross profit   | _       | 3,194   | 6,182   | 3,194  | 6,182  |  |  |
| (d) Other income   |         | 2,151   | 67  | 2,151  | 67   |  |  |
| (e) Administrative expenses  |         | (1,549)   | (1,555)   | (1,549)  | (1,555)  |  |  |
| (f) Finance costs  |         | -   | (155)   | -  | (155)  |  |  |
| (g) Profit before Tax  | =       | 3,796   | 4,539   | 3,796  | 4,539  |  |  |
| (h) Income tax expenses  | 19      | (317)   | (179)   | (317)  | (179)  |  |  |
| (i) Profit for the period  | -       | 3,479   | 4,360   | 3,479  | 4,360  |  |  |
| (j) Other comprehensive income/(loss) net of tax   | 1       | -   | -   | -  | -  |  |  |
| (k) Total comprehensive income / (loss for the period                                    | s)<br>_ | 3,479   | 4,360   | 3,479  | 4,360  |  |  |
| (l) Attributable to:   |         |   |   |  |  |  |  |
| Equity holders of the parent   |         | 3,479   | 4,360   | 3,479  | 4,360  |  |  |
| Minority interest  | -<br>-  | 3,479   | 4,360   | 3,479  | 4,360  |  |  |
| (m) Basic earning per share (based on weighted average 70,000,000 ordinary shares) (sen) | 26      | 4.97  | 7.27  | 4.97   | 7.27   |  |  |
| (n) Fully diluted  | 26      | N/A   | N/A   | N/A  | N/A  |  |  |

(The Condensed Consolidated Statement Of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the Interim Financial Statements)

(Company No. 10289-K)

## Condensed Consolidated Statement Of Financial Position (unaudited) As at 31 March 2012

| As | at 31 March 2012   |      | UNAUDITED  | AUDITED  |
|----|--|------|--|--|
|    |  | Note | AS AT END OF<br>CURRENT QUARTER<br>31 MARCH 2012<br>RM'000 | AS AT PRECEDING FINANCIAL YEAR END 31 DECEMBER 2011 RM'000 |
|    | ASSETS   |      |  |  |
| 1  | Non-current assets   |      |  |  |
|    | Property, plant and equipment                              |      | 81,664   | 80,907   |
|    | Land held for development                                  |      | 926  | 926  |
|    |  |      | 82,590   | 81,833   |
| 2  | Current assets   |      |  |  |
| _  | Inventories  |      | 113  | 136  |
|    | Trade and other receivables                                |      | 3,438  | 4,443  |
|    | Cash and bank balances                                     |      | 6,646  | 5,901  |
|    |  |      | 10,197   | 10,480   |
|    | Land held for sale   |      | 12,615   | 12,668   |
|    |  |      | 22,812   | 23,148   |
| 3  | Total assets   | •    | 105,402  | 104,981  |
| 4  | EQUITY Capital and reserves attributable to equity holders |      |  |  |
| 7  | of the Company   |      |  |  |
|    | Share Capital  |      | 70,000   | 70,000   |
|    | Revaluation and other reserves                             |      | 53,156   | 53,156   |
|    | Retained loss  |      | (55,446)   | (58,925)   |
|    | Equity attributable to equity holders of the parent        |      | 67,710   | 64,231   |
|    | Minority interest  |      | 152  | 152  |
|    | Total equity   |      | 67,862   | 64,383   |
|    | LIABILITIES  | •    |  |  |
| 5  | Non current liabilities                                    |      |  |  |
|    | Deferred tax liabilities                                   |      | 15,580   | 15,580   |
|    | Borrowings (interest bearing)                              | 23   | 11,989   | 11,986   |
|    | Retirement benefits  | _    | 223  | 171_   |
|    |  | •    | 27,792   | 27,737   |
| 6  | Current liabilities  |      |  |  |
| Ü  | Trade and other payables                                   |      | 9,496  | 12,571   |
|    | Tax liabilities  |      | 242  | 272  |
|    | Borrowings (interest bearing)                              | 23   | 10   | 18   |
|    |  |      | 9,748  | 12,861   |
| 7  | Total liabilities  |      | 37,540   | 40,598   |
| 8  | Total equity and liabilities                               | :    | 105,402  | 104,981  |
| 9  | Net assets per share (RM)                                  |      | 0.97   | 0.92   |

(The Condensed Consolidated Statement Of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the Interim Financial Statements)

(Company No. 10289-K)

Condensed Consolidated Statement Of Changes In Equity (unaudited)

For the period ended 31 March 2012

|   | Attributable to equity holders of the parent |                                     |                                   |                                     |                             |                               |                 |                                 |                           |
|---|--|-------------------------------------|-----------------------------------|-------------------------------------|-----------------------------|-------------------------------|-----------------|---------------------------------|---------------------------|
| Group                                     | Share<br>Capital<br>RM'000                   | Share options<br>Reserves<br>RM'000 | Revaluation<br>Reserves<br>RM'000 | Share Premium<br>Reserves<br>RM'000 | Other<br>Reserves<br>RM'000 | Accumulated<br>Loss<br>RM'000 | Total<br>RM'000 | Minority<br>Interests<br>RM'000 | Total<br>Equity<br>RM'000 |
| Balance as at 31 December 2010            | 60,000                                       | 5,293                               | 45,974                            | -                                   | 580                         | (64,426)                      | 47,421          | 157                             | 47,578                    |
| Conversion of RCPS                        | 10,000                                       |                                     |                                   | 1,789                               | (580)                       | -                             | 11,209          |                                 | 11,209                    |
| Transfer from deferred tax liability      | -  | -                                   | 1,142                             | -                                   | -                           | -                             | 1,142           | -                               | 1,142                     |
| Realisation of revaluation reserve        | -  | -                                   | (1,042)                           | -                                   | -                           | 1,042                         | -               | -                               | -                         |
| Total comprehensive income for the period | -  | -                                   | -                                 | -                                   | -                           | 4,459                         | 4,459           | (5)                             | 4,454                     |
| Balance as at 31 December 2011            | 70,000                                       | 5,293                               | 46,074                            | 1,789                               |                             | (58,925)                      | 64,231          | 152                             | 64,383                    |
| At 31 December 2011                       | 70,000                                       | 5,293                               | 46,074                            | 1,789                               | -                           | (58,925)                      | 64,231          | 152                             | 64,383                    |
| Transfer from deferred tax liability      | -  | -                                   | -                                 | -                                   | -                           | -                             | -               | -                               | -                         |
| Total Comprehensive income for the period | -  | -                                   | -                                 | -                                   | -                           | 3,479                         | 3,479           | -                               | 3,479                     |
| Balance as at 31 March 2012               | 70,000                                       | 5,293                               | 46,074                            | 1,789                               |                             | (55,446)                      | 67,710          | 152                             | 67,862                    |

(The Condensed Consolidated Statements Of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the Interim Financial Statements)

(Company No. 10289-K)

# **Condensed Consolidated Statement Of Cash Flows For the period ended 31 March 2012**

(These figures have not been audited)

| Net profit for the year attributable to equity holders of Company       3,479       4,360         Adjustments for :       Prepaid lease rental amortised       -       160         Property, plant and equipment       -       1591       390         Interest expense       -       155       155       172       179  | CASH FLOWS FROM OPERATING ACTIVITIES                | Current year<br>to date<br>31 March 2012<br>RM'000 | Comparative year<br>to date<br>31 March 2011<br>RM'000 |
|---|---|--|--|
| Prepaid lease rental amortised         -         160           Property, plant and equipment         -         390           Interest expense         -         155           Tax expenses         317         179           Provision for retirement benefit         54         -           Changes in working capital         4,441         5,244           Changes in working capital         975         (591)           -inventories         23         98           -receivables, deposits and prepayment         975         (591)           -payables         (3,077)         (255)           Cash flow from operations         2,362         4,496           Tax paid         (317)         (179)           Net cash flow (used in) / from operating activities         2,045         4,317           CASH FLOWS FROM INVESTING ACTIVITIES           Property, plant and equipment         -         (1,295)         (973)           Net cash flow (used in) / from investing activities         (1,295)         (973)           CASH FLOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase creditors         (5)         -           Net cash flow (used in) / from financing activities         (5)         -                                       |   | 3,479  | 4,360  |
| Property, plant and equipment         591         390           Interest expense         -         155           Tax expenses         317         179           Provision for retirement benefit         54         -           Changes in working capital         4,441         5,244           Changes in working capital         23         98           -receivables, deposits and prepayment         975         (591)           -payables         (3,077)         (255)           Cash flow from operations         2,362         4,496           Tax paid         (317)         (179)           Net cash flow (used in) / from operating activities         2,045         4,317           CASH FLOWS FROM INVESTING ACTIVITIES           Property, plant and equipment         -         (1,295)         (973)           Act cash flow (used in) / from investing activities         (1,295)         (973)           CASH FLOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase creditors         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net (decrease)/increase in Cash & Cash Equiva         | Adjustments for:                                    |  |  |
| Property, plant and equipment         591         390           Interest expense         -         155           Tax expenses         317         179           Provision for retirement benefit         54         -           Changes in working capital         4,441         5,244           Changes in working capital         23         98           -receivables, deposits and prepayment         975         (591)           -payables         (3,077)         (255)           Cash flow from operations         2,362         4,496           Tax paid         (317)         (179)           Net cash flow (used in) / from operating activities         2,045         4,317           CASH FLOWS FROM INVESTING ACTIVITIES           Property, plant and equipment         -         (1,295)         (973)           Act cash flow (used in) / from investing activities         (1,295)         (973)           CASH FLOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase creditors         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net (decrease)/increase in Cash & Cash Equiva         | Prepaid lease rental amortised                      | -  | 160  |
| - depreciation         591         390           Interest expense         -         155           Tax expenses         317         179           Provision for retirement benefit         54         -           Changes in working capital         4,441         5,244           Changes in working capital         23         98           -receivables, deposits and prepayment         975         (591)           -payables         (3,077)         (255)           Cash flow from operations         2,362         4,496           Tax paid         (317)         (179)           Net cash flow (used in) / from operating activities         2,045         4,317           CASH FLOWS FROM INVESTING ACTIVITIES         Froperty, plant and equipment         -           - additions         (1,295)         (973)           Net cash flow (used in) / from investing activities         (1,295)         (973)           CASH FLOWS FROM FINANCING ACTIVITIES         (5)         -           Repayment of hire purchase creditors         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net cash Equivalents as at | •   |  |  |
| Interest expenses   |   | 591  | 390  |
| Provision for retirement benefit         54         -           Changes in working capital         -           -inventories         23         98           -receivables, deposits and prepayment         975         (591)           -payables         (3,077)         (255)           Cash flow from operations         2,362         4,496           Tax paid         (317)         (179)           Net cash flow (used in) / from operating activities         2,045         4,317           CASH FLOWS FROM INVESTING ACTIVITIES           Property, plant and equipment         -         -           - additions         (1,295)         (973)           Net cash flow (used in) / from investing activities         (1,295)         (973)           CASH FLOWS FROM FINANCING ACTIVITIES         Sepayment of hire purchase creditors         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net (decrease)/increase in Cash & Cash Equivalents         745         3,344           Cash & Cash Equivalents as at 1 January         5,901         8,594  | Interest expense                                    | -  | 155  |
| A   A  A  A  A  A  A  A  A  A  A  A  A  | Tax expenses  | 317  | 179  |
| Changes in working capital       23       98         -receivables, deposits and prepayment       975       (591)         -payables       (3,077)       (255)         Cash flow from operations       2,362       4,496         Tax paid       (317)       (179)         Net cash flow (used in) / from operating activities       2,045       4,317         CASH FLOWS FROM INVESTING ACTIVITIES         Property, plant and equipment       - additions       (1,295)       (973)         Net cash flow (used in) / from investing activities       (1,295)       (973)         CASH FLOWS FROM FINANCING ACTIVITIES         Repayment of hire purchase creditors       (5)       -         Net cash flow (used in) / from financing activities       (5)       -         Net cash flow (used in) / from financing activities       (5)       -         Net (decrease)/increase in Cash & Cash Equivalents       745       3,344         Cash & Cash Equivalents as at 1 January       5,901       8,594   | Provision for retirement benefit                    | 54   | -  |
| -inventories 23 98 -receivables, deposits and prepayment 975 (591) -payables (3,077) (255)  Cash flow from operations 2,362 4,496 Tax paid (317) (179) Net cash flow (used in) / from operating activities 2,045 4,317  CASH FLOWS FROM INVESTING ACTIVITIES Property, plant and equipment - additions (1,295) (973) Net cash flow (used in) / from investing activities (1,295) (973)  CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase creditors Net cash flow (used in) / from financing activities (5) -  Net cash flow (used in) / from financing activities (5) -  Net cash Equivalents as at 1 January 5,901 8,594  |   | 4,441  | 5,244  |
| -receivables, deposits and prepayment         975         (591)           -payables         (3,077)         (255)           Cash flow from operations         2,362         4,496           Tax paid         (317)         (179)           Net cash flow (used in) / from operating activities         2,045         4,317           CASH FLOWS FROM INVESTING ACTIVITIES           Property, plant and equipment         (1,295)         (973)           - additions         (1,295)         (973)           Net cash flow (used in) / from investing activities         (1,295)         (973)           CASH FLOWS FROM FINANCING ACTIVITIES         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net (decrease)/increase in Cash & Cash Equivalents         745         3,344           Cash & Cash Equivalents as at 1 January         5,901         8,594   | Changes in working capital                          |  |  |
| -payables         (3,077)         (255)           Cash flow from operations         2,362         4,496           Tax paid         (317)         (179)           Net cash flow (used in) / from operating activities         2,045         4,317           CASH FLOWS FROM INVESTING ACTIVITIES           Property, plant and equipment         (1,295)         (973)           Net cash flow (used in) / from investing activities         (1,295)         (973)           CASH FLOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase creditors         (5)         -           Net cash flow (used in) / from financing activities         (5)         -           Net (decrease)/increase in Cash & Cash Equivalents         745         3,344           Cash & Cash Equivalents as at 1 January         5,901         8,594  | -inventories  | 23   | 98   |
| Cash flow from operations  Tax paid  (317) (179)  Net cash flow (used in) / from operating activities  CASH FLOWS FROM INVESTING ACTIVITIES  Property, plant and equipment - additions Net cash flow (used in) / from investing activities  CASH FLOWS FROM FINANCING ACTIVITIES  Repayment of hire purchase creditors Net cash flow (used in) / from financing activities  CASH FLOWS FROM FINANCING ACTIVITIES  Repayment of hire purchase creditors Net cash flow (used in) / from financing activities  Net (decrease)/increase in Cash & Cash Equivalents  Cash & Cash Equivalents as at 1 January  5,901  8,594   | -receivables, deposits and prepayment               | 975  | (591)  |
| Tax paid (317) (179) Net cash flow (used in) / from operating activities 2,045 4,317  CASH FLOWS FROM INVESTING ACTIVITIES Property, plant and equipment - additions Net cash flow (used in) / from investing activities (1,295) (973)  CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase creditors Net cash flow (used in) / from financing activities (5) -  Net (decrease)/increase in Cash & Cash Equivalents Cash & Cash Equivalents as at 1 January 5,901 8,594   | -payables   | (3,077)  | (255)  |
| Tax paid (317) (179) Net cash flow (used in) / from operating activities 2,045 4,317  CASH FLOWS FROM INVESTING ACTIVITIES Property, plant and equipment - additions Net cash flow (used in) / from investing activities (1,295) (973)  CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase creditors Net cash flow (used in) / from financing activities (5) -  Net (decrease)/increase in Cash & Cash Equivalents Cash & Cash Equivalents as at 1 January 5,901 8,594   | Cash flow from operations                           | 2,362  | 4,496  |
| CASH FLOWS FROM INVESTING ACTIVITIES  Property, plant and equipment - additions Net cash flow (used in) / from investing activities  CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase creditors Net cash flow (used in) / from financing activities  Net cash flow (used in) / from financing activities  Net (decrease)/increase in Cash & Cash Equivalents Cash & Cash Equivalents as at 1 January  5,901  Section 1,295)  (973)  | Tax paid  | (317)  | (179)  |
| Property, plant and equipment - additions (1,295) (973) Net cash flow (used in) / from investing activities (1,295) (973)  CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase creditors (5) - Net cash flow (used in) / from financing activities (5) -  Net (decrease)/increase in Cash & Cash Equivalents 745 3,344  Cash & Cash Equivalents as at 1 January 5,901 8,594   | Net cash flow (used in) / from operating activities | 2,045  | 4,317  |
| - additions (1,295) (973) Net cash flow (used in) / from investing activities (1,295) (973)  CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase creditors (5) - Net cash flow (used in) / from financing activities (5) -  Net (decrease)/increase in Cash & Cash Equivalents 745 3,344  Cash & Cash Equivalents as at 1 January 5,901 8,594   |   |  |  |
| Net cash flow (used in) / from investing activities (1,295) (973)  CASH FLOWS FROM FINANCING ACTIVITIES  Repayment of hire purchase creditors (5) -  Net cash flow (used in) / from financing activities (5) -  Net (decrease)/increase in Cash & Cash Equivalents 745 3,344  Cash & Cash Equivalents as at 1 January 5,901 8,594   |   |  |  |
| CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase creditors Net cash flow (used in) / from financing activities  Net (decrease)/increase in Cash & Cash Equivalents Cash & Cash Equivalents as at 1 January  5,901  8,594   |   |  |  |
| Repayment of hire purchase creditors  Net cash flow (used in) / from financing activities  (5)  -  Net (decrease)/increase in Cash & Cash Equivalents  745  Cash & Cash Equivalents as at 1 January  5,901  8,594   | Net cash flow (used in) / from investing activities | (1,295)  | (973)  |
| Net cash flow (used in) / from financing activities(5)-Net (decrease)/increase in Cash & Cash Equivalents7453,344Cash & Cash Equivalents as at 1 January5,9018,594  |   |  |  |
| Net (decrease)/increase in Cash & Cash Equivalents 745 3,344 Cash & Cash Equivalents as at 1 January 5,901 8,594  | - · ·   | (5)  |  |
| Cash & Cash Equivalents as at 1 January 5,901 8,594   | Net cash flow (used in) / from financing activities | (5)  |  |
|   | Net (decrease)/increase in Cash & Cash Equivalents  | 745  | 3,344  |
| Cash & Cash Equivalents at end of period6,64611,938   | Cash & Cash Equivalents as at 1 January             | 5,901  | 8,594  |
|   | Cash & Cash Equivalents at end of period            | 6,646  | 11,938   |

(The Condensed Consolidated Statement Of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the Interim Financial Statements)