

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2010

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	Note	Individual Period		Cumulative Periods	
		Current Year	Preceding Year	Current Year	Preceding Year
		<u>30/06/2010</u>	<u>30/06/2009</u>	<u>30/06/2010</u>	<u>30/06/2009</u>
		RM'000	RM'000	RM'000	RM'000
Revenue		69,726	67,137	128,098	111,920
Cost of sales		(43,567)	(50,205)	(77,270)	(78,305)
Gross profits		<u>26,159</u>	<u>16,932</u>	<u>50,828</u>	<u>33,615</u>
Other income		2,362	2,732	6,609	19,345
Administrative and other expenses		(20,361)	(12,786)	(42,730)	(29,798)
Finance costs		(1,308)	(816)	(2,859)	(1,878)
Share of results of associates		1,866	1,084	3,472	1,743
Profit before tax		<u>8,718</u>	<u>7,146</u>	<u>15,320</u>	<u>23,027</u>
Taxation	B5	(4,251)	(1,495)	(7,707)	(6,136)
Company and subsidiaries		(4,251)	(1,495)	(7,707)	(6,136)
Associates		-	-	-	-
Profit for the period		<u>4,467</u>	<u>5,651</u>	<u>7,613</u>	<u>16,891</u>
Attributable to:					
Equity holders of the Company		2,636	4,448	3,100	14,015
Minority interests		1,831	1,203	4,513	2,876
		<u>4,467</u>	<u>5,651</u>	<u>7,613</u>	<u>16,891</u>
Earnings per share attributable to equity holders of the Company:					
- Basic (sen)	B13	<u>0.6</u>	<u>1.7</u>	<u>0.7</u>	<u>5.4</u>
- Diluted (sen)	B13	<u>0.6</u>	<u>1.7</u>	<u>0.7</u>	<u>5.4</u>

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2010

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

	Note	As At 30/06/2010 RM'000	As At 31/12/2009 (Restated) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	A10	314,404	276,338
Investment properties		318,242	278,555
Land held for property development		128,628	129,257
Intangible assets		3,342	3,342
Investment in associates		56,885	55,166
Other Investments		312	312
Available-for-sale investments	B7	39,710	36,971
Security retainers accumulation fund		3,042	3,042
		<u>864,565</u>	<u>782,983</u>
Current assets			
Property development costs		213,140	136,247
Inventories		32,397	53,399
Trade receivables		45,058	97,922
Other receivables		27,038	26,353
Available-for-sale investments	B7	36,120	29,902
Cash and bank balances		285,246	300,619
		<u>638,999</u>	<u>644,442</u>
TOTAL ASSETS		<u>1,503,564</u>	<u>1,427,425</u>

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2010

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

	Note	As At 30/06/2010 RM'000	As At 31/12/2009 (Restated) RM'000
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital		455,000	454,345
Reserves		406,600	385,498
		<u>861,600</u>	<u>839,843</u>
Minority Interests		73,824	69,311
Total equity		<u>935,424</u>	<u>909,154</u>
Non-current liabilities			
Long term borrowings	B9	170,155	89,520
Deferred Tax Liabilities		72,039	66,953
Sinking fund reserve		3,271	3,213
Security retainers		1,041	27,320
Deferred license fees		73,108	70,638
		<u>319,614</u>	<u>257,644</u>
Current liabilities			
Provision for liabilities		1,999	1,999
Short term borrowings	B9	30,699	60,864
Trade payables		128,684	110,411
Other payables		80,708	84,676
Tax payable		6,436	2,677
		<u>248,526</u>	<u>260,627</u>
TOTAL LIABILITIES		<u>568,140</u>	<u>518,271</u>
TOTAL EQUITY AND LIABILITIES		<u>1,503,564</u>	<u>1,427,425</u>
Net assets per share (RM)		<u>1.89</u>	<u>1.85</u>

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.



Company No. 47908-K

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2010

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Note	Attributable to equity holders of the Company							Total	Minority Interests	Total Equity
	Non-distributable									
	Share Capital	Share Premium	Warrant Reserve	Share Options Reserve	Fair Value Reserve	Other Reserve	Accumulated Losses/Retained Earnings			
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
As at 1 January 2009	259,626	402,685	-	4,137	-	(142)	(31,056)	635,250	78,360	713,610
Profit for the period	-	-	-	-	-	-	14,015	14,015	2,876	16,891
Dividend paid by a subsidiary	-	-	-	-	-	-	-	-	(4,500)	(4,500)
As at 30 June 2009	259,626	402,685	-	4,137	-	(142)	(17,041)	649,265	76,736	726,001
As at 1 January 2010										
- as previously stated	454,345	363,741	39,320	5,930	-	265	(23,758)	839,843	69,311	909,154
- effects of adopting FRS139							22,201	22,201		22,201
Balance as at 1 January 2010, restated	454,345	363,741	39,320	5,930	-	265	(1,557)	862,044	69,311	931,355
Issue of ordinary shares pursuant to ESOS	655	72	-	-	-	-	-	727	-	727
Share options granted under ESOS	-	-	-	916	-	-	-	916	-	916
Profit for the period	-	-	-	-	-	-	3,100	3,100	4,513	7,613
Fair Value Changes to Available-for-sales investments	-	-	-	-	(5,187)	-	-	(5,187)	-	(5,187)
As at 30 June 2010	455,000	363,813	39,320	6,846	(5,187)	265	1,543	861,600	73,824	935,424

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.



Company No. 47908-K

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2010

UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	6 months ended	
	30/06/2010	30/06/2009
	RM'000	RM'000
Net cashflow generated from/(used in) operating activities	34,743	(24,808)
Net cashflow (used in)/generated from investing activities	(98,744)	17,471
Net cashflow generated from financing activities	55,680	20,028
Net (decrease)/increase in cash and cash equivalents	(8,321)	12,691
Cash and cash equivalents at beginning of financial period	287,940	141,937
Cash and cash equivalents at end of financial period *	279,619	154,628

* Cash and cash equivalents at end of the financial period comprise the following:

	Quarter ended	
	30/06/2010	30/06/2009
	RM'000	RM'000
Cash and bank balances	285,246	157,485
Less: Bank overdraft	(1,973)	-
	283,273	157,485
Less: Cash and cash equivalents not available for use	(3,654)	(2,857)
	279,619	154,628

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.