



INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 SEPTEMBER 2010

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	Note	Individual Period		Cumulative Periods	
		Current Year	Preceding Year	Current Year	Preceding Year
		<u>30/09/2010</u>	<u>30/09/2009</u>	<u>30/09/2010</u>	<u>30/09/2009</u>
		RM'000	RM'000	RM'000	RM'000
Revenue		62,238	97,331	190,335	209,251
Cost of sales		(42,973)	(63,557)	(120,243)	(141,862)
Gross profits		<u>19,265</u>	<u>33,774</u>	<u>70,092</u>	<u>67,389</u>
Other income		4,405	21,337	11,016	40,683
Administrative and other expenses		(14,981)	(14,728)	(57,713)	(44,526)
Finance costs		(1,499)	(978)	(4,358)	(2,855)
Share of results of associates		1,476	1,825	4,949	3,567
Profit before tax		<u>8,666</u>	<u>41,230</u>	<u>23,986</u>	<u>64,258</u>
Taxation	B5	(2,953)	(5,975)	(10,660)	(12,111)
Profit for the period		<u>5,713</u>	<u>35,255</u>	<u>13,326</u>	<u>52,147</u>
Attributable to:					
Equity holders of the Company		5,564	32,399	8,664	46,414
Minority interests		149	2,856	4,662	5,733
		<u>5,713</u>	<u>35,255</u>	<u>13,326</u>	<u>52,147</u>
Earnings per share attributable to equity holders of the Company:					
- Basic (sen)	B13	<u>1.2</u>	<u>12.5</u>	<u>1.9</u>	<u>17.9</u>
- Diluted (sen)	B13	<u>1.2</u>	<u>12.5</u>	<u>1.9</u>	<u>17.9</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.



Company No. 47908-K

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 SEPTEMBER 2010

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

	Note	As At 30/09/2010 RM'000	As At 31/12/2009 (Restated) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	A10	315,903	276,338
Investment properties		326,357	278,555
Land held for property development		131,851	129,257
Intangible assets		3,342	3,342
Investment in associates		56,608	55,166
Other Investments		312	312
Available-for-sale investments	B7	47,527	36,971
Security retainers accumulation fund		3,168	3,042
		<u>885,068</u>	<u>782,983</u>
Current assets			
Property development costs		225,352	136,247
Inventories		29,818	53,399
Trade receivables		21,414	97,922
Other receivables		65,640	26,353
Available-for-sale investments	B7	34,602	29,902
Cash and bank balances		231,586	300,619
		<u>608,412</u>	<u>644,442</u>
TOTAL ASSETS		<u>1,493,480</u>	<u>1,427,425</u>

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 SEPTEMBER 2010

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

	Note	As At 30/09/2010 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		407,421	385,498
		<u>862,421</u>	<u>839,843</u>
Minority Interests		65,373	69,311
Total equity		<u>927,794</u>	<u>909,154</u>
Non-current liabilities			
Long term borrowings	B9	184,143	89,520
Deferred tax liabilities		71,969	66,953
Sinking fund reserve		3,404	3,213
Security retainers		1,061	27,320
Deferred license fees		73,690	70,638
		<u>334,267</u>	<u>257,644</u>
Current liabilities			
Provision for liabilities		19	1,999
Short term borrowings	B9	2,476	60,864
Trade payables		133,822	110,411
Other payables		91,259	84,676
Tax payable		3,843	2,677
		<u>231,419</u>	<u>260,627</u>
TOTAL LIABILITIES		<u>565,686</u>	<u>518,271</u>
TOTAL EQUITY AND LIABILITIES		<u>1,493,480</u>	<u>1,427,425</u>
Net assets per share (RM)		<u>1.90</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.



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INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 SEPTEMBER 2010

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Note	Attributable to equity holders of the Company						Accumulated Losses/ Retained Earnings	Total	Minority Interests	Total Equity
	Share Capital	Share Premium	Warrant Reserve	Share Options Reserve	Fair Value Reserve	Other Reserve				
	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
Share options granted under ESOS	-	-	-	1,904	-	-	-	1,904	-	1,904
Profit for the period	-	-	-	-	-	-	46,414	46,414	5,733	52,147
Foreign exchange differences, representing net income recognised directly in equity	-	-	-	-	-	10	-	10	-	10
Dividend paid	-	-	-	-	-	-	(3,894)	(3,894)	(9,000)	(12,894)
As at 30 September 2009	259,626	402,685	-	6,041	-	(132)	11,464	679,684	75,093	754,777
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
pursuant to ESOS	655	72	-	-	-	-	-	727	-	727
Share options granted under ESOS	-	-	-	(26)	-	-	-	(26)	-	(26)
Acquisition of minority interests	-	-	-	-	-	-	-	-	400	400
Profit for the period	-	-	-	-	-	-	8,664	8,664	4,662	13,326
Foreign exchange differences, representing net income recognised directly in equity	-	-	-	-	-	-	-	-	-	-
Fair Value Changes to Available-for- sale investments	-	-	-	-	1,112	-	-	1,112	-	1,112
Dividend paid	-	-	-	-	-	-	(10,238)	(10,238)	(9,000)	(19,238)
As at 30 September 2010	455,000	363,813	39,320	5,904	1,112	403	(3,131)	862,421	65,373	927,794

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.



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INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 SEPTEMBER 2010

UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	9 months ended	
	30/09/2010	30/09/2009
	RM'000	RM'000
Net cashflow generated from/(used in) operating activities	23,151	3,680
Net cashflow (used in)/generated from investing activities	(111,411)	3,143
Net cashflow generated from financing activities	22,701	12,609
Net (decrease)/increase in cash and cash equivalents	(65,559)	19,432
Cash and cash equivalents at beginning of financial period	287,940	141,937
Cash and cash equivalents at end of financial period *	222,381	161,369

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

	Quarter ended	
	30/09/2010	30/09/2009
	RM'000	RM'000
Cash and bank balances	231,586	167,754
Less: Bank overdraft	-	(3,344)
	231,586	164,410
Less: Cash and cash equivalents not available for use	(9,205)	(3,041)
	222,381	161,369

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.