CONDENSED CONSOLIDATED INCOME STATEMENTS

For the period ended 30 September 2003

		INDIVIDUAL QUARTER CURRENT PRECEDING YEAR YEAR QUARTER CORRESPONDING QUARTER 30/09/2003 30/09/2002 RM'000 RM'000		CUMULATIVE QUARTER CURRENT PRECEDING YEAR YEAR TO DATE CORRESPONDING PERIOD 30/09/2003 30/09/2002 RM'000 RM'000	
1.	Revenue	31,958	85,405	60,670	132,982
2.	Profit from Operations	1,313	5,928	3,436	12,494
3.	Finance Costs	(468)	(1,226)	(926)	(1,491)
4.	Profit / (Loss) from Associate	(3)	0	(2)	0
5.	Profit before Taxation	842	4,702	2,508	11,003
6.	Taxation	(499)	(1,253)	(1,361)	(3,685)
7.	Profit after Taxation	343	3,449	1,147	7,318
8.	Minority Interests	(278)	(1,051)	(698)	(2,392)
9.	Net Profit for the Period	65	2,398	449	4,926
10.	Earnings per share - Basic (Sen)	0.03	1.26	0.19	2.59
	- Fully Diluted (Sen)	N/A	1.25	N/A	2.58

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 March 2003)

CONDENSED CONSOLIDATED BALANCE SHEET As at 30 September 2003

	As At 30/09/2003	As At 31/03/2003
	RM'000	RM'000
1. Property, plant and equipment	275,781	277,796
2. Investment in associate	1,293	1,295
3. Investment properties	71,789	73,192
4. Real property assets	8,240	16,876
5. Intangible assets	22,709	22,762
6. Investments	152	152
7. Trust account	941	941
8. Deferred tax assets	1,033	1,514
9. Current assets		
9.1 Property development expenditure	78,564	45,547
9.2 Inventories	51,361	62,285
9.3 Trade and other receivables	49,545	50,070
9.4 Cash and deposits	58,947	54,619
	238,417	212,521
10. Current liabilities		
10.1 Trade and other payables	36,689	30,668
10.2 Borrowings	45,092	38,158
10.3 Taxation	9	755
	81,790	69,581
11. Net current assets	156,627	142,940
	538,565	537,468

Represented by:

12. Share capital	242,124	242,124
13. Reserves	157,017	160,845
14. Shareholders' equity	399,141	402,969
15. Minority interests	109,639	108,941
16. Long term liabilities		
16.1 Borrowings	12,076	7,924
16.2 Club establishment fund	17,709	17,634
	538,565	537,468
17. Net tangible assets per share (RM)	1.55	1.57

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended 31 March 2003)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY For the six months ended 30 September 2003

6 n	nonths ended 30/9/2003	Non- <u>Distributable</u> RM'000	Distributable Retained Profits RM'000	Total RM'000
1.	At 1 April 2003	206,929	196,040	402,969
2.	Net profit for the period	0	449	449
3.	Dividends	0	(4,277)	(4,277)
	At 30 September 2003	206,929	192,212	399,141
6 months ended 30/9/2002				
1.	At 1 April 2002	201,463	187,185	388,648
2.	ESOS exercised	4,554	0	4,554
3.	Net profit for the period	0	4,926	4,926
4.	Dividends	0	0	0
	At 30 September 2002	206,017	192,111	398,128

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 March 2003)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

For the six months ended 30 September 2003

		6 months ended 30/09/2003 RM'000	6 months ended 30/09/2002 RM'000
1.	Net cash inflow / (outflow) from operating activities	(1,821)	14,817
2.	Net cash inflow / (outflow) from investing activities	(675)	(397)
3.	Net cash inflow / (outflow) from financing activities	7,074	4,073
4. 5.	Net increase / (decrease) in cash and cash equivalents Cash and cash equivalents at 1 April 2003 / 2002	4,578 53,778	18,493 25,872
6.	Cash and cash equivalents at 30 September 2003 / 2002	58,356	44,365

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 March 2003)