

Condensed consolidated statement of comprehensive income

For the Three-Month Ended 31 March 2011 - unaudited

	Note	3 months ended 31 March	
		2011 RM	2010 RM
Continuing operations			
Revenue	9	34,570,201	48,861,367
Cost of sales		(26,388,117)	(43,307,223)
Gross profit		8,182,084	5,554,144
Other income		1,478,512	2,809,598
Marketing and distribution		(234,260)	(149,177)
Administrative expenses		(3,410,317)	(3,269,706)
Other expenses		(203,963)	(758)
Result from operating activities	9	5,812,056	4,944,101
Finance costs		(1,552,303)	(1,782,044)
Profit before taxation		4,259,753	3,162,057
Income tax expense	20	(1,124,153)	(1,346,957)
Total comprehensive income for the period		3,135,600	1,815,100
Attributable to:			
Owners of the parent		3,134,299	1,816,564
Minority interests		1,301	(1,464)
Total comprehensive income for the period		3,135,600	1,815,100
Earnings per share attributable to equity holders of the parent (sen per share)			
Basic	28	4.30	2.74

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

Condensed Consolidated Statement of Financial Position

As at 31 March 2011- unaudited

	Note	31.3.2011 RM	31.12.2010 RM
Non-current Assets			
Property, plant & equipment	11	63,666,595	64,890,786
Land held for development		98,205,123	95,291,910
Investment properties		116,000	146,520
Investment in unincorporated joint venture		727,910	727,910
Investment securities		619,200	619,200
Trade receivables		73,775,110	70,793,167
Deferred tax assets		12,873	49,424
		<u>237,122,811</u>	<u>232,518,917</u>
Current assets			
Property development costs		21,472,112	22,201,173
Inventories		13,359,887	13,362,257
Trade and other receivables		100,224,754	113,590,267
Tax recoverable		4,146,788	3,647,979
Cash & bank balances		89,111,706	85,805,874
		<u>228,315,247</u>	<u>238,607,550</u>
TOTAL ASSETS		<u>465,438,058</u>	<u>471,126,467</u>
EQUITY AND LIABILITIES			
Share capital		72,815,856	72,815,856
Other reserves		17,072,415	17,072,415
Retained profits		128,889,734	125,754,139
		<u>218,778,005</u>	<u>215,642,410</u>
Minority interest		8,083,511	8,082,210
Total equity		<u>226,861,516</u>	<u>223,724,620</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

Condensed Consolidated Statement of Financial Position (cont')

As at 31 March 2011- unaudited

	Note	31.3.2011 RM	31.12.2010 RM
Non-current liabilities			
Loans and borrowings	24	108,727,825	121,816,038
Deferred tax liabilities		3,467,005	3,561,947
		<u>112,194,830</u>	<u>125,377,985</u>
Current liabilities			
Loans and borrowings	24	23,974,609	22,658,986
Trade and other payables		102,394,210	98,998,960
Income tax payable		-	344,873
Dividend payable		12,893	21,043
		<u>126,381,712</u>	<u>122,023,862</u>
Total liabilities		<u>238,576,542</u>	<u>247,401,847</u>
TOTAL EQUITY AND LIABILITIES		<u>465,438,058</u>	<u>471,126,467</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

Condensed Consolidated Statement of Changes in Equity

For the Three-Month Ended 31 March 2011 - unaudited

	Attributable to owners of the parent				Total RM'000	Minority interests RM'000	Total Equity RM'000
	Share capital RM'000	Share premium RM'000	Foreign currency translation reserve RM'000	Retained earnings RM'000			
At 1 January 2010	66,196	15,892	10	115,338	197,436	8,092	205,528
Effect of adopting FRS 139	-	-	-	229	229	-	229
At 1 January 2010, restated	66,196	15,892	10	115,567	197,665	-	205,757
Total comprehensive income	-	-	-	1,817	1,817	(1)	1,816
At 31 March 2010	66,196	15,892	10	117,384	199,482	8,091	207,573
At 1 January 2011 :	72,816	17,062	10	125,754	215,642	8,082	223,725
Total comprehensive income	-	-	-	3,135	3,135	2	3,137
At 31 March 2011	72,816	17,062	10	128,889	218,777	8,084	226,862

The condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

Condensed Consolidated Statement of Cash Flows

For the Three-Month Ended 31 March 2011 - unaudited

	3 months ended	
	31.3. 2011 RM	31.3.2010 RM
Net cash generated from operating activities	12,141,187	2,938,355
Net cash generated from investing activities	2,879,877	960,484
Net cash (used in) / generated from financing activities	(9,536,414)	1,594,864
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENTS	5,484,650	5,493,703
CASH & CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	80,891,497	68,599,493
CASH & CASH EQUIVALENTS AT END OF FINANCIAL PERIOD*	86,376,147	74,093,196
*Cash & cash equivalents at end of the financial period comprise the following:		
	As at 31.3.2011	As at 31.3.2010
Cash & bank balances	89,111,706	77,142,549
Bank overdraft (included within short term borrowing in Note 24)	(2,124)	(115,915)
	89,109,582	77,026,634
Less: Deposits pledged	(2,733,435)	(2,933,438)
	86,376,147	74,093,196

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

**EXPLANATORY NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE
QUARTER AND YEAR TO DATE ENDED 31st MARCH 2011**

Part A – Explanatory Notes Pursuant to FRS 134

1. Basis of Preparation

The interim financial statements other than for financial instruments, have been prepared under the historical cost convention. Financial instruments have been fair valued in accordance to FRS 139 Financial Instruments: Recognition and Measurement.

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134; Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad (“Bursa”).

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2010. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2010.

2. Significant Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2010.

3. Auditors’ Report on Preceding Annual Financial Statements

The auditors’ report on the financial statements for the year ended 31 December 2010 was not subject to any qualification.

4. Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period.

5. Changes in Estimates

There were no changes in estimates that have had a material effect in the current quarter.

6. Comment About Seasonality or Cyclical Factors

The Group's products and services are generally dependent on the Malaysian economy, government policies and weather (on the construction activities).

7. Dividends Paid

There were no dividends paid during the quarter.

8. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities in the current quarter.

9. Segmental Information

	Property Development RM	Quarrying and road paving RM	Construction RM	Operation of golf resort and hotel RM	Trading RM	Adjustment/ Elimination RM	Consolidated RM
31 March 2011							
Revenue							
External Sales	6,791,692	13,425,418	10,208,150	1,489,840	-	2,655,101	34,570,201
Inter- segment sales	227,343	1,749,163	54,226	57,630	-	(2,088,362)	-
Total revenue	7,019,035	15,174,581	10,262,376	1,547,470	-	566,739	34,570,201
Results							
Segment result	1,500,595	2,125,274	1,417,655	144,013	(206,327)	1,070,244	6,051,454
Unallocated corporate expenses							(239,398)
Profit from operations							5,812,056
Finance costs							(1,552,303)
Income tax expense							(1,124,153)
Net profit for the year							3,135,600

10. Changes in Composition of the Group

There were no changes in the composition of the Group during the financial period including business combination, acquisition or disposal of subsidiary and long-term investment, restructuring and discontinuing operation.

11. Property, Plant and Equipment

The were no valuation for property, plant and equipment of the Group during the financial period.

12. Capital Commitments

The amount of commitments for the purchase of property, plant & equipment not provided for in the interim financial statements as at 31 March, 2011 is as follows:

	<u>RM</u>
Approved and contracted for	748,000
Approved but not contracted for	<u>5,983,750</u>

13. Changes in Contingent Liabilities

There were no changes in contingent liabilities since the last financial year ended 31 December 2010.

14. Material Subsequent Events to the Reporting Date

On 23 May 2011, the Company signed a joint development agreement with Belleview Bina Sdn. Bhd. to develop a 3.63 acre piece of land in Alor Setar, owned by the company into 2 blocks of 22 and 25 storey condominium totalling 277 units. The project subject to approvals from Authorities is expected to commence construction before the end of 2011.

No other material events subsequent to the financial period ended 31 March 2011 up to the date of this report.

15. Significant Related Party Transactions

	3 months ended 31.3.2011 RM
Tributes charges by the holding corporation	32,400
Estate agency fee charges by a related company, Kumpulan Ladang-Ladang Perbadanan Kedah Sdn. Bhd.	43,319
Sales to related party	33,273
Progress billings charged to holding corporation	-
	108,992

Part B – Explanatory Notes Pursuant to Chapter 9, Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

16. Review of Performance

For the first quarter ended 31 March 2011, the Group recorded a revenue of RM34.6 million. The revenue is lower by RM14.3 million or 29% compared to RM48.9 million achieved in the same corresponding period of last year. Demand for quarry products was sluggish whereas construction activities recorded lower progress billings. Property development performed better.

Despite lower revenue, the Group's profit before tax of RM 4.3 million is 35% higher compared to RM3.2 million posted in the same corresponding period of last year. This is due to better margins from the property, construction and quarry divisions.

17. Variation of Results Against Preceding Quarter

	Current quarter ended 31 March 2011 RM	Preceding quarter ended 31 December 2010 RM
Revenue	34,570,201	62,666,344
Profit Before Taxation	4,259,753	9,772,556

In comparison with the preceding quarter ended 31 December 2010, the Group registered a lower revenue of RM34.6 million as compared to RM62.7 million registered in the preceding quarter.

Similarly, the Group profit before tax of RM4.3 million is also lower compared to RM9.8 million posted in the preceding quarter. Except for property division, all the core activities of the Group recorded lower revenue for the period.

18. Current Year Prospects

For the financial year 2011, the Group expects to continue to focus on its existing core businesses. The construction division will concentrate on completing all on-going projects as scheduled. The quarry and road division expects contracts for the state roads maintenance to be rolled out during the second half of this year. The Group also plans to launch a few property projects including condominium during the year.

Barring unforeseen circumstances, the Group expects the financial results for 2011 to be satisfactory.

19. Variance from Profit Forecast or Profit Guarantee

Not applicable for the financial period ended 31 March 2011.

20. Income Tax Expense

	3 months ended 31 March 2011 RM	3 months ended 31 March 2010 RM
Malaysian income tax	1,124,153	1,346,957

The effective tax rate for three months ended 31 March 2011 was 26%. For the previous corresponding quarter, the effective tax rate was higher than the statutory tax rate due to losses of certain subsidiaries not being set off fully against group taxable profits.

21. Quoted Securities

There were no purchase or disposal of quoted securities during the period ended 31st March 2011.

22. Unquoted Investment and Properties

There were no disposal of unquoted investment or properties during the quarter under review.

23. Status of Corporate Proposals

There was no pending corporate proposal during the quarter under review.

24. Group borrowings and Debt Securities

Total loans and borrowings as at 31 March 2011 was as follows:

	Short-term RM	Long-term RM
Term loans	23,583,332	108,276,710
Bank Overdraft	2,124	-
Hire Purchase	389,153	451,115
TOTAL	23,974,609	108,727,825

25. Off Balance Sheet Financial Instruments

During the quarter and up to the date of this report, the Group did not enter into any contracts involving off balance sheet financial instruments.

26. Material Litigation

There were no major changes in pending material litigation, since the last annual balance sheet date of 31st December 2010.

27. Dividends

No interim dividend has been declared for the current quarter ended 31 March 2011.

28. Earnings Per Share

a. Basic earnings per share

**3 months ended
31.3.2011
RM**

Profit attributable to owners of the Parent	3,134,299
Weighted average number of ordinary shares in issue	72,815,856
Basic earnings per share (sen)	4.30

b. Diluted earnings per share

Not applicable.

29. Disclosure of Realised and Unrealised Retained Earnings

	As at 31 March 2011 RM'000	As at 31 December 2010 RM'000
Total retained earnings of the Company and subsidiaries:		
-Realised	125,944	122,808
-Unrealised	2,946	2,946
Total retained earnings	128,890	125,754

30. Authorization for Issue

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the directors on 29th May, 2011.