### **KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

## Unaudited Condensed Consolidated Income Statements For the period ended 31 March 2009

	INDIVIDUA	L QUARTER	CUMULATIVE QUARTER		
PARTICULARS	CURRENT YEAR QUARTER 31/03/2009 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31/03/2008 RM'000	CURRENT YEAR TO DATE 31/03/2009 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2008 RM'000	
Revenue	9,464	46,613	9,464	46,613	
Cost of sales	(9,430)	(20,788)	(9,430)	(20,788)	
Gross profit	34	25,825	34	25,825	
Other income	2,273	1,297	2,273	1,297	
Administrative expenses	(4,816)	(7,559)	(4,816)	(7,559)	
Other operating expenses	(8,181)	(2,925)	(8,181)	(2,925)	
Operating (loss)/profit	(10,690)	16,638	(10,690)	16,638	
Finance costs	(4,586)	(5,691)	(4,586)	(5,691)	
(Loss)/Profit before tax	(15,276)	10,947	(15,276)	10,947	
Income tax expense	1,886	(4,686)	1,886	(4,686)	
(Loss)/Profit for the period	(13,390)	6,261	(13,390)	6,261	
Attributable to:					
Equity holders of the Company Minority interest	(12,810) (580)	6,461 (200)	(12,810) (580)	6,461 (200)	
,	(13,390)	6,261	(13,390)	6,261	
Earning per share attributable to equity holders of the Company (sen):					
Basic, for (loss) / profit for the period	(2.85)	1.44	(2.85)	1.44	
Diluted, for (loss) / profit for the period	N/A	N/A	N/A	N/A	

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements)

### **KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

## Unaudited Condensed Consolidated Balance Sheet As at 31 March 2009

NON CURRENT ASSETS	AS at 31 March 2009	As at	As at
NON CURRENT ASSETS         Ryport Lyplant and equipment         5,651         5,746           Investment properties         7,739         7,792           Irvestment properties         6,66         6,73           Land held for property development         308,959         319,704           Goodwill         149,703         149,703           Associated companies         2,000         2,000           Other investments         1,174         1,740           Deferred tax assets         111         111           Every property development costs         476,569         487,469           Property development costs         459,973         458,515           Receivables         25,944         29,985           Property development costs         459,973         458,515           Receivables         26,944         27,986           Exceivables         26,94         27,986           Exceivables         26,94         27,986           Exposits, cash and bank balances         459,973         455,976           Exceivables         26,94         27,986           Exposits, cash and bank balances         450,000         450,000           Exposits, cash and bank balances         36,547         36,547 <th></th> <th></th> <th></th>			
NON CURRENT ASSETS           Property, plant and equipment         5,651         5,746           Investment properties         7,739         7,792           Prepaid land lease payments         666         667           Goodwill         1,9703         149,703           Associated companies         2,000         2,000           Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         111         111         1111           Deferred tax assets         111         111         111         111           Total coverable         56,949         59,395         456,515         56,949         59,395         158,251         56,949         59,395         158,251         56,949         59,395         158,251         56,949         59,395         158,251         56,294         59,395         158,251         56,294         59,395         158,251         56,294         59,395         158,251         56,294         59,395         158,251         56,294         59,395         158,251         56,294         59,395         158,251         56,294         211,522         158,252         158,252         158,252         158,252			
Property,plant and equipment         5,651         5,746           Investment properties         7,739         7,792           Prepaid land lease payments         666         673           Land held for property development         308,959         319,704           Goodwill         1149,703         149,703           Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         111         111           Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         86,64           Eposits, cash and bank balances         26,984         27,986           Total ASSETS         1,251,115         1,275,703           Total ASSETS         1,251,115         1,275,703           Share option reserve         626         626           Accumulated losses         336,112         306,112           Accumulated losses         339,737         412,547           Minority interest         43,260         48,840           Total equity         447,997		Ki-1 000	KI-1 000
Investment properties         7,799         7,792           Prepaid land lease payments         66         673           Land held for property development         308,959         319,704           Goodwill         149,703         149,703           Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         111         111           Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         79,986           Property development costs         450,000         450,000           Tax recoverable         629         816           Deposits, cash and bank balances         774,546         788,234           TOTAL ASSETS         1,251,115         1,275,703           Share capital         450,000         450,000           Share capital         450,000         450,000           Share capital         450,000         450,100           Share capital         450,000	NON CURRENT ASSETS		
Investment properties         7,799         7,792           Prepaid land lease payments         66         673           Land held for property development         308,959         319,704           Goodwill         149,703         149,703           Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         111         111           Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         79,986           Property development costs         450,000         450,000           Tax recoverable         629         816           Deposits, cash and bank balances         774,546         788,234           TOTAL ASSETS         1,251,115         1,275,703           Share capital         450,000         450,000           Share capital         450,000         450,000           Share capital         450,000         450,100           Share capital         450,000	Property, plant and equipment	5,651	5,746
Prepail and lease payments         666         673           Land held for property development         308,959         319,704           Goodwill         149,703         149,703           Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         111         111           Event to the investments         111         111           Deferred tax assets         111         111           Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         26,984         27,986           Poposits, cash and bank balances         26,984         27,986           Poposits, cash and bank balances         450,000         450,000           Poposits, cash and bank balances         450,000         450,00			•
Land held for property development         308,959         319,704           Goodwill         149,703         149,703           Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         1111         1111           CURRENT ASSETS           Inventories         56,494         59,395           Property development costs         459,973         485,152           Receivables         230,466         241,522           Receivable         629         816           Deposits, cash and bank balances         26,944         27,986           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES           Share capital         450,000         450,000           Share premium         306,112         306,112           Share premium         306,112         306,112           Share premium         46,26         626           Accumulated losses         (357,001)         (344,191)           Minority interest         48,26         48,840           Total equity         47,97         461,387           Degree term borrowings (interest bearing)		·	•
Goodwill         149,703         149,703           Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         111         111           Total Current assets         111         111           Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           Total ASSETS         1,251,115         1,257,003           EQUITY AND LIABILITIES         306,112         306,112           Share capital         450,000         450,000           Share premium         306,112         306,112           Share premium         40,601         412,547 <td< td=""><td></td><td></td><td></td></td<>			
Associated companies         2,000         2,000           Other investments         1,740         1,740           Deferred tax assets         111         111           CURRENT ASSETS           Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         20,046         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           TOTAL ASSETS         1,251,115         1,275,703           TOTAL ASSETS         1,251,115         1,275,703           Share capital         450,000         450,000           Share capital         450,000         450,000           Share permium         306,112         306,112           Share copiton reserve         626         626           Accumulated losses         357,001         344,191           Minority interest         48,260         48,840           Total equity         47,997         461,387           Degreem borrowings (interest bearing)         163,598         13,862           Long term payables         37,088         38,687		the contract of the contract o	
Other investments         1,740         1,740           Deferred tax assets         111         111           CURRENT ASSETS         36,494         59,395           Property development costs         459,973         488,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         77,986           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES         306,112         306,112         306,112           Share capital         450,000         450,000         50	Associated companies		
Deferred tax assets         111         111           CURRENT ASSETS         3         487,469           Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         (357,001)         (341,91)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         163,598         123,862           Long term borrowings (interest bearing)         163,598         123,661           Long term payables         36,547         36,547           Deferred taxation         37,088         36,547           Cong term payables         476,671         479,120      <	·		
CURRENT ASSETS         Separation of the property development costs         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES         300,000         450,000           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         (357,001)         (341,919)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         237,233         199,096           CURRENT LIABILITIES         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Tayables         476,671         479,120			•
Inventories         56,494         59,395           Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         357,001         (341,191)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         163,598         123,862           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           Every LIABILITIES         476,671         479,120           Borrowings (interest bearing)         56,548         14,577           Borrowings (interest bearing)         565,885			
Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           774,546         788,234           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         (357,001)         (344,191)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         163,598         123,662           Long term borrowings (interest bearing)         163,598         123,662           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           Payables         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Taxation         75,794         121,523           Tota	CURRENT ASSETS		
Property development costs         459,973         458,515           Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           774,546         788,234           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         (357,001)         (344,191)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         163,598         123,662           Long term borrowings (interest bearing)         163,598         123,662           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           Payables         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Taxation         75,794         121,523           Tota	Inventories	56,494	59,395
Receivables         230,466         241,522           Tax recoverable         629         816           Deposits, cash and bank balances         26,984         27,986           T74,546         788,234           TOTAL ASSETS         1,251,115         1,275,703           FQUITY AND LIABILITIES         306,112         306,112           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         (357,001)         (344,191)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         163,598         123,862           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           Deferred taxation         37,088         38,687           Evaluation         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Taxation         36,547         36,547 <td>Property development costs</td> <td>the contract of the contract o</td> <td></td>	Property development costs	the contract of the contract o	
Tax recoverable Deposits, cash and bank balances         629 26,984 27,986         816 26,984 27,986           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES         305,112 306,1	• • •	·	
Deposits, cash and bank balances         26,984         27,986           774,546         788,234           TOTAL ASSETS         1,251,115         1,275,703           EQUITY AND LIABILITIES         Share capital         450,000         450,000           Share pemium         306,112         306,112         306,112           Share option reserve         626         626         626           Accumulated losses         357,001         (344,191)           Minority interest         48,260         48,80           Total equity         447,997         461,387           Non-current liabilities         163,598         123,862           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547         36,547           Deferred taxation         37,088         38,687           CURRENT LIABILITIES         237,233         199,096           CURRENT LIABILITIES         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Borrowings (interest bearing)         75,794         121,523           Borrowings (interest bearing)         75,794         121,523           Contraction	Tax recoverable		·
FQUITY AND LIABILITIES         1,251,115         1,275,703           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         (357,001)         (344,191)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         163,598         123,862           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           237,233         199,096           CURRENT LIABILITIES         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Borrowings (interest bearing)         13,420         14,577           Faxation         13,420         14,577           Taxation         565,885         615,220           Total liabilities         803,118         814,316	Deposits, cash and bank balances		
EQUITY AND LIABILITIES           Share capital         450,000         450,000           Share premium         306,112         306,112           Share option reserve         626         626           Accumulated losses         (357,001)         (344,191)           Accumulated losses         48,260         48,840           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         163,598         123,862           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           CURRENT LIABILITIES         237,233         199,096           CURRENT LIABILITIES         75,794         121,523           Taxation         13,420         14,577           Taxation         13,420         14,577           Total liabilities         803,118         814,316			
Share capital       450,000       450,000         Share premium       306,112       306,112         Share option reserve       626       626         Accumulated losses       (357,001)       (344,191)         Minority interest       48,260       48,840         Total equity       447,997       461,387         Non-current liabilities         Long term borrowings (interest bearing)       163,598       123,862         Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         CURRENT LIABILITIES         Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316	TOTAL ASSETS	1,251,115	1,275,703
Share capital       450,000       450,000         Share premium       306,112       306,112         Share option reserve       626       626         Accumulated losses       (357,001)       (344,191)         Minority interest       48,260       48,840         Total equity       447,997       461,387         Non-current liabilities         Long term borrowings (interest bearing)       163,598       123,862         Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         CURRENT LIABILITIES         Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316			
Share premium       306,112       306,112         Share option reserve       626       626         Accumulated losses       (357,001)       (344,191)         399,737       412,547         Minority interest       48,260       48,840         Total equity       447,997       461,387         Non-current liabilities         Long term borrowings (interest bearing)       163,598       123,862         Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         CURRENT LIABILITIES       237,233       199,096         CURRENT LIABILITIES       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316	EQUITY AND LIABILITIES		
Share option reserve       626       626         Accumulated losses       (357,001)       (344,191)         399,737       412,547         Minority interest       48,260       48,840         Total equity       447,997       461,387         Non-current liabilities         Long term borrowings (interest bearing)       163,598       123,862         Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         237,233       199,096         CURRENT LIABILITIES       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316	Share capital	450,000	450,000
Accumulated losses         (357,001)         (344,191)           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         36,547         123,862           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           CURRENT LIABILITIES         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Taxation         13,420         14,577           Total liabilities         803,118         814,316	Share premium	306,112	306,112
Minority interest         399,737         412,547           Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           CURRENT LIABILITIES           Payables         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Taxation         13,420         14,577           565,885         615,220           Total liabilities         803,118         814,316	Share option reserve	626	626
Minority interest         48,260         48,840           Total equity         447,997         461,387           Non-current liabilities         Value of term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547         36,547           Deferred taxation         37,088         38,687           CURRENT LIABILITIES         Value of the control	Accumulated losses	(357,001)	(344,191)
Non-current liabilities         447,997         461,387           Long term borrowings (interest bearing)         163,598         123,862           Long term payables         36,547         36,547           Deferred taxation         37,088         38,687           CURRENT LIABILITIES         237,233         199,096           Payables         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Taxation         13,420         14,577           Total liabilities         803,118         814,316		399,737	412,547
Non-current liabilities         Long term borrowings (interest bearing)       163,598       123,862         Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         CURRENT LIABILITIES         Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316	Minority interest	48,260	48,840
Long term borrowings (interest bearing)       163,598       123,862         Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         CURRENT LIABILITIES         Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316	Total equity	447,997	461,387
Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         237,233       199,096         CURRENT LIABILITIES         Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316	Non-current liabilities		
Long term payables       36,547       36,547         Deferred taxation       37,088       38,687         237,233       199,096         CURRENT LIABILITIES         Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       803,118       814,316	Long term borrowings (interest bearing)	163,598	123,862
Deferred taxation         37,088         38,687           237,233         199,096           CURRENT LIABILITIES           Payables         476,671         479,120           Borrowings (interest bearing)         75,794         121,523           Taxation         13,420         14,577           Total liabilities         565,885         615,220           Total liabilities         803,118         814,316		36,547	36,547
CURRENT LIABILITIES       476,671       479,120         Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         565,885       615,220         Total liabilities       803,118       814,316			
Payables       476,671       479,120         Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         Total liabilities       565,885       615,220         803,118       814,316			
Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         565,885       615,220         Total liabilities       803,118       814,316	CURRENT LIABILITIES		
Borrowings (interest bearing)       75,794       121,523         Taxation       13,420       14,577         565,885       615,220         Total liabilities       803,118       814,316	Payables	476,671	479,120
Taxation       13,420       14,577         565,885       615,220         Total liabilities       803,118       814,316	•		·
Total liabilities         565,885         615,220           803,118         814,316	Taxation	13,420	
		565,885	615,220
TOTAL EQUITY AND LIABILITIES 1,275,703	Total liabilities	803,118	814,316
	TOTAL EQUITY AND LIABILITIES	1,251,115	1,275,703

(The Unaudited Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements)

# **KUMPULAN HARTANAH SELANGOR BERHAD** Company No: 559747-W

Unaudited Condensed Consolidated Statement of Changes In Equity For the period ended 31 March 2009

	[ Attributable to Equity Holders of the Parent]				Minority Interest	Total	
	[ Non-distri Share Capital RM'000	butable ] Share Premium RM'000	[ Distribu Share Options Reserve RM'000	Accumulated (Losses) / Profit RM'000	Total RM'000	RM'000	<b>Equity</b> RM'000
At 1 January 2008	450,000	306,112	-	(306,050)	450,062	47,600	497,662
Profit for the period	-	-	-	6,461	6,461	(200)	6,261
At 31 March 2008	450,000	306,112	-	(299,589)	456,523	47,400	503,923
At 1 January 2009	450,000	306,112	626	(344,191)	412,547	48,840	461,387
Loss for the period	-	-	-	(12,810)	(12,810)	(580)	(13,390)
At 31 March 2009	450,000	306,112	626	(357,001)	399,737	48,260	447,997

(The Unaudited Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements)

#### **KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

## Unaudited Condensed Consolidated Cash Flow Statement For the period ended 31 March 2009

	<b>31.03.09</b> RM'000	<b>31.03.08</b> RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
(Loss) / Profit after tax	(13,390)	6,261
Adjustments for:  Depreciation of property, plant and equipment Depreciation of investment properties Amortisation of prepaid land lease payments Finance costs  Operating (loss)/ profit before working capital changes	228 52 7 4,586 (8,517)	627 76 13 5,691 12,668
Changes in Working Capital Inventories Receivables Property developments projects Payables	2,901 10,499 9,287 (3,606)	93 3,137 (1,482) 2,485
Net cash generated from operations	10,564	16,901
Interest paid Tax paid Net cash flow generated from operating activities	(4,494) (870) 5,200	(5,316) (1,075) 10,510
CASH FLOWS FROM INVESTING ACTIVITIES Purchase of property, plant & equipment Disposal of property, plant and equipment Net cash flow used in investing activities	(250) 40 (210)	(553) 238 (315)
CASH FLOWS FROM FINANCING ACTIVITIES Repayment of borrowings Net cash flow used in financing activities	(6,270) (6,270)	(12,740) (12,740)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(1,280)	(2,545)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	(22,085)	(4,649)
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	(23,365)	(7,194)

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

	<b>As at</b> <b>31.03.09</b> RM'000	<b>As at 31.03.08</b> RM'000
Cash and bank balances	14,813	15,774
Debt Service Reserve Accts ("DSRA") - Note 1	3,226	8,706
Deposits	8,944	18,689
Bank overdrafts	(50,348)	(50,363)
	(23,365)	(7,194)

Note 1: The accounts is for the purpose of RM250 million Term Loan Facility with CIMB Bank Berhad. This account shall be maintained with the bank throughout the tenure of the Term Loan Facility.

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