(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS 30 APRIL 2010

1 BASIS OF PREPARATION

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements outlined in the Financial Reporting Standards ("FRS") 134 –"Interim Financial Reporting" issued by the Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 of the Bursa Malaysia Securities Berhad (Bursa Securities Berhad ("Bursa") Listing Requirements. The interim financial statements should be read in conjunction with the Group's annual audited financial statements for the year ended 30 April 2009. 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 30 April 2009.

2 CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation used in the presentation of the quarterly financial statements are consistent with those applied in the latest audited annual financial statements ended 30 April 2009.

At the date of authorisation of these interim financial statements, the following Financial Reporting Standards (FRS) and Interpretations were issued but not yet effective and have not been applied by the Group and the Company:

		Effective for financial periods
New and Revised FRSs, Ame	beginning on or after	
FRS 8	Operating Segments	1 July 2009
FRS 7	Financial Instruments: Disclosures	1 January 2010
FRS 123	Borrowing Costs	1 January 2010
FRS 139	Financial Instruments : Recognition and measurement	1 January 2010
Amendments to FRS 1 and FRS 127	First-time Adoption of Financial Reporting Standards and Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	1 January 2010
Amendments to FRS 2	Share-based Payment – Vesting Conditions and Cancellations	1 January 2010
Amendments to FRS 107	Cash Flow Statements	1 January 2010
Amendments to FRS 108	Accounting Policies, Changes in Accounting Estimates and Errors	1 January 2010
Amendments to FRS 110	Events After the Balance Sheet Date	1 January 2010
Amendments to FRS 116	Property, Plant and Equipment	1 January 2010
Amendments to FRS 117	Leases	1 January 2010
Amendments to FRS 118	Revenue	1 January 2010
Amendments to FRS 119	Employee Benefits	1 January 2010
Amendments to FRS 120	Accounting for Grants and Disclosure of Government Assistance	1 January 2010
Amendments to FRS 128	Investment in Associates	1 January 2010

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED) 30 APRIL 2010

2 CHANGES IN ACCOUNTING POLICIES (CONTINUED)

	,	
New and Revised FRSs, Ame	endments to FRSs and Interpretations	Effective for financial periods beginning on or after
Amendments to FRS 136	Impairment of Assets	1 January 2010
Amendments to FRS 138	Intangible Assets	1 January 2010
Amendments to FRS 140	Investment Property	1 January 2010
FRS 101	Presentation of Financial Statements	1 January 2010
FRS 4	Insurance Contracts	1 January 2010
FRS 1	First-time Adoption of Financial Reporting Standards	1 July 2010
Amendments to FRS 2	Share-based Payment	1 July 2010
FRS 3	Business Combinations	1 July 2010
Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations	1 July 2010
FRS 127	Consolidated and Separate Financial Statements	1 July 2010
Amendments to FRS 138	Intangible Assets	1 July 2010
FRS 1	Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters (Amendment to FRS 1)	1 January 2011
FRS 7	Improving Disclosures about Financial Instruments (Amendments to FRS 7)	1 January 2011
IC Interpretation 9	Reassessment of Embedded Derivatives	1 January 2010
IC Interpretation 10	Interim Financial Reporting and Impairment	1 January 2010
IC Interpretation 11	FRS 2 - Group and Treasury Share Transactions	1 January 2010
IC Interpretation 13	Customer Loyalty Programmes	1 January 2010
IC Interpretation 14	FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	1 January 2010
Amendments to IC Interpretation 9	Scope of IC Interpretation 9 and Revised FRS 3 (2010)	1 July 2010
IC Interpretation 12	Service Concession Arrangements	1 July 2010
IC Interpretation 15	Agreements for Construction of Real Estate	1 July 2010
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation	1 July 2010
IC Interpretation 17	Distributions of Non-cash Assets to Owners	1 July 2010

The initial application of the above standards, amendments and interpretations are not expected to have any material impact on the financial statements of the Group and the Company.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED) 30 APRIL 2010

2 CHANGES IN ACCOUNTING POLICIES (CONTINUED)

At the end of the period ended 30 April 2010, the Group revalued its properties under property, plant and equipment with the exception of those which have been recently purchased whose costs approximate market values prevailing at the revaluation date. The impact of the valuation is shown under note 10.

3 AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The preceding year's audit report for the year ended 30 April 2009 was unqualified.

4 SEASONAL OR CYCLICAL FACTORS

Seasonal or cyclical factors do not significantly affect the principal business operations of the Group.

5 UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the period under review.

6 CHANGES IN ESTIMATES

There were no material changes in the estimation methods in this interim reporting quarter which will have a material effect.

7 DEBT AND EQUITY SECURITIES

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year to date.

8 DIVIDEND PAID

There was no dividend paid during the period under review.

9 SEGMENTAL INFORMATION

Segmental information is presented on the basis of geographical segments, segment revenue is based on the geographical location of customers.

PERIOD ENDED 30 APRIL 2010

	REVENUE	SEGMENT RESULTS
	RM'000	RM'000
Malaysia	92,289	18,204
Overseas	67,242	8,326
	159,531	26,530
Other income		6,153
Unallocated expenses		(436)
Income tax expense		(7,570)
Profit for the period		24,677

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED) 30 APRIL 2010

10 VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The impact of the valuation of property, plant and equipment as at 30 April 2010 is as follows:

RM

Revaluation reserves 1,537,350

Deferred tax liabilities 392,985

Property, plant & equipment 1,930,335

11 MATERIAL EVENTS SUBSEQUENT TO THE END OF INTERIM PERIOD

There were no material events subsequent to the interim period that would substantially affect the interim financial statements.

12 CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during this interim period.

13 CONTINGENT LIABILITIES

There were no material changes in contingent liabilities since the last annual balance sheet date as at 30 April 2009.

14 CAPITAL COMMITMENTS

Capital expenditure not provided for in the interim report as at 30 April 2010 is as follows:

	RM
AUTHORISED AND CONTRACTED	1,249,447
ANALYSED AS FOLLOWS:	
PLANT & MACHINERY	650,233
RENOVATIONS	599,214
	1,249,447

15 SIGNIFICANT RELATED PARTY TRANSACTIONS

There were no significant related party transactions during this interim period.

16 REVIEW OF PERFORMANCE

For the period ended 30 April 2010, the Group recorded a lower revenue of RM159.531 million (30 April 2009 – RM175.337 million) but with a higher pre-tax profit of RM32.247 million (30 April 2009 – RM25.442 million).

Despite the decrease in revenue, the Group's pre-tax profit increased by RM6.805 million, due to lower raw material cost and higher gains from disposal of investments.

17 MATERIAL CHANGE IN THE PROFIT BEFORE TAX FOR THE CURRENT QUARTER AS COMPARED TO THE IMMEDIATE PRECEDING QUARTER

For the quarter ended 30 April 2010, the Group recorded a revenue of RM40.960 million, a decrease of RM1.347 million compared to that of the preceding quarter of RM42.307 million, while the pre-tax profit was RM6.566 million, a decrease of RM2.036 million, compared to RM8.602 million for the preceding quarter. Decrease in pre-tax profit was due to lower turnover and higher operating cost in the current quarter.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED) 30 APRIL 2010

18 CURRENT YEAR PROSPECTS

Although the global economy has shown signs of recovery, the Group's operating environment is expected to remain challenging and competitive. Nevertheless, the Board anticipates the performance of the Group to remain profitable. The Group will strive to ensure that it continues to achieve satisfactory results by implementing prudent measures, improving operational efficiency while remaining focused on product and service quality.

19 VARIANCE IN PROFIT FORECAST

Not applicable.

20 INCOME TAX EXPENSE

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30/04/2010	Preceding Year Quarter 30/04/2009	Current Year To- Date 30/04/2010	Preceding Year Corresponding Period 30/04/2009
	RM'000	RM'000	RM'000	RM'000
Income tax				
- Current period	1,461	579	6,265	3,252
- Prior period	(1)	(2)	920	7
	1,460	577	7,185	3,259
Deferred tax	218	1,077	385	1,265
	1,678	1,654	7,570	4,524

The effective tax charge for the financial period ended 30 April 2010 is lower than the statutory rate due to reinvestment allowance claimed by a subsidiary.

21 PROFITS ON SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There was no sale of unquoted investments and /or properties during this interim period.

22 QUOTED SECURITIES

Total purchase consideration and sales proceeds of quoted securities for the current quarter ended 30 April 2010 and profit arising therefrom are as below:

	Current Quarter 30/04/2010	Current Year To-Date 30/04/2010	
	RM	RM	
Total purchase consideration of quoted securities acquired			
Sales proceeds of quoted securities	658,515	16,760,231	
Profit arising therefrom	224,097	4,199,604	

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED) 30 APRIL 2010

22 QUOTED SECURITIES (CONTINUED)

Investments in quoted shares as at 30 April 2010:

	RM
At cost	970,688
At carrying value/book value	970,688
At market value	1,223,120

23 CORPORATE PROPOSALS

There were no corporate proposals announced but not completed as at date of this report.

24 GROUP BORROWINGS AND DEBT SECURITIES

There were no group borrowings and debt securities as at the end of the reporting period.

25 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There were no financial instruments with off balance sheet risk as at date of this report.

26 MATERIAL LITIGATION

There was no material litigation as at date of this report.

27 DIVIDEND

The Board of Directors would annouce their recommendation on the dividend at a later date.

28 EARNINGS PER SHARE

The earnings per share is calculated by dividing the profit attributable to the ordinary shareholders by the weighted number of ordinary shares in issue for the following periods:-

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30/04/2010	Preceding Year Quarter 30/04/2009	Current Year To- Date 30/04/2010	Preceding Year Corresponding Period 30/04/2009
	RM'000	RM'000	RM'000	RM'000
Profit attributable to shareholders	4,888	7,565	24,677	20,918
Weighted average no. of Ordinary shares in issue during the interim period				
(000)	80,000	80,000	80,000	80,000
Basic earnings per share (sen)	6.11	9.45	30.85	26.15

By Order of the Board

WOO MIN FONG YAP WAI BING Company Secretaries Johor Bahru 29 June 2010