Company no: 367122-D (Incorporated in Malaysia)

Interim Financial Statements as at 30 September 2012

(Incorporated in Malaysia)

Condensed Consolidated Statements of Comprehensive Income for the period ended 30 September 2012

	INDIVIDUAL QUARTER 3 months ended 30.09.2012		CUMULATIVE 9 months 30.09.2012 RM'000	•
Revenue	46,177	20,015	106,926	69,230
Cost of sales	(26,416)	(10,090)	(74,857)	(55,960)
Gross profit	19,761	9,925	32,069	13,270
Other items of income				
Other income	1,017	330	15,929	9,350
Finance income	105	123	301	276
Other items of expense				
Administrative expenses	(3,789)	(3,644)	(11,033)	(9,025)
Other expenses	(11,522)	(5,161)	(21,957)	(12,046)
Finance costs -current -reversal of prior year	(1,232) -	(1,850)	(4,469) 29	(4,587) 2,730
Share of profit of associates	825	174	767	303
Profit/(loss) before tax	5,165	(103)	11,636	271
Income tax expense (Note 18)	(4,044)	(271)	(5,230)	(429)
Profit/(loss) net of tax	1,121	(374)	6,406	(158)

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statements of Comprehensive Income for the period ended 30 September 2012 (continued)

	INDIVIDUAL 3 months 30.09.2012 RM'000	_	CUMULATIVE QUARTER 9 months ended 30.09.2012 30.09.2013 RM'000 RM'000		
Other comprehensive					
income Net gain on available-for sale financial assets					
-Profit/(loss) on fair value					
changes	-	(2,705)	(8,546)	(9,106)	
-Transfer to profit and loss upon disposal	-	2,249	13,930	5,946	
Foreign currency	(2.426)	•	·	·	
translation Other comprehensive	(3,126)	16,782	(2,446)	6,755	
(loss)/income,					
net of tax	(3,126)	16,326	2,938	3,595	
Total comprehensive income/(loss) for					
the period, net of tax	(2,005)	15,952	9,344	3,437	
B 51///					
Profit/(loss) attributable to:					
Owners of the parent	887	(348)	5,832	(132)	
Non-controlling interests	234	(26)	574	(26)	
	1,121	(374)	6,406	(158)	
Total comprehensive (loss)/income attributable to:					
Owners of the parent	(1,192)	15,978	8,770	3,463	
Non-controlling interests	(813)	(26)	(799)	(26)	
	(2,005)	15,952	7,971	3,437	
Earnings/(loss) per share attributable to owners of the Company (Note 26)					
Basic (sen)	0.43	(0.16)	2.83	(0.06)	
Diluted					
The condensed conselled		- C		la a manadita	

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim

(Incorporated in Malaysia)

financial statements.

Condensed Consolidated Statements of Financial Position as at 30 September 2012

	Note	Unaudited 30.09.2012 RM'000	Audited 31.12.2011 RM'000
ASSETS			
Non Current Assets			
Property, plant and equipment		13,717	15,745
Land held for property development		139,702	141,194
Investment properties		21,731	10,049
Investments in associates		19,809	20,082
Investment securities	21	57,399	63,377
Deferred tax assets		9,523	11,008
Intangible assets		35,732	35,732
		297,613	297,187
Current Assets			
Property development costs		87,722	89,511
Inventories		62,423	77,371
Trade receivables		61,518	42,184
Other receivables		19,341	18,601
Tax recoverable		1,008	4,218
Cash and bank balances		15,097	33,002
		247,109	264,887
TOTAL ASSETS		544,722	562,074
EQUITY AND LIABILITIES Current Liabilities			
Retirement benefit obligations		275	316
Loans and borrowings	22	42,976	43,238
Trade payables		30,172	27,950
Other payables		41,663	45,713
Tax payable		-	840
		115,086	118,057
NET CURRENT ASSETS	•	132,023	146,830

(Incorporated in Malaysia)

Condensed Consolidated Statements of Financial Position as at 30 September 2012 (continued)

		Unaudited 30.09.2012 RM'000	Audited 31.12.2011 RM'000
Non Current Liabilities			
Retirement benefit obligations		3,802	3,585
Loans and borrowings	22	52,595	73,432
	•	56,397	77,017
TOTAL LIABILITIES	•	171,483	195,074
Equity attributable to owners of the parent			
Share capital		205,978	205,978
Share premium		43,008	43,008
Other reserves	23	25,659	22,721
Retained earnings		97,498	93,398
		372,143	365,105
Non-controlling interest	_	1,096	1,895
TOTAL EQUITY		373,239	367,000
TOTAL EQUITY AND LIABILITIES		544,722	562,074
Net assets per share (RM)		1.81	1.78

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statement.

(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity for the period ended 30 September 2012

			Non Di	stributable	Distributable	Distributable				Ī
	Total equity RM'000	Total equity attributal to owners of the parent RM'000		Share premium RM'000	Retained earnings RM'000	Total other reserves RM'000	Fair value change reserve RM'000	Premium paid on acquisition of non- controlling interest RM'000	Foreign currency exchange reserve RM'000	Non- controlling interest RM'000
1 Jan 2012	367,000	365,105	205,978	43,008	93,398	22,721	35,207	(9.898)	(2,588)	1,895
Comprehensiv	ve incom	e :								
Profit net of	5 405	- 000								
tax	6,406	5,832 •	-	-	5,832	-	-	-	-	574
Other compre					(4.700)					
Dividend	(1,732)		-	-	(1,732)	-	-	-	-	-
Available-for-sa		l assets								
Profit on fair v										
changes	13,930	13,930	-	-	-	13,930	13,930	-	-	-
Transfer to pr	ofit and lo	ss upon								
disposal	(8,546)	(8,546)				(8,5 4 6)	(8,546)	-	-	-
Foreign current	су									
translation	(3,819)	(2,446)	-	-	-	(2,446)	-	-	(2,446)	(1,373)
30 Sept								_	_	
2012	373,239	372,143	205,978	43,008	97,498	25,659	40,591	(9,898)	(5,034)	1,096

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity for the period ended 30 September 2012 (continued)

			Non Di	stributable	Distributable		Non	Distributable		•
	Total equity RM'000	Total equity attributal to owners of the parent RM'000		Share premium RM'000	Retained earnings RM'000	Total other reserves RM'000	Fair value change reserve RM'000	Premium paid on acquisition of non- controlling interest RM'000	Foreign currency exchange reserve RM'000	Non- controlling interest RM'000
1 Jan 2011	384,198	384,198	205,978	43,008	98,037	37,175	47,073	(9,898)	-	-
Comprehens Loss before	ive incom	e:								
tax	(158)	(132)	-	-	(132)	-	-	-	-	(26)
Other compr										
Available-for-s		al assets								
Profit on fair changes	5,946	5,946	-	-	-	5,946	5,946	-	-	-
Transfer to p						(0.100)	(0.100)			
disposal	(9,106)	(9,106)	-	-	-	(9,106)	(9,106)	-	-	-
Foreign currer translation	n cy 6,755	6,755			_	6,755	_	_	6,755	_
Total compre		0,733				0,733			0,733	
income	387,635	387,661	205,978	43,008	97,905	40,770	43,913	(9,898)	6,755	(26)

(Incorporated in Malaysia)

	Attributable to owners of the parent									
			Non Di	stributable	Distributable		Nor	Distributable		I
	Total equity RM'000	Total equity attributal to owners of the parent RM'000		Share premium RM'000	Retained earnings RM'000	Total other reserves RM'000	Fair value change reserve RM'000	Premium paid on acquisition of non- controlling interest RM'000	Foreign currency exchange reserve RM'000	Non- controlling interest RM'000
Transactions owners	with									
Net effect on a	cquisition (of								
subsidiaries	1,452	-	-	-	-	-	-	-	-	1,452
Dividends	(4,120)	(4,120)	-	-	(4,120)	-	-	-	-	-
Total transac										
owners	(2,668)	(4,120)	-	-	(4,120)	-	-	-	-	1,452
30 Sept 2011	384,967	383,541	205,978	43,008	93,785	40,770	43,913	(9,898)	6,755	1,426

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statements of Cash Flow for the period ended 30 September 2012

CUMULATIVE QUARTER
30.9.2012 30.09.2011
RM'000 RM'000

Operating activities

Profit before taxation	11,636	271

Adjustments for :-

Depreciation of property, plant and equipment	965	1,285
Depreciation of investment properties	266	129
Share of profit of associates	(767)	(303)
Dividend income	(1,447)	(2,231)
Gain on disposal of investment	(13,930)	(9,106)
Gain on disposal of property, plant and equipment	(281)	(43)
Reversal of provision for loan interest/REB redemption		
premium and coupon	(29)	(1,020)
Provision for impairment loss	15	-
Provision for Genfemanco's claim	13,339	-
Provision for retirement benefits	325	479
Total adjustments	(1,544)	(10,810)
Operating cash flows before		
changes in working capital	10,092	(10,539)

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statement of Cash Flow for the period ended 30 September 2012 (continued)

	CUMULATIVE QUARTER		
	30.09.2012	30.09.2011	
	RM'000	RM'000	
Operating cash flows before			
changes in working capital	10,092	(10,539)	
Changes in working capital			
Decrease in receivables	700	28,421	
Decrease/(increase) in inventories	3,851	(14,975)	
Decrease/(increase) in land held for development	1,012	(4,769)	
Decrease in property development costs	2,273	5,839	
(Decrease)/increase in payables	(36,716)	39,033	
Total changes in working capital	(28,880)	53,549	
Interest paid	(2,359)	(2,085)	
Taxes refunded/(paid)	533	(2,646)	
Retirement benefits paid	<u> </u>	(314)	
Net cash flows from			
operating activities	(20,614)	37,965	
Investing activities			
Proceeds from disposal of investment	25,500	20,000	
Purchase of property, plant and equipment	(1,049)	(1,820)	
Acquisition of an associate	-	(18,264)	
Proceed from sale of property, plant and equipment	1,523	86	
Interest received	229	429	
Net cash outflow from acquisition of subsidiary	-	(37,819)	
Dividends received	1,447	2,231	
Net cash flows from			
investing activities	27,650	(35,157)	

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statement.

(Incorporated in Malaysia)

Condensed Consolidated Statement of Cash Flow for the period ended 30 September 2012 (continued)

CUMULATIVE QUARTER				
30.09.2012	30.09.2011			
PM'000	DM/ΩΩΩ			

Financing activities

Proceeds from term loans	1,435	26,905
Repayment of term loans	(9,951)	(221)
Interest paid	(2,109)	(6,065)
Dividend paid	(1,732)	(4,120)
Repayment of obligations under finance leases	(92)	(175)
Repayment of REBs	(13,000)	(19,000)
Net cash used in financing activities	(25,449)	(2,676)
NET (DECREASE)/INCREASE IN CASH AND		
CASH EQUIVALENTS	(18,413)	132
CASH AND CASH EQUIVALENTS AT THE		
BEGINNING OF FINANCIAL PERIOD	(1,107)	3,678
CASH AND CASH EQUIVALENTS AT THE END		
OF FINANCIAL PERIOD	(19,520)	3,810
Represented by:		
Cash and bank balances	15,097	24,927
Bank overdrafts (included in short term borrowings		
in Note 22)	(34,617)	(28,737)
	(19,520)	3,810

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Explanatory Notes Pursuant to FRS 134: Interim Financial Reporting and Listing Requirements of Bursa Malaysia Securities Berhad

1 Basis of preparation

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 Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2011. 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 year ended 31 December 2011.

2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2011, except for the mandatory adoption of the following new and revised Financial Reporting Standards (FRSs), Amendments to FRSs and IC Interpretations which are applicable for the financial year of the Group beginning on 1 January 2012.

FRSs, Amendments to FRSs and IC Interpretations

Description	Effective date
Amendments FRS 1: Severe Hyperinflation and Removal of Fixed Assets dates for first-time adopters	1 January 2011
Amendments to FRS 7: Disclosures – Transfer of Financial Assets	1 January 2011
Amendments to FRS 112: Deferred Tax – Recovery of Underlying Assets	1 January 2011
FRS 124: Related party disclosures	1 January 2011
IC Interpretation 19: Extinguishing Financial Liabilities with Equity Instruments	1 July 2011
Amendments to IC Interpretation 14: Prepayments of a Minimum Funding Requirement	1 July 2011
Amendments to FRS 101: Presentation of Items of Other Comprehensive Income	1 July 2011

(Incorporated in Malaysia)

2 Changes in Accounting Policies (continued)

Description FRS 10 Consolidated Financial Statements	Effective date 1 January 2013
FRS 11 Joint Arrangements	1 January 2013
FRS 13 Fair Value Measurement	1 January 2013
FRS 119 Employee Benefits	1 January 2013
FRS 117 Separate Financial Statements	1 January 2013
FRS 128 Investment in Associates and Joint Ventures	1 January 2013
Amendments to FRS 7: Disclosures- Offsetting Financial Assets and Financial Liabilities	1 January 2013
Amendments to FRS 132: Disclosures- Offsetting Financial Assets and Financial Liabilities	1 January 2014
FRS 9 Financial Instruments	1 January 2015

3 Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the year ended 31 December 2011 was not qualified.

4 Seasonal or cyclical factors

The Group's performance is not materially subject to seasonal or cyclical fluctuations.

5 Unusual items due to their nature, size or incidence

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

6 Changes in estimates

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

(Incorporated in Malaysia)

7 Issuance or repayment of debt and equity securities

There were no issuance, cancellations, repurchases, resale, and repayment of debts and equity securities for the current quarter.

8 Valuation of property, plant and equipment

There was no valuation of property, plant and equipment conducted during the quarter for the Group.

9 Segmental information

The segment information by activities for the Company and its subsidiaries for the current quarter is as follows:-

	CUMULATIVE QUARTER 9 MONTHS ENDED	
	30.9.2012	30.9.2011
	RM'000	RM'000
Segment revenue		
Investment holding	9,019	9,019
Property development	58,847	37,331
Construction	6,121	5,846
Trading in building materials	3	1,396
Manufacturing	46,574	35,293
Others	978	262
	121,542	89,147
Elimination	(14,616)	(19,917)
Revenue	106,926	69,230
Segment results		
Investment holding	17,505	15,686
Property development	31,181	5,626
Construction	(550)	(1,255)
Trading in building materials	242	(1,051)
Manufacturing	(8,801)	821
Others	446	29
Total	40,023	19,856
Elimination	(24,714)	(16,516)
Sub Total	15,309	3,340
Finance costs		
-current	(4,469)	(4,596)
-reversal of prior year provision	29	1,224
Share of profit from associates	767	303
Profit before tax	11,636	271

(Incorporated in Malaysia)

10 Changes in the composition of the Group

There were no changes in the composition of the Group for the quarter under review.

11 Material litigation

Further to the disclosures made by the Company in Note 11 of the Financial Results announcements on 28 February 2012, 31 May 2012 and 29 August 2012, the Company had announced to Bursa Malaysia Securities Berhad on 3 September 2012 informing that the Arbitration Appeal Tribunal had upheld the claims made by a former director of a subsidiary company of Pasdec Resources SA Limited("PRSA") for 20% of profits of Pasdec Automotive Technologies (Pty) Ltd ("PAT") between 1998 and 2003 plus 5 times average annual profit for 2001 and 2002 ("Claims") through Genfemanco as valid and thereafter in the Arbitration Court proceedings to determine the Claims payable an Interim Arbitration Award by Consent was entered before the Arbitrator where PRSA/PAT agreed to pay ZAR35,000,000 (South African Rand Thirty Five Million) to the Plaintiff towards settlement of the Claims.

The Group has fully provided the amount in the current quarter.

12 Capital commitments

The Group did not have any capital commitment for the financial statements as at 30 September 2012.

13 Review of performance

The Group's revenue for the period under review was RM106.93 million 54.45% higher than the previous year's corresponding period revenue of RM69.23 million. The increase was attributable to disposal of land by the Group and manufacturing activities in South Africa.

14 Review of current quarter profitability against preceding quarter

	Current	Preceding
	Quarter	Quarter
	30.9.2012	30.6.2012
	RM′000	RM'000
Turnover	46,177	29,932
Profit/(loss) before tax	5,165	(3,573)

During the quarter under review, the Group recorded profit before tax of RM5.2 million compared with RM3.6 million losses reported in the immediate preceding quarter attributable to gain on disposal of land.

(Incorporated in Malaysia)

15 Prospects for the current financial year

Barring any unforeseen circumstances, the Board expects the Group performance to be satisfactory for the remaining period of the financial year ending 31 December 2012.

16 Profit forecast and profit guarantee

The Group had not provided any profit forecast or profit guarantee in a public document.

17 Disposal and exchange of investment securities

There was no disposal and exchange of securities during the quarter under review.

18 Taxation

	QUAF	INDIVIDUAL QUARTER 3 months ended		ATIVE RTER s ended
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
	RM′000	RM'000	RM'000	RM'000
Corporate tax	4,044	271	5,230	429
	4,044	271	5,230	429

The effective tax rate for the period was higher than the statutory tax rate as certain losses are not deductible against taxable profit of the Company.

19 Sale of property, plant and equipment

There was no sale of property, plant and equipment during the quarter under review.

20 Corporate proposals

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

(Incorporated in Malaysia)

21 Investment securities

As at 30 September 2012, the available-for-sale financial assets position is as follows:

	As at 30.9.2012 RM'000		As at 30.09.2011 RM′000	
	Carrying amount	Market value of quoted investments	Carrying amount	Market value of quoted investments
Shares quoted in Malaysia	56,876	56,876	71,600	71,600
Unit trusts quoted in Malaysia	523 57,399	523 57,399	483 72,083	483 72,083

22 Group borrowings and debt securities

The Group's exposure in borrowings is as follows:

	As at 30.09.2012 RM'000	As at 30.09.2011 RM'000
Short term borrowings		
- secured	41,839	42,034
- unsecured	1,137	945
Total short term borrowings	42,976	42,979
Long term borrowings		
- secured	44,663	51,870
- unsecured	7,932	196
Total long term borrowings	52,595	52,066
Total borrowings	95,571	95,045

(Incorporated in Malaysia)

23 Other reserves

a) Foreign currency exchange reserve

The foreign currency exchange reserve represents the differences arising from translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency.

b) Fair value adjustment reserve

Fair value adjustment reserve represents the cumulative fair value changes of available-for-sale financial assets until they are disposed of or impaired.

c) Premium paid on acquisition of non-controlling interest

On the acquisition of non-controlling interest in the existing subsidiary, the difference between the consideration and fair value of the interest acquired of RM9.9 million was reflected in equity as premium paid on acquisition on non-controlling interest.

24 Off balance sheet financial instruments

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

25 Dividend

No dividend was declared during the quarter under review.

26 (Loss)/earnings per share

	INDIVIDUAL QUARTER 3 months ended		CUMULATIVE QUARTER 9 months ended	
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
Basic (loss)/earnings per share				
Profit/(loss) attributable to to owners of the parent RM'000	887	(348)	5,832	(132)
Number of shares at the beginning of the period unit ('000)	205,978	205,978	205,978	205,978
Basic earnings/(loss) per share (sen)	0.43	(0.16)	2.83	(0.06)

(Incorporated in Malaysia)

27 Realised and unrealised retained earnings disclosure

Realised	Unaudited 30.09.2012 RM'000 29,511	Audited 31.12.2011 RM'000 36,489
Unrealised	21,304	10,225
	50,815	46,714
Share of retained earnings of associates		
-Realised	2,926	2,092
Add:	53,741	48,806
Consolidation adjustments	43,757	44,592
Retained earnings c/f	97,498	93,398

28 Comparative figures

Certain comparative figures have been reclassified to conform to current period presentations.