(Co No : 6403-X) (Incorporated in Malaysia)

SUMMARY OF KEY INFORMATION

(Per Bursa's Template) FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2010

	INDIVIDUAL QUARTER		CUMULATIV	CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31 Dec 2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31 Dec 2009 RM'000	CURRENT YEAR TODATE 31 Dec 2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31 Dec 2009 RM'000	
Revenue	8,091	14,604	36,806	44,112	
Profit / (Loss) Before Tax	(241)	402	1,199	2,276	
Profit / (Loss) For The Period	(313)	22	278	734	
Profit / (Loss) Attributable To Ord. Equity Holders of the Parent	(319)	22	272	735	
Basic Earnings / (Loss) Per Share (Sen)	(0.61)	0.04	0.55	1.44	
Proposed / Declared Dividend Per Share (Sen)	0.00	0.00	0.00	0.00	
ADDITIONAL INFORMATION					
Gross Interest Income	299	0	1,615	0	
Gross Interest Expenses	(306)	(4)	(1,399)	(6)	
	AS AT END OF CURRENT QUARTER 31 Dec 2010		FINANCI	AS AT PRECEDING FINANCIAL YEAR 31 Dec 2009	
Net Assets Per Share Attributable To Ord. Equity Holders of the Parent (RM)	0.4	31	0.4	31	
i arciit (ixivi)	0.31		0	0.31	

(Co No : 6403-X) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2010

	INDIVIDUA	L QUARTER	CUMULATIV	CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER 31 Dec 2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31 Dec 2009 RM'000	CURRENT YEAR TODATE 31 Dec 2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31 Dec 2009 RM'000		
Revenue	8,091	14,604	36,806	44,112		
Operating expenses	(7,600)	(14,198)	(34,379)	(40,610)		
Other operating income / (loss)	(725)	0	(1,444)	275		
Profit / (Loss) From Operations	(234)	406	983	3,777		
Net deconsolidation loss	0	0	0	(1,495)		
Interest expenses	(306)	(4)	(1,399)	(6)		
Interest income	299	0	1,615	0		
Profit / (Loss) Before Tax	(241)	402	1,199	2,276		
Taxation	(72)	(380)	(921)	(1,542)		
Profit / (Loss) For The Year	(313)	22	278	734		
Other Comprehensive Income	0	0	0	0		
Total Comprehensive Income / (Loss)	(313)	22	278	734		
Attributable to: Equity holders of the parent Minority interests	(319) 6 (313)	22 0 22	272 6 278	735 (1) 734		
Profit / (Loss) attributable to equity holders of the parent :						
a) Basic Profit / (Loss) per share (Sen)	(0.61)	0.04	0.55	1.44		
b) Diluted	(0.61)	0.04	0.55	1.44		

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2009 and the accompanying notes attached to the Interim Financial Statements)

(Co No : 6403-X) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2010

	As at end of Current Quarter 31 Dec 2010 RM'000	As at Preceeding Year Ended 31 Dec 2009 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	322	413
Investment properties	1,600	2,340
Land held for development	14,074	15,198
	15,996	17,951
CURRENT ASSETS		
Trade receivables	17,457	19,547
Other receivables and deposits	348	1,002
Cash and bank balances	311	1,472
	18,116	22,021
TOTAL ASSETS	34,112	39,972
TOTAL ROOLIS	01,112	05/572
EQUITY AND LIABILITIES		
Equity attributable to equity holders of parent -		
Share capital	51,000	51,000
Accumulated losses	(34,968)	(35,220)
	16,032	15,780
MINORITY INTERESTS	2,071	2,065
TOTAL EQUITY	18,103	17,845
NON-CURRENT LIABILITY		
Long term borrowings	201	1,300
CURRENT LIABILITIES		
Trade payables	10,035	13,466
Non-trade payables and accruals	166	1,036
Amount due to directors	3,864	3,510
Short term borrowings	1,182	1,486
Taxation	561	1,329
	15,808	20,827
TOTAL LIABILITIES	16,009	22,127
TOTAL EQUITY AND LIABILITIES	34,112	39,972
	-	-
Net assets / share attributable to ordinary equity holders of the parent (RM)	0.31	0.31

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2009 and the accompanying notes attached to the Interim Financial Statements)

(Co No : 6403-X) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2010

	Share Capital RM'000	Accumulated Losses RM'000	Minority Interests RM'000	TOTAL EQUITY RM'000
Curent Quarter				
Balance as at 1 January 2010	51,000	(35,220)	2,065	17,845
Effect of adopting FRS 139	0	(20)	0	(20)
Balance as at 1 January 2010 (As restated)	51,000	(35,240)	2,065	17,825
Total Comprehensive Income	0	272	6	278
Balance as at 31 December 2010	51,000	(34,968)	2,071	18,103
Preceeding Year's Corresponding Quarter				
Balance as at 1 January 2009	51,000	(35,955)	2,066	17,111
Total Comprehensive Income	0	735	(1)	734
Balance as at 31 December 2009	51,000	(35,220)	2,065	17,845

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2009 and the accompanying notes attached to the Interim Financial Statements)

(Co No : 6403-X) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2010

PROFIT BEFORE TAX		Current Quarter Ended 31 Dec 2010 RM'000	Preceeding Year Quarter 31 Dec 2009 RM'000
Depreciation / amortization 96 53 Loss on disposal of land held for development 719 0 Provision for impairment of investment 0 12,685 Impairment loss of investment properties 740 0 Impairment loss of land held for development 0 1,239 Impairment loss of land held for development 740 0 Impairment loss of land held for development 0 1,239 Provision for doubtful debts 783 1,000 Gain on deconsolidation of subsidiaries 0 (11,190) Non-trade payables written off (15) 0 Interest expenses 152 6 Operating Profit Before Working Capital Changes 3,674 6,069 CHANGES IN WORKING CAPITAL:	PROFIT BEFORE TAX	1,199	2,276
Provision for impairment of investment	·	96	53
Impairment loss of investment properties 740 0 1 1 1 1 239 1 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 1 239 230 2	•		
Impairment loss of land held for development 0 1,239 Provision for doubtful debts 783 1,000 Gain on deconsolidation of subsidiaries 0 (11,190) Non-trade payables written off (15) 0 Interest expenses 152 6 Operating Profit Before Working Capital Changes 3,674 6,069 CHANGES IN WORKING CAPITAL: Decrease/(Increase) in receivables 1,472 (6,374) Increase in development expenditure (115) (69) (Decrease)/Increase in payables (3,667) 6,525 Cash Generated From Operations 1,364 6,151 Taxes paid (1,689) (1,342) Net Cash Flow (Used In)/ Generated From Operating Activities (325) 4,809 INVESTING ACTIVITIES Acquisition of property, plant and equipment (5) (228) Proceeds from disposal of land held for development 520 0 (13,567) Net Cash Flow Generated From Investing Activities 0 (13,567) Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) Net Cash Flow Used In Financing Activities (1,251) (1,220) Net Cash Flow Cash AND CASH EQUIVALENTS (1,061) (6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,472 Cash and bank balances 311 1,472	_	•	
Gain on deconsolidation of subsidiaries 0 (11,190) Non-trade payables written off (15 0 Interest expenses 152 6 Operating Profit Before Working Capital Changes 3,674 6,069 CHANGES IN WORKING CAPITAL:			
Non-trade payables written off		783	
Interest expenses 152		•	`
Operating Profit Before Working Capital Changes 3,674 6,069 CHANGES IN WORKING CAPITAL: (6,374) Decrease/ (Increase) in receivables 1,472 (6,374) Increase in development expenditure (115) (69) (Decrease)/Increase in payables (3,667) 6,525 Cash Generated From Operations 1,364 6,151 Taxes paid (1,689) (1,342) Net Cash Flow (Used In) / Generated From Operating Activities (325) 4,809 INVESTING ACTIVITIES Caquisition of property, plant and equipment (5) (228) Proceeds from disposal of land held for development 520 0 0 Net cash inflow from deconsolidation of subsidiaries 0 16,883 0 16,883 Deconsolidation of investment in subsidiaries 0 (13,567) 0 16,883 Net Cash Flow Generated From Investing Activities 515 3,088 3,088 FINANCING ACTIVITIES Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) <t< td=""><td>- ·</td><td>` '</td><td></td></t<>	- ·	` '	
CHANGES IN WORKING CAPITAL : 1,472 (6,374) Decrease/ (Increase) in receivables 1,472 (6,374) Increase in development expenditure (115) (69) (Decrease)/ Increase in payables (3,667) (5,255) Cash Generated From Operations 1,364 (6,151) Taxes paid (1,689) (1,342) Net Cash Flow (Used In) / Generated From Operating Activities (325) 4,809 INVESTING ACTIVITIES S Acquisition of property, plant and equipment (5) (228) Proceeds from disposal of land held for development 520 0 Net cash inflow from deconsolidation of subsidiaries 0 16,883 Deconsolidation of investment in subsidiaries 0 (13,567) Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES S Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305)			
Decrease/(Increase) in receivables		3,674	6,069
Increase in development expenditure (Decrease) / Increase in payables (3,667) (5,255) (2,525) (3,667) (5,525) (3,667) (5,525) (3,667) (5,525) (3,667) (5,525) (3,667		1 470	(6.274)
(Decrease)/Increase in payables (3,667) 6,525 Cash Generated From Operations 1,364 6,151 Taxes paid (1,689) (1,342) Net Cash Flow (Used In) / Generated From Operating Activities (325) 4,809 INVESTING ACTIVITIES 4,809 Acquisition of property, plant and equipment (5) (228) Proceeds from disposal of land held for development 520 0 Net cash inflow from deconsolidation of subsidiaries 0 16,883 Deconsolidation of investment in subsidiaries 0 (13,567) Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES (1,200) (1,200) Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT END OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,472			, ,
Taxes paid (1,689) (1,342) Net Cash Flow (Used In) / Generated From Operating Activities (325) 4,809 INVESTING ACTIVITIES Caquisition of property, plant and equipment (5) (228) Proceeds from disposal of land held for development 520 0 Net cash inflow from deconsolidation of subsidiaries 0 16,883 Deconsolidation of investment in subsidiaries 0 (13,567) Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,372 Represented by: Cash and bank balances 311 1,472 Bank Overdraft 0 (100)	1 1	, ,	, ,
Net Cash Flow (Used In) / Generated From Operating Activities (325) 4,809 INVESTING ACTIVITIES Acquisition of property, plant and equipment (5) (228) Proceeds from disposal of land held for development 520 0 Net cash inflow from deconsolidation of subsidiaries 0 16,883 Deconsolidation of investment in subsidiaries 0 (13,567) Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES (1,200) (1,200) Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,372 Represented by: Cash and bank balances 311 1,472 Bank Overdraft 0 (100)	Cash Generated From Operations	1,364	6,151
INVESTING ACTIVITIES	Taxes paid	(1,689)	(1,342)
Acquisition of property, plant and equipment (5) (228) Proceeds from disposal of land held for development 520 0 Net cash inflow from deconsolidation of subsidiaries 0 16,883 Deconsolidation of investment in subsidiaries 0 (13,567) Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,372 Represented by : Cash and bank balances 311 1,472 Bank Overdraft 0 (100)	Net Cash Flow (Used In) / Generated From Operating Activities	(325)	4,809
Proceeds from disposal of land held for development 520 0 Net cash inflow from deconsolidation of subsidiaries 0 16,883 Deconsolidation of investment in subsidiaries 0 (13,567) Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES 8 (1,200) (1,200) Repayment of term loan instalments (1,200) (1,200) (200) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,372 Represented by: Cash and bank balances 311 1,472 Bank Overdraft 0 (100)	INVESTING ACTIVITIES		
Net cash inflow from deconsolidation of subsidiaries Deconsolidation of investment in subsidiaries Deconsolidation of investment in subsidiaries Net Cash Flow Generated From Investing Activities FINANCING ACTIVITIES Repayment of term loan instalments Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR CASH AND CASH EQUIVALENTS AT END OF YEAR Represented by: Cash and bank balances Bank Overdraft 0 (100)		(5)	(228)
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Net Cash Flow Generated From Investing Activities 515 3,088 FINANCING ACTIVITIES Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,372 Represented by: Cash and bank balances 311 1,472 Bank Overdraft 0 (100)			
FINANCING ACTIVITIES Repayment of term loan instalments (1,200) (1,200) Repayment of hire-purchase instalments and interest (51) (20) Net Cash Flow Used In Financing Activities (1,251) (1,220) NET CHANGE IN CASH AND CASH EQUIVALENTS (1,061) 6,677 CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR 1,372 (5,305) CASH AND CASH EQUIVALENTS AT END OF YEAR 311 1,372 Represented by: Cash and bank balances 311 1,472 Bank Overdraft 0 (100)			
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CASH AND CASH EQUIVALENTS AT END OF YEAR3111,372Represented by: Cash and bank balances3111,472Bank Overdraft0(100)	-	, ,	
Represented by: Cash and bank balances Bank Overdraft 311 1,472 0 (100)		- <u>-</u> -	
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Bank Overdraft 0 (100)	<u>-</u>	24.	4.45
<u>311</u> 1,372	Datik Overtitati		
		311	1,372

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2009 and the accompanying notes attached to the Interim Financial Statements)