(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED MARCH 31, 2012

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

| ASSETS | As At Mar 31, 2012 (Unaudited) RM'000 | As At Mar 31, 2011 (Audited) RM'000 |
|--|--|--|
| Non-current assets | | |
| Property, plant and equipment | 16,464 | 16,529 |
| Investment properties | 17,317 | 21,116 |
| Prepaid lease payments on leasehold land | 1,798 | 1,841 |
| Land held for property development | 28,068 | 22,990 |
| Goodwill | 3,715 | 3,715 |
| Investment in associates | 1,517 | 1,591 |
| Other financial assets | 74 | 78 |
| Trade and other receivables | | 2,810 |
| Total non-current assets | 68,953 | 70,670 |
| Current assets | | |
| Inventories | 1,727 | 2,126 |
| Property development costs | 12,432 | 6,083 |
| Gross amount due from customer on contract | 335 | - |
| Trade and other receivables | 7,071 | 7,244 |
| Current tax as sets | 391 | 620 |
| Other assets | 1,140 | 1,115 |
| Short-term deposits with licensed banks | 7,282 | 4,762 |
| Cash and bank balances | 4,948 | 7,806 |
| Total current assets | 35,326 | 29,756 |
| Total assets | 104,279 | 100,426 |
| EQUITY AND LIABILITIES | | |
| Share capital | 126,784 | 126,784 |
| Reserves | 2 | 5 |
| Accumulated losses | (37,485) | (37,081) |
| Total equity attributable to equity holders of the Company | 89,301 | 89,708 |
| Non-controlling interests | 136 | 75 |
| Total equity | 89,437 | 89,783 |
| Non-current liabilities | | |
| Deferred tax liabilities | 974 | 894 |
| Total non-current liabilities | 974 | 894 |
| Current liabilities | | |
| Trade and other payables | 10,014 | 8,294 |
| Borrowings | 3,266 | 1,221 |
| Current tax liabilities | 588 | 234 |
| Total current liabilities | 13,868 | 9,749 |
| Total liabilities | 14,842 | 10,643 |
| Total equity and liabilities | 104,279 | 100,426 |
| Net Assets per Share (RM) | 0.70 | 0.71 |

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

(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED MARCH 31, 2012

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| | Individual | l Quarter | Cumulative Quarters | | |
|---|--|--|---|---|--|
| | 3 months ended Mar 31, 2012 (Unaudited) RM'000 | | 12 months ended Mar 31, 2012 (Unaudited) RM'000 | | |
| Revenue | 6,714 | 6,249 | 30,639 | 25,013 | |
| Cost of sales | (4,724) | (4,534) | (21,859) | (18,023) | |
| Gross profit | 1,990 | 1,715 | 8,780 | 6,990 | |
| Investment revenue Other income Other gains and losses Distribution costs Administrative expenses Share of profit/(loss) of associates Finance costs Other expenses Profit/(Loss) before taxation Tax expense | 758 13 (3,109) (118) (1,609) (78) (23) | 314 17 (672) (22) (1,766) 3 (10) - (421) | 994 169 (3,030) (478) (5,228) (74) (71) (13) 1,049 (1,392) | 470 103 (164) (79) (5,338) 14 (55) (6) 1,935 (1,134) | |
| Profit/(Loss) for the period | (2,386) | (475) | (343) | 801 | |
| Other comprehensive gain/(loss): Net fair value gain/(loss) on available-for-sale financial assets Total comprehensive income/(loss) for the period | (2,383) | 1(474) | (3) | <u>5</u> 806 | |
| Profit/(Loss) attributable to: Equity holders of the Company Non-controlling interests | (2,447) 61 (2,386) | (474) (1) (475) | (404) 61 (343) | 803 (2) 801 | |
| Total comprehensive income/(loss) attributable to: Equity holders of the Company Non-controlling interests | (2,444) 61 (2,383) | (473) (1) (474) | (407) 61 (346) | 808 (2) 806 | |
| Earnings per share (sen) | | | | | |
| Basic earnings per ordinary share | (1.93) | (0.37) | (0.32) | 0.63 | |
| Fully diluted earnings per ordinary share | N/A | N/A | N/A | N/A | |

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

(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED MARCH 31, 2012

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Non-Distributable

| | Share Capital RM'000 | Investment Revaluation Reserve RM'000 | Accumulated Losses RM'000 | Total RM'000 | Non- Controlling Interests RM'000 | Total Equity RM'000 |
|--|----------------------------|---------------------------------------|---------------------------------|-----------------|--|---------------------------|
| Balance as of April 1, 2010 | 126,784 | - | (37,064) | 89,720 | 881 | 90,601 |
| Effect of adopting FRS 139 | - | - | (962) | (962) | - | (962) |
| Balance as of April 1, 2010, as restated | 126,784 | | (38,026) | 88,758 | 881 | 89,639 |
| Changes in equity interest | - | - | 143 | 143 | (804) | (661) |
| Total comprehensive income/(loss) for the period | | 5 | 802 | 807 | (2) | 805 |
| Balance as of March 31, 2011 | 126,784 | 5 | (37,081) | 89,708 | 75 | 89,783 |
| | | | | | | |
| Balance as of April 1, 2011 | 126,784 | 5 | (37,081) | 89,708 | 75 | 89,783 |
| Total comprehensive income/(loss) for the period | | (3) | (404) | (407) | 61 | (346) |
| Balance as of March 31, 2012 | 126,784 | 2 | (37,485) | 89,301 | 136 | 89,437 |

(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED MARCH 31, 2012

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

| | 12 months ended Mar 31, 2012 (Unaudited) RM'000 | 12 months ended Mar 31, 2011 (Audited) RM'000 |
|---|--|--|
| Cash flows from operating activities | | |
| Profit for the period | (343) | 801 |
| Adjustments for: | | |
| Non-cash items | 676 | 1,396 |
| Non-operating items | 4,437 | 213 |
| Operating profit before working capital changes | 4,770 | 2,410 |
| Movements in working capital: | | |
| Net changes in current assets | (6,704) | 2,555 |
| Net changes in current liabilities | 1,430 | (833) |
| Cash (used in)/generated from operations | (504) | 4,132 |
| Tax paid | (1,071) | (996) |
| Tax refunded | 342 | 175 |
| Net cash (used in)/ generated from operating activities | (1,233) | 3,311 |
| Cash flows from investing activities | | |
| Other investments | (1,077) | (2,425) |
| Equity investments | 1 | (716) |
| Net cash used in investing activities | (1,076) | (3,141) |
| Cash flows from financing activities | | |
| Borrowings | 1,970 | (1,018) |
| Short-term deposits released/(held) as security | 1,835 | (527) |
| Proceeds from shortfall in profit guarantee | - | 1,371 |
| Proceeds from shares issued to non-controling interest | - | 56 |
| Net cash generated from/(used in) financing activities | 3,805 | (118) |
| Net increase in cash and cash equivalents | 1,496 | 52 |
| Cash & cash equivalents at beginning of period | 9,914 | 9,862 |
| Cash & cash equivalents at end of period | 11,410 | 9,914 |
| Cash & cash equivalents at end of period consist of | | |
| Short-term deposits with licensed banks | 6,462 | 2,108 |
| Cash & bank balances | 4,948 | 7,806 |
| | 11,410 | 9,914 |
| | | |

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

(Incorporated in Malaysia)

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in compliance with FRS 134 Interim Financial Reporting and the additional disclosure requirements as in Part A of Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa").

This interim financial report include only condensed consolidated financial statements and should be read in conjunction with the audited financial statements for the year ended March 31, 2011, as this interim report focus on events and transactions that are significant to an understanding of the changes in financial position and performance of the Group that have occurred since that report. The condensed consolidated financial statements and notes thereon do not include all of the information required for full set of financial statements prepared in accordance with Financial Reporting Standards ("FRSs").

The preparation of an interim financial report in conformity with FRS 134 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The significant accounting policies and method of computation adopted by the Group in this interim financial report are consistent with those of the audited financial statements for the year ended March 31, 2011 except for the adoption of new FRSs, Amendments to FRSs and IC interpretations effective for the financial year beginning on April 1, 2011. However, the adoption of these new standards, amendments and interpretations do not have any material impact on the interim financial report of the Group.

A2 Qualification of Financial Statements

The auditors' report on the audited financial statements for the financial year ended March 31, 2011 dated July 26, 2011 was not subject to any qualification.

A3 Seasonal or Cyclical Factors

The principal business of the Group was not significantly affected by any significant seasonal or cyclical factors in the current quarter.

A4 Unusual Items

There were no material items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A5 Changes in Estimates

There were no major changes in estimates which have a material effect in the current financial period ended March 31, 2012.

(Incorporated in Malaysia)

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A6 Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares in the current quarter ended March 31, 2012.

A7 Dividends Paid

There were no dividends paid during the current financial quarter ended March 31, 2012.

A8 Segment Information

| | Investment Holdings RM'000 | Manufacturing RM'000 | Construction RM'000 | Property Development RM'000 | Elimination RM'000 | Consolidated RM'000 |
|--|----------------------------------|----------------------|---------------------|-----------------------------------|-----------------------|--|
| Cumulative Quarters 12 months ended Mar 31, 201 Revenue | | | | | | |
| External sales Inter-segment revenue | 372 8 | 27,120 988 | 2,264 5,640 | 883 | (6,636) | 30,639 |
| Total revenue | 380 | 28,108 | 7,904 | 883 | (6,636) | 30,639 |
| Results Segment profit/(loss) Investment revenue Other gains and losses Finance costs Share of profit of associates Profit before tax Tax expense Profit for the period Cumulative Quarters 12 months ended Mar 31, 201 Revenue | (369) | 5,358 | (515) | (751) | (493) - | 3,230 994 (3,030) (71) (74) 1,049 (1,392) (343) |
| External sales | 377 | 20,469 | 2,431 | 1,736 | - (2 (79) | 25,013 |
| Inter-segment revenue Total revenue | 509 886 | 2,065 22,534 | 2,535 | 1,736 | (2,678) | 25,013 |
| Results Segment profit/(loss) Investment revenue Other gains and losses Finance costs Share of profit of associates Profit before tax Tax expense Profit for the period | 194 | 3,190 | (1,224) | 252 | (742) | 1,670 470 (164) (55) 14 1,935 (1,134) 801 |

Information on geographical segment is not presented as the Group operates predominantly in Malaysia.

(Incorporated in Malaysia)

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A9 Valuation of Property, Plant & Equipment

The carrying amounts of property, plant and equipment have been brought forward from the previous audited financial statements without amendment.

A10 Material Subsequent Events

There were no material events subsequent to the current financial quarter ended March 31, 2012 up to the date of this announcement.

All Changes in the Composition of the Group

There were no changes in the composition of the Group in the current financial quarter ended March 31, 2012.

A12 Contingent Liabilities or Contingent Assets

The contingent liabilities of the Company are as follows:

| | March 31, 2012 RM'000 |
|--|--------------------------|
| Unsecured: | |
| Corporate guarantees given by the Company to local banks and third parties for credit facilities granted to certain subsidiaries | 3,652 |
| Secured: Properties charged to a local bank for credit facilities granted to a subsidiary | 3,676 |

There were no contingent assets for the Group as at March 31, 2012.

Save as disclosed above, there were no material contingent liabilities or assets as at May 25, 2012 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

A13 Capital Commitments

The amount of capital commitments not provided for in the financial statements as at March 31, 2012 are as follows:

| | RM'000 |
|-------------------------------|--------|
| Property, plant and equipment | |
| Approved and contracted for | 1,305 |

(Incorporated in Malaysia)

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance

During the 12 months period ended March 31, 2012, the Group registered a revenue of RM30.64 million as compared to the revenue in preceding year corresponding quarter of RM25.01 million. Revenue has increased by approximately 22.5% due mainly to higher revenue achieved by manufacturing division of the Group for the period under review.

The revenue from manufacturing division has increased to RM28.11 million in the current period from RM22.53 million in the preceding year corresponding period. Higher revenue from the manufacturing division was mainly attributable to higher revenue from the premix and quarry businesses. With the higher revenue, the operating profit of the manufacturing division has increased to RM5.36 million in the current period from RM3.19 million in the corresponding period.

The revenue from the construction division has increased to RM7.90 million in the current period from RM2.54 million in the corresponding period. With the higher revenue, operating loss of the construction division has reduced to RM0.52 million in the current period from RM1.22 million in the corresponding period.

The revenue from the property development division has decreased to RM0.88 million in the current period from RM1.74 million in the corresponding period in absence of new project launched upon completion of Taman Camar Jaya project. The division recorded an operating loss of RM0.75 million as compared to the operating profit of RM0.25 million in the corresponding period.

During the same period, the Group recorded a profit before tax of RM1.05 million as compared to RM1.94 million in the preceding year corresponding period. The decrease in profit before tax was mainly due to the impairment of other receivable in the construction division.

B2 Variation of Results Against Immediate Preceding Quarter

The Group's revenue for the quarter ended March 31, 2012 decreased by 25.9% to RM6.71 million as compared to the revenue of RM9.05 million in the preceding quarter ended December 31, 2011. The decrease in revenue was mainly due to lower revenue recorded by the manufacturing division of the Group for the current quarter.

The revenue from manufacturing division has decreased 26.5% to RM5.99 million in the current quarter as compared to RM8.15 million in the preceding quarter. With the lower revenue, operating profit of the manufacturing division decreased to RM0.98 million in the current quarter from RM1.62 million in the preceding quarter.

The revenue from the construction division has increased 360.6% or RM4.79 million in the current quarter from RM1.04 million in the preceding quarter. With the higher revenue, the operating profit of the construction division has improved to RM0.02 million in the current quarter as compared to the operating loss of RM0.15 million in the preceding quarter.

The revenue from the property development division has increased 100% or RM0.53 million in the current quarter from RMnil in the preceding quarter. However, the operating loss of the property development division has increased to RM0.20 million in the current quarter as compared to RM0.19 million in the preceding quarter. This was mainly due to higher operating cost incurred for the current quarter.

The Group registered a loss before tax of RM2.18 million in the current quarter as compared to profit before tax of RM1.38 million in the immediate preceding quarter. This was mainly due to the impairment of other receivable in the construction division for the current quarter.

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EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B3 Prospects for the forthcoming financial year

Barring any unforeseen circumstances, the Board of Directors expects the manufacturing division will contribute positively to the Group to the financial year ending March 31, 2013. In addition, the new development project launched during the quarter by its subsidiary, Great Marvel Sdn Bhd, will contribute positively to the Group's result despite the intense competition within the property industry.

Nevertheless, the Board of Directors is cautiously optimistic that the Group will remain resilient for the financial year ending March 31, 2013.

B4 Profit Forecast and Profit Guarantee

The Group did not publish any profit forecast or provide any profit guarantee for the financial period ended March 31, 2012.

B5 Tax Expense

| | Individual Quarter 3 months ended | | Cumulative Quarters 12 months ended | | |
|----------------------|-----------------------------------|--------------------------|--|--------------------------|--|
| | March 31, 2012 RM'000 | March 31, 2011 RM'000 | March 31, 2012 RM'000 | March 31, 2011 RM'000 | |
| Current tax expense | | | | | |
| -Current | (260) | (166) | (1,468) | (1,064) | |
| -Prior years | 130 | 1 | 156 | (181) | |
| Deferred tax expense | | | | | |
| -Current | (80) | 61 | (80) | 61 | |
| -Prior years | | 50 | | 50 | |
| | (210) | (54) | (1,392) | (1,134) | |

The effective tax rate was higher than the statutory tax rate principally due to the losses of certain subsidiaries which cannot be set off against taxable profits made by other subsidiaries, and certain expenses which are not deductible for tax purposes.

B6 Status of Corporate Proposal Announced

There were no corporate proposals as at the date of this announcement.

(Incorporated in Malaysia)

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B7 Group Borrowings and Debts Securities

| | Mar 31, 2012 RM'000 |
|------------------------|------------------------|
| Current | |
| Bank overdrafts | - |
| Bankers' acceptance | 2,976 |
| Hire-purchase payables | 290 |
| Term loans | _ |
| | 3,266 |
| Non Current | |
| Term loans | - |
| | |
| | 3,266 |

The above borrowings are denominated in Ringgit Malaysia and represents secured short term borrowings, bank overdrafts and term loans.

The borrowings are secured against legal charge/ negative pledge over certain land and buildings of the Group, a lien over the Group's short term deposits and by corporate guarantees from the Company.

B8 Realised and Unrealised Profits/Losses Disclosure

The retained profits or accumulated losses of the Group as at March 31, 2012 and March 31, 2011 are analysed as follows:

| | As at Mar 31, 2012 (Unaudited) RM'000 | As at Mar 31, 2011 (Audited) RM'000 |
|---|--|--|
| Total accumulated losses of the Company and its subsidiaries: | | |
| - Realised | (21,083) | (25,604) |
| - Unrealised | (299) | (197) |
| | (21,382) | (25,801) |
| Total share of retained profits/(losses) from associates: | | |
| - Realised | (9) | 78 |
| - Unrealised | 103 | 66 |
| | (21,288) | (25,657) |
| Less: consolidation adjustments | (16,197) | (11,424) |
| Total accumulated losses as per Consolidated Statement of | | |
| Financial Position | (37,485) | (37,081) |

(Incorporated in Malaysia)

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B9 Profit/(Loss) before taxation

The profit before taxation is stated after charging/ (crediting):

| | Individual Quarter 3 months ended | | Cumulative Quarters 12 months ended | | |
|----------------------------------|-----------------------------------|-------|--|--------------------------|--|
| | March 31, 2012 RM'000 | | | March 31, 2011 RM'000 | |
| Interest income on: | | | | | |
| Receivables at amortised cost | (697) | (266) | (697) | (266) | |
| Short-term deposits | (29) | (37) | (160) | (130) | |
| Interest expense on: | | | | | |
| Payables at amortised cost | 1 | = | 1 | 1 | |
| Short-term borrowings | 22 | 11 | 70 | 54 | |
| Depreciation and amortisation | 197 | 185 | 676 | 667 | |
| Other gains and losses: | | | | | |
| Allowance for doubtful debts | 3,377 | 729 | 3,377 | 729 | |
| Reversal of allowance for doubtf | ul | | | | |
| debts no longer required | = | (55) | = | (568) | |
| Bad debts recovered | (30) | - | (30) | - | |
| Gain on disposal of property, | | | | | |
| plant and equipment | (238) | - | (318) | - | |
| Property, plant and equipment | | | | | |
| written off | - | - | 1 | 3 | |
| Other income: | | | | | |
| Surrender value of insurance | - | (4) | (116) | (54) | |
| Rental income | (13) | (12) | (53) | (49) | |

B10 Changes in Material Litigation

Save as disclosed below, the Group was not engaged in any material litigation as at May 25, 2012 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report):

On March 25, 2009, the Group announced that authority has been given to directors to engage Legal Advisors or Solicitors in China to handle the financial matters and affairs in connection with the stopping of the withdrawal of the Performance Bond issued by a contractor in China to J.M.R. Construction Sdn. Bhd. ("JMRC"), a wholly-owned subsidiary, in relation to a land reclamation project undertook by JMRC, when the contractor was unable to fulfill its contractual duty.

There are no further development on this issue as at May 25, 2012 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

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EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED MARCH 31, 2012

PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B11 Dividends

The directors do not recommend the payment of any dividend for the current financial period ended March 31, 2012.

B12 Earnings per Share

| | Individual Quarter | | Cumulative Quarters | |
|--|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|
| | 3 months ended Mar 31, 2012 | 3 months ended Mar 31, 2011 | 12 months ended Mar 31, 2012 | 12 months ended Mar 31, 2011 |
| Net profit/(loss) attributable to shareholders (RM'000) | (2,447) | (474) | (404) | 803 |
| Weighted average number of ordinary shares in issue ('000) | 126,784 | 126,784 | 126,784 | 126,784 |
| Basic earnings per ordinary share (sen) | (1.93) | (0.37) | (0.32) | 0.63 |

BY ORDER OF THE BOARD

ONG TEIK HOE (MACS 00085)

Secretary

Penang May 31, 2012