(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 31 DECEMBER 2009

(Figures have not been audited)

CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL Q Current Year Quarter 31.12.2009 RM'000	UARTER (Q2) Preceding Year Corresponding Quarter 31.12.2008 RM'000	CUMULATIVE QUA Current Year To Date 31.12.2009 RM'000	ARTER (6 months) Preceding Year Corresponding Period 31.12.2008 RM'000
Revenue	4,214	5,208	8,333	11,958
Cost of sales	(4,612)	(5,673)	(9,725)	(11,473)
Gross (loss)/profit	(398)	(465)	(1,392)	485
Operating expenses	(1,047)	(2,427)	(1,810)	(3,392)
Other operating income	256	146	310	408
Loss from operations	(1,189)	(2,746)	(2,892)	(2,499)
Finance costs	(372)	(384)	(762)	(805)
Loss before tax	(1,561)	(3,130)	(3,654)	(3,304)
Income tax expense	(67)	(10)	(75)	(43)
Net loss	(1,628)	(3,140)	(3,729)	(3,347)
Attributable to : Equity holders of the Company Minority interest	(1,628) -	(3,140) -	(3,729)	(3,347) -
Net loss	(1,628)	(3,140)	(3,729)	(3,347)
		•		
Loss per share (sen): - Basic	(3.7)	(7.1)	(8.5)	(7.6)
- Diluted	N/A	N/A	N/A	N/A

(The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Report of the Group for the year ended 30 June 2009)

(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 31 DECEMBER 2009

(Figures have not been audited)

CONDENSED CONSOLIDATED BALANCE SHEET

Non-current asset Property, plant and equipment 24,328 26,400	CONDENSED CONSOLIDATED BALANCE SHEET	UNAUDITED AS AT 31.12.2009 RM'000	AUDITED AS AT 30.06.2009 RM'000
Property, plant and equipment 24,328 26,400 Current assets	ASSETS		
Current assets 24,328 26,400 Current assets 8,274 6,213 Inventories 9,993 11,637 Non-current assets held for sale 9,995 9,995 Total and other receivables 6,085 6,815 Tax recoverable 107 75 Cash and bank balances 31,669 34,219 TOTAL ASSETS 56,197 60,619 EQUITY AND LIABILITIES Accommulated losses (14,478) (10,749) Share capital 44,000 44,000 Accommulated losses (14,478) (10,749) Share capital 44,000 44,000 Accommulated losses (14,478) (10,749) Share capital 28 3 Long ter			
Current assets R.274 R.213 Inventories R.274 R.213 Inventories R.274 R.213 Inventories R.274 R.213 Inventories R.275 R.2	Property, plant and equipment	24,328	26,400
Property development costs		24,328	26,400
Inventories			
Non-current assets held for sale 9,095 9,095 Trade and other receivables 6,085 6,815 Tax recoverable 107 75 Cash and bank balances 315 384 TOTAL ASSETS 56,197 60,619 Equity AND LIABILITIES Equity attributable to equity holders of the Company Share capital 44,000 44,000 Share premium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities Hire purchase liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Trade and other payables 6,822 6,264 Tax payable 31 11 The payable 31 <		•	
Trade and other receivables			
Tax recoverable 107 75 Cash and bank balances 315 384 TOTAL ASSETS 56,197 60,619 EQUITY AND LIABILITIES Equity attributable to equity holders of the Company 44,000 44,000 Share opendium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 28 37 Current liabilities 272 217 Current liabilities 7,904 6,495 Bank overdrafts 2,878 4,258 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 Total liabilities 56,197 60,619			
Cash and bank balances 315 384 TOTAL ASSETS 56,197 60,619 EQUITY AND LIABILITIES Equity attributable to equity holders of the Company 44,000 44,000 Share premium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities 7,904 6,495 Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity 6,619 6,619			
TOTAL ASSETS 56,197 60,619 EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital 44,000 44,000 Share premium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities 28 37 Long term borrowings 8,880 9,979 Deferred tax liabilities 272 217 Current liabilities 7,904 6,495 Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity 60,619			
TOTAL ASSETS 56,197 60,619 EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital 44,000 44,000 Share premium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	Cash and bank balances	315	384
EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital 44,000 44,000 Share premium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities Hire purchase liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity		31,869	34,219
Share capital	TOTAL ASSETS	56,197	60,619
Share capital	EQUITY AND LIABILITIES		
Share capital 44,000 44,000 Share premium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities Hire purchase liabilities 28 37 Long term borrowings 8,660 9,979 Deferred tax liabilities 272 217 Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 Total LEQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	•		
Share premium 42 42 Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities 8 37 Hire purchase liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity		44.000	44 000
Accumulated losses (14,478) (10,749) Shareholders' equity 29,564 33,293 Non-current liabilities 8 37 Hire purchase liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity 60,619			
Non-current liabilities Hire purchase liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities 7 6,495 Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity			
Hire purchase liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	Shareholders' equity	29,564	33,293
Hire purchase liabilities 28 37 Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	Non-current liabilities		
Long term borrowings 8,680 9,979 Deferred tax liabilities 272 217 Current liabilities Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity		28	37
Deferred tax liabilities 272 217 Current liabilities 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	•		
Current liabilities Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	-		
Trade and other payables 7,904 6,495 Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity		8,980	10,233
Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	Current liabilities		
Bank overdrafts 2,878 4,258 Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	Trade and other pavables	7.904	6.495
Hire purchase liabilities 18 65 Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity			
Short term borrowings 6,822 6,264 Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity			
Tax payable 31 11 17,653 17,093 Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity			
Total liabilities 26,633 27,326 TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity			
TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity		17,653	17,093
TOTAL EQUITY AND LIABILITIES 56,197 60,619 Net assets per share attributable to equity	Total liabilities	26.633	27.326
Net assets per share attributable to equity			····
		0.67	0.76

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report of the Group for the year ended 30 June 2009)

(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 31 DECEMBER 2009

(Figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	← Attributable t	to equity holders of t	he Company —		
	Share Capital	Non-Distributable Share Premium	Accumulated Losses	Shareholders' Equity	
	RM'000	RM'000	RM'000	RM'000	
At 1 July 2009	44,000	42	(10,749)	33,293	
Net loss for the period	-	-	(3,729)	(3,729)	
At 31 December 2009	44,000	42	(14,478)	29,564	
At 1 July 2008	44,000	42	(2,638)	41,404	
Net loss for the period	-	-	(3,347)	(3,347)	
At 31 December 2008	44,000	42	(5,985)	38,057	

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report of the Group for the year ended 30 June 2009)

(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 31 DECEMBER 2009

(Figures have not been audited)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	CURRENT YEAR TO DATE 6 MONTHS ENDED 31.12.2009 RM'000	CORRESPONDING YEAR TO DATE 6 MONTHS ENDED 31.12.2008 RM'000
Net cash from operating activities	1,968	594
Net cash from investing activities	140	136
Net cash used in financing activities	(797)	(1,484)
Net increase/(decrease) in cash and cash equivalents	. 1,311	(754)
Cash and cash equivalents at beginning of the quarter	(3,874)	(3,343)
Cash and cash equivalents at end of the quarter	(2,563)	(4,097)
Cash and cash equivalents comprises:		
Cash and bank balances	315	352
Bank overdrafts	(2,878)	(4,449)
	(2,563)	(4,097)

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report of the Group for the year ended 30 June 2009)

(incorporated in Malaysia)

NOTES TO THE FINANCIAL INFORMATION FOR THE PERIOD ENDED 31 DECEMBER 2009

(Figures have not been audited)

(A) IN COMPLIANCE WITH FINANCIAL REPORTING STANDARD (FRS) 134

A1. Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with FRS 134 - Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the year ended 30 June 2009.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the year ended 30 June 2009 other than the Group had adopted the new and revised Financial Reporting Standard ("FRS") that become mandatory for the current financial period. The adoption of the new and revised FRSs does not result in significant changes in accounting policies of the Group.

A2. Qualified audit report

There was no qualification in the auditors' report on the Group's preceding audited annual financial statements for the year ended 30 June 2009.

A3. Seasonal or cyclical factors

The Group's operations for the current quarter and financial year to date are not significantly affected by seasonal or cyclical factors.

A4. Unusual item affecting assets, liabilities, equity, net income or cash flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the current quarter and financial year to date.

A5. Changes in estimates

There were no changes in the estimates of amounts reported in the prior financial years which have a material effect in the current quarter or the financial year to date.

A6. Issuance or repayment of debt and equity securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellation, shares held as treasury shares and resale of treasury shares for the current quarter and financial year to date.

A7. Dividends

There was no dividend paid in the current quarter and the financial year to date.

A8. Segment information

Segment information is presented in respect of the Group's business segment:

Current Year-To-Date 6 months ended Ended 31.12.2009	Investment holdings RM'000	Manufacturing and marketing of automotive components RM'000	Property development RM'000	Eliminations RM'000	Consolidated RM'000
REVENUE External revenue Inter-segment revenue	•	8,333 3,610		(3,610)	8,333 -
Total Revenue	-	11,943	-	(3,610)	8,333
RESULTS Segment result Interest income Finance costs	(139)	(2,720)	(34)		(2,893) 1 (762)
Loss before tax Income tax expense				-	(3,654) (75)
Net loss				-	(3,729)

(Incorporated in Malaysia)

A8. Segment information (continued)

Preceding Year-To-Date 6 months ended Ended 31.12.2008	Investment holdings RM'000	Manufacturing and marketing of automotive components RM'000	Property development RM'000	Eliminations RM'000	Consolidated RM'000
REVENUE External revenue Inter-segment revenue	-	11,958 4,543	· <u>-</u>	- (4,543)	11,958
Total Revenue		16,501	-	(4,543)	11,958
RESULTS Segment result Interest income Finance costs	(21)	(1,392)	(1,092)		(2,505) 6 (805)
Loss before tax Income tax expense				-	(3,304) (43)
Net loss				-	(3,347)

The Group's operations are solely based in Malaysia.

A9. Valuation of property, plant and equipment

The carrying value of property, plant and equipment has been brought forward without amendment from the previous annual financial statements.

A10. Material events subsequent to the end of the period

There were no material events as at 23 February 2010 that have not been reflected in the financial statements for the current quarter and financial year to date.

A11. Changes in the composition of the Group

There were no changes in the composition of the Group for the current quarter and financial year to date.

A12. Contingent liabilities

Save as disclosed below, there were no contingent liabilities or assets since the last annual Balance Sheet date.

		GROUP		COMPANY	
		As at 31.12.2009 RM'000	As at 31.12.2008 RM'000	As at 31.12.2009 RM'000	As at 31.12.2008 RM'000
1)	In respect of corporate guarantees given by the Company to				
	financial institutions for banking facilities granted to subsidiaries:	-	-	18,440	20,012
2)	In respect of disputed claim	-	836	-	-
	Total:		836	18,440	20,012

A13. Capital commitments

There are no capital expenditure approved and contracted for as at the end of the current quarter.

(Incorporated in Malaysia)

(B) ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA LISTING REQUIREMENTS

B1. Review of performance of the Company and its principal subsidiaries

Group's revenue for the current quarter was lower at RM 4,214 million as compared with RM 5.208 million recorded in the corresponding quarter last year.

Group's loss before tax for the current quarter was correspondingly lower at RM 1.561 million as compared with RM 3.13 million registered in the preceding year's corresponding quarter. The decrease of loss before tax was mainly due to loss on disposal of RM1.087 million on a parcel of vacant land in Banting that recorded in the corresponding quarter last year.

The results for the current quarter have not been affected by any transaction or event of a material or unusual in nature which has arisen between 31 December 2009 and the date of this announcement.

B2. Material changes in the current quarter results compared with the immediate preceding quarter

The Group recorded a lower loss before tax of RM 1.561 million as compared with the loss before tax of RM 2.093 million in the immediate preceding quarter. This was mainly due to a higher revenue and some gains of disposal of plant and equipment recorded in the current quarter.

B3. Prospects

Barring any unforeseen circumstances, the performance of the group is expected to improve for the remaining period of the year.

B4. Profit forecast or profit guarantee

The Group did not issue any profit forecast or profit guarantee for the current quarter and financial year to date.

B5. Income tax expense

modile tax expense	INDIVIDUAL Q Current Year Quarter 31.12.2009 RM'000	UARTER (Q2) Preceding Year Corresponding Quarter 31.12.2008 RM'000	CUMULATIVE QUA Current Year To Date 31.12.2009 RM'000	RTER (6 months) Preceding Year Corresponding Period 31.12.2008 RM'000
Group Estimated income tax payable Deferred tax	(12) (55) (67)	(10) - (10)	(55)	(43) - (43)

The effective tax rates for the current and previous quarter is higher than the statutory tax rate mainly 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. Sale of unquoted investments and/or properties

There was no disposal of unquoted investment and/or properties during the current quarter and financial year to date.

B7. Purchase / disposal of quoted securities

There was no purchase or disposal of quoted securities during the current quarter and financial year to date.

B8. Status of corporate proposals

There were no corporate proposals announced from the date of the last quarter report to the date of this announcement.

(Incorporated in Malaysia)

B9. Group borrowings and debt securities

Group borrowings as at 31.12.2009	Secured RM'000	Unsecured RM'000	Total RM'000
(a) Current			
Bank overdrafts	2,878	-	2,878
Bankers' acceptances	1,952	-	1,952
Term loans	2,620	2,250	4,870
Hire purchase liabilities	18	-	18
Sub-total of current	7,468	2,250	9,718
(b) Non-current			
Term loans	8,680		8,680
Hire purchase liabilities	28	-	28
Sub-total of non-current	8,708	•	8,708
Total borrowings	16,176	2,250	18,426

The above Group borrowings are all denominated in Ringgit Malaysia.

B10. Off balance sheet financial instruments

The Group does not have any financial instruments with off balance sheet risk as at the date of this report.

B11. Material litigation

As at the date of this announcement, there was no material litigation against the Group.

B12. Dividends

No dividend has been recommended for the current quarter and finacial year to date.

B13. Loss per share

The basic loss per share of the Group is calculated by dividing the loss for the relevant periods by the weighted average number of ordinary shares in issue during the period.

	INDIVIDUAL O	INDIVIDUAL QUARTER (Q2)		CUMULATIVE QUARTER (6 months)	
		Preceding Year		Preceding Year	
	Current Year	Corresponding	Current Year	Corresponding	
	Quarter	Quarter	To Date	Period	
	31.12.2009	31.12.2008	31.12.2009	31.12.2008	
Net loss for the period (RM'000)	(1,628)	(3,140)	(3,729)	(3,347)	
Weighted average number of ordinary					
shares in issue ('000)	44,000	44,000	44,000	44,000	
Basic loss per share (sen)	(3.7)	(7.1)	(8.5)	(7.6)	