## (Incorporated in Malaysia) QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2011

(Figures have not been audited)

#### CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL ( Current Year Quarter 31.3.2012 RM'000	QUARTER Preceding Year Corresponding Quarter 31.3.2011 RM'000	CUMULATIVE  Current Year  To Date  31.3.2012  RM'000	QUARTER Preceding Year Corresponding Period 31.3.2011 RM'000
Revenue	7,071	4,865	15,513	14,673
Cost of sales	(7,183)	(5,628)	(16,582)	(16,783)
Gross profit/ (loss)	(112)	(763)	(1,069)	(2,110)
Operating Expenses	(655)	(704)	(2,045)	(2,213)
Operating income	(27)	38	84	(678)
Finance costs	(136)	(189)	(381)	(588)
Profit/ (loss) before tax	(930)	(1,618)	(3,411)	(5,589)
Income tax expense	-	-		-
Net profit/ (loss) for the period	(930)	(1,618)	(3,411)	(5,589)
Other comprehensive income		-		-
Total comprehensive income/ (loss) for the period	(930)	(1, 618)	(3, 411)	(5, 589)
Loss attributable to :     Equity holders of the Company     Non-controlling interests	(930)	(1,618) -	(3,411)	(5,589) -
_	(930)	(1,618)	(3,411)	(5,589)
Total comprehensive loss attributable to : Equity holders of the Company Non-controlling interests	(930)	(1,618)	(3,411)	(5,589)
- -	(930)	(1,618)	(3,411)	(5,589)
Loss per share attribute to : Equity holders of the Company - Basic (Sen) - Diluted (Sen)	(2.1) N/A	(3.7) N/A	(7.8) N/A	(12.7) N/A

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report of the Group for the year ended 30 June 2011)

(Incorporated in Malaysia)

# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2011

(Figures have not been audited)

#### CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	UNAUDITED AS AT 31.3.2012 RM'000	AUDITED AS AT 30.06.2011 RM'000
ASSETS		
Non-current assets Property, plant and equipment	19,139	18,924
	19,139	18,924
Current assets		
Property development costs	2,877	6,019
Inventories	9,969	11,278
Trade and other receivables	6,219	6,854
Tax recoverable	110	136
Deposit with financial institutions	130	130
Cash and bank balances	716	795
	20,021	25,212
TOTAL ASSETS	39,159	44,136
EQUITY AND LIABILITIES Equity attributable to equity holders of the Company		
Share capital	44,000	44,000
Share premium	42	42
Revaluation reserve	2,244	-
Accumulated losses	(26,070)	(22,660)
Shareholders' equity	20,217	21,382
Non-current liabilities	0	40
Hire purchase liabilities	9	10
Long term borrowings Deferred tax liabilities	178	2,086
Dolonou tax numinoo	187	2,096
		2,090
Current liabilities		
Trade and other payables	8,764	11,090
Bank overdrafts	1,803	3,123
Hire purchase liabilities	2	8
Short term borrowings	8,166	6,432
Tax payable	20	5
	18,756	20,658
Total liabilities	18,943	22,754
TOTAL EQUITY AND LIABILITIES	39,159	44,136
		,.00
Net assets per share attributable to equity		
holders of the Company (RM)	0.46	0.49

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report of the Group for the year ended 30 June 2011)

(Incorporated in Malaysia)

## QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2011

(Figures have not been audited)

#### CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

Cash flow from operating activities         (3,411)         (5,589)           Porful/(Loss) for the period         (3,411)         (5,589)           Adjustments for non-cash flow items:         2,110         2,655           Depreciation         15         (5)           Chers         15         (5)           Operating profit/(loss) before changes in working capital         4,997         3,047           Net change in current lassets         4,997         3,047           Net change in current lassets         4,997         3,047           Net change in current lassetism of cur		CURRENT YEAR ENDED 31.3.2012 RM'000	CORRESPONDING YEAR ENDED 31.3.2011 RM'000
Adjustments for non-cash flow items:         2,110         2,655           Depreciation         3.09         564           Finance cost (net of interest income)         3.09         564           Others         15         (5)           Operating profit/(loss) before changes in working capital         (917)         (2,375)           Net change in current assets         4,997         3,047           Net change in current iabilities         (2,334)         57           Cashflow from operations         1,746         729           Taxes paid         (5)         (18)           Net cash (used in)/from operating activities         8         7           Additions to property, plant and equipment         (81)         (158)           Others         (81)         (158)           Net cash (used in)/from investing activities         (81)         (158)           Cash flow from financing activities         7,979         3,518           Preadown of borrowings         7,979         3,518           Repayment of borrowings         (8,159)         (2,654)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Cash and cash equivalents at beginni	. •		(= =aa)
Depreciation	• • •	(3,411)	(5,589)
Finance cost (net of interest income)	•	2 110	2.655
Others         15         (5)           Operating profit/(loss) before changes in working capital         (917)         (2,375)           Net change in current assets         4,997         3,047           Net change in current liabilities         (2,334)         57           Cashflow from operations         1,746         729           Taxes paid         (5)         (18)           Net cash (used in)/from operating activities	•	•	•
Operating profit/(loss) before changes in working capital         (917)         (2,375)           Net change in current lassetts         4,997         3,047           Net change in current lassitities         (2,334)         57           Cashflow from operations         1,746         729           Taxes paid         (5)         (18)           Net cash (used in)/from operating activities         ***         ***           Additions to property, plant and equipment         (81)         (158)           Others         3         (81)         (155)           Net cash (used in)/from investing activities         (81)         (155)           Cash flow from financing activities         (81)         (155)           Cash flow from financing activities         7,979         3,518           Repayment of borrowings         (8,159)         (2,584)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,584)           Cash and cash equivalents comprises:         716         470           Cash and bank balanc			
Net change in current assets         4,997         3,047           Net change in current liabilities         (2,344)         57           Cashflow from operations         1,746         729           Taxes paid         (5)         (18)           Net cash (used in)/from operating activities         1,741         711           Cash flow from investing activities         81         (158)           Additions to property, plant and equipment         (81)         (158)           Others         3         3           Net cash (used in)/from investing activities         7,979         3,518           Repayment of borrowings         (8,159)         (2,854)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         (3,064)           Bank overdrafts         (1,803)         (3,064)			
Net change in current liabilities         (2,334)         57           Cashiflow from operations         1,746         728           Taxes paid         (5)         (18)           Net cash (used in)/from operating activities         1,741         711           Cash flow from investing activities         81         (158)           Additions to property, plant and equipment         (81)         (158)           Others         3         3           Net cash (used in)/from investing activities         (81)         (155)           Cash flow from financing activities         7.979         3.518           Repayment of borrowings         7.979         3.518           Repayment of borrowings         (8.159)         (2.854)           Interest payment         (309)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         130 <td></td> <td>* *</td> <td></td>		* *	
Cash flow from operations         1,746         729           Taxe spaid         (5)         (18)           Net cash (used in)/from operating activities         1,741         711           Cash flow from investing activities         (81)         (158)           Additions to property, plant and equipment         (81)         (158)           Others         (81)         (155)           Net cash (used in)/from investing activities         (81)         (155)           Cash flow from financing activities         7,979         3,518           Repayment of borrowings         (8,159)         (2,854)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents comprises:         2         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         (2,594)           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         - <td>-</td> <td></td> <td></td>	-		
Taxes paid Net cash (used in)/from operating activities         (5) (18) (17)           Cash flow from investing activities         (81) (158)	-		729
Cash flow from investing activities         (81)         (158)           Additions to property, plant and equipment         (81)         (158)           Others         3         (81)         (155)           Net cash (used in)/from investing activities         (81)         (155)           Cash flow from financing activities         7,979         3,518           Repayment of borrowings         (8,159)         (2,854)           Repayment of borrowings         (8,159)         (567)           Net cash (used in)/from financing activities         (549)         97           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         (3,064)	·	(5)	(18)
Additions to property, plant and equipment Others         (81)         (158) 3           Net cash (used in)/from investing activities         (81)         (155)           Cash flow from financing activities         7,979         3,518           Repayment of borrowings         (8,159)         (2,854)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         30,064)           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	Net cash (used in)/from operating activities	1,741	711
Others         3 Net cash (used in)/from investing activities         (81)         (155)           Cash flow from financing activities         7,979         3,518           Drawdown of borrowings         7,979         3,518           Repayment of borrowings         (8,159)         (2,854)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         30,064           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	•		
Cash flow from financing activities         7,979         3,518           Repayment of borrowings         (8,159)         (2,854)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         130           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -		(81)	` ,
Drawdown of borrowings         7,979         3,518           Repayment of borrowings         (8,159)         (2,854)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         130           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	Net cash (used in)/from investing activities	(81)	(155)
Repayment of borrowings         (8,159)         (2,854)           Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         130           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	Cash flow from financing activities		
Interest payment         (369)         (567)           Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         130           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	Drawdown of borrowings		*
Net cash (used in)/from financing activities         (549)         97           Net increase/(decrease) in cash and cash equivalents         1,111         653           Cash and cash equivalents at beginning of the quarter         (2,198)         (3,247)           Cash and cash equivalents at end of the quarter         (1,087)         (2,594)           Cash and cash equivalents comprises:         716         470           Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         (3,064)           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	• •	, , ,	* * *
Net increase/(decrease) in cash and cash equivalents  Cash and cash equivalents at beginning of the quarter  (2,198)  (3,247)  Cash and cash equivalents at end of the quarter  (1,087)  Cash and cash equivalents comprises:  Cash and bank balances  Fixed Deposit pledged with Bank Bank overdrafts  (1,803)  (3,064)  (957) (2,594)  Less: Fixed Deposit pledged	• •	, ,	, ,
Cash and cash equivalents at beginning of the quarter (2,198) (3,247)  Cash and cash equivalents at end of the quarter (1,087) (2,594)  Cash and cash equivalents comprises:  Cash and bank balances Fixed Deposit pledged with Bank Bank overdrafts (1,803) (3,064)  Less: Fixed Deposit pledged (130) —	Net cash (used in)/from financing activities	(549)	97
Cash and cash equivalents at end of the quarter       (1,087)       (2,594)         Cash and cash equivalents comprises:       T16       470         Cash and bank balances       716       470         Fixed Deposit pledged with Bank       130       130         Bank overdrafts       (1,803)       (3,064)         Less: Fixed Deposit pledged       (130)       -	Net increase/(decrease) in cash and cash equivalents	1,111	653
Cash and cash equivalents comprises:         Cash and bank balances       716       470         Fixed Deposit pledged with Bank       130       (1,803)       (3,064)         Bank overdrafts       (1,803)       (2,594)         Less: Fixed Deposit pledged       (130)       -	Cash and cash equivalents at beginning of the quarter	(2,198)	(3,247)
Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         (3,064)           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	Cash and cash equivalents at end of the quarter	(1,087)	(2,594)
Cash and bank balances         716         470           Fixed Deposit pledged with Bank         130         (3,064)           Bank overdrafts         (1,803)         (3,064)           Less: Fixed Deposit pledged         (130)         -	Cash and cash equivalents comprises:		
Fixed Deposit pledged with Bank Bank overdrafts         130 (1,803)         (3,064)           Less: Fixed Deposit pledged         (957) (2,594)           Less: Fixed Deposit pledged         (130) -	·	74.0	470
Bank overdrafts         (1,803)         (3,064)           (957)         (2,594)           Less : Fixed Deposit pledged         (130)         -			470
(957) (2,594) Less : Fixed Deposit pledged (130) –			(3.064)
Less : Fixed Deposit pledged (130) –	Dank Overdians		(0,001)
		(957)	(2,594)
(1,087) (2,594)	Less : Fixed Deposit pledged	(130)	_
		(1,087)	(2,594)

(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 2011)

(Incorporated in Malaysia)

# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2011

(Figures have not been audited)

#### CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<b>←</b> Share Capital	Attributable to equity h Non-Distributable Share Premium	olders of the Compan Non-Distributable Fair Value Reserve		Shareholders' Equity
	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 July 2011	44,000	42		(22,659)	21,383
Total comprehensive loss for the period	-	-	2,244	(3,411)	(1,167)
At 31 March 2012	44,000	42	2,244	(26,070)	20,216
					_
At 1 July 2010	44,000	42		(15,149)	28,893
Total comprehensive loss for the period	-	-		(5,589)	(5,589)
At 31 March 2011	44,000	42		(20,738)	23,304

(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 2011)

#### NOTES TO THE FINANCIAL INFORMATION FOR THE THIRD QUARTER ENDED 31 MARCH 2011 (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 2011.

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 2011. In addition, the Group had also adopted the new and revised Financial Reporting Standard ("FRS"), Amendments to FRSs, Interpretations and Technical Releases that become mandatory for the current financial period. The adoption of the new and revised FRSs, Amendments to FRSs, Interpretations and Technical Releases does not have significant impact on the financial statements of the Group other than as follows:

#### FRS 101 (Revised), Presentation of Financial Statements

Prior to the adoption of the revised FRS 101, the components of the financial statements presented consist of a balance sheet, an income statement, a statement of changes in equity, a statement of cash flow and notes to the financial statements. With the adoption of the revised FRS 101, the components of the interim financial statements presented consist of a statement of financial position, a statement of comprehensive income (which can be presented as a single statement or two statements comprising the income statement and statement of comprehensive income), a statement of changes in equity, a statement of cash flow and notes to the financial statements.

The total comprehensive income is presented as a one line item in the statement of changes in equity. This standard only affects the presentation aspects and does not have any impact on the earnings/(loss) per share for the current quarter ended 31 March 2012 and its preceding year's corresponding period.

#### FRS 139, Financial Instruments: Recognition and Measurement

Prior to the adoption of FRS 139, financial derivatives are recognized on their settlement dates. Outstanding derivatives at the balance sheet date were not recognized.

The adoption of FRS 139 has resulted in changes to accounting policies relating to recognition and measurement of financial instruments. All financial assets and financial liabilities, including derivatives, are recognized at contract dates when the Company or any of its subsidiary becomes a party to the contractual provisions of the instruments.

The financial instruments of the Group are categorized, recognized and measured as follows:

#### **Financial Assets**

#### Loans and receivables

Loans and receivables category comprises debt instruments that are not quoted in an active market, trade and other receivables and cash and cash equivalents.

Financial assets categorized as loans and receivables are subsequently measured at amortized cost using the effective interest method.

Prior to the adoption of FRS 139, an allowance for doubtful debts was made when a receivable is considered irrecoverable by the management.

With the adoption of FRS 139, an impairment loss is recognized for trade and other receivables and is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the asset's original effective interest rate.

All financial assets are subject to review for impairment.

#### A1. Basis of preparation (continued)

#### Financial Assets (continued)

Loans and receivables (continued)

A financial asset or part of it is derecognized when, and only when the contractual rights to the cash flows from the financial asset expire or the financial asset is transferred to another party without retaining control or substantially all risks and rewards of the asset. On derecognition of a financial asset, the difference between the carrying amount and the sum of the consideration received (including any new asset obtained less any new liability assumed) and any cumulative gain or loss that had been recognized in equity is recognized in the profit and loss.

#### **Financial Liabilities**

All financial liabilities are subsequently measured at amortized cost, other than those measured at fair value.

A financial liability or a part of it is derecognized when, and only when, the obligation specified in the contract is discharged or cancelled or expires. On derecognition of a financial liability, the difference between the carrying amount of the financial liability extinguished or transferred to another party and the consideration paid (including any non cash assets transferred or liabilities assumed) is recognized in the profit and loss.

In accordance with the transitional provisions of FRS 139, the required changes are applied prospectively from 1 July 2011 and the comparative information is not restated. The effects of the remeasurement on 1 July 2011 of the financial assets and financial liabilities brought forward from the previous financial year are adjusted to the opening accumulated losses and other opening reserves as disclosed in the Condensed Consolidated Statement of Changes in Equity for the current quarter ended 31 March 2012, if any.

This standard does not have any material impact on the results and financial position of the Group for the current quarter ended 31 March 2012 and its preceding year's corresponding period.

#### 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 2011.

#### 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. Dividend

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:

	Investment holdings RM'000	Manufacturing and marketing of automotive components RM'000	Property development RM'000	Eliminations RM'000	Consolidated RM'000
Current Year-To-Date Ended 31.3.2012	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·			T.III 000
REVENUE External revenue Inter-segment revenue	400	11,905 3,269	3,608	(3,669)	15,513
Total Revenue	400	15,174	3,608	(3,669)	15,513
RESULTS Segment result Interest income Finance costs	18	(3,304)	254		(3,032) 2 (381)
Loss before tax Taxation				_	(3,411)
Net loss				<u>-</u>	(3,411)
Preceding Year-To-Date Ended 31.3.2011					
REVENUE External revenue Inter-segment revenue	86	14,673 5,059	<u>.</u>	- (5,145)	14,673
Total Revenue	86	19,732	-	(5,145)	14,673
RESULTS Segment result Interest income Finance costs	(186)	(4,665)	(153)		(5,004) 2 (587)
Loss before tax Income tax expense				_	(5,589)
Net loss					(5,589)

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.

The Company has done a valuation of the land and building in Ulu Yam in line with the Company's policy to reflect the fair value of its land and building. Based on the valuation report prepared by Jordan Lee & Jaafar Sdn Bhd, the property is valued at RM14.0 million and as the book value is lower, the revaluation surplus of RM2.24million has been recognised in the financial statements as at 30 September 2011.

#### A10. Material events subsequent to the end of the period

There were no material events as at 22 May 2012 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 guarter 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 31.3.2012 RM'000	As at 31.3.2011 RM'000		As at 31.3.2012 RM'000	As at 31.3.2011 RM'000
In respect of corporate guarantees given by the Company to financial institutions for banking facilities granted to subsidiaries					
	-		-	2,890	5,766
Total:	-		-	2,890	5,766

#### A13. Capital commitments

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

#### (B) ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA LISTING REQUIREMENTS

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

The Group's revenue for the current quarter has increased by RM2.206 million (45.3%) to RM 7.071 million as compared to RM 4.865 million in the corresponding quarter last year due to sales of RM3.2 million achieved by the Property Division.

The Group recorded a RM0.930 million loss before tax for the current quarter as compared with a loss before tax of RM 1.618 million in the preceding year's corresponding quarter. The lower loss before tax was mainly due to sales from the Property Division, reduction in operating and finance cost and efficiencies in production from the Manufacturing Division.

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 March 2012 and the date of this announcement.

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

The Group recorded a slightly higher loss before tax of RM 0.930 million in the current quarter as compared to loss before tax of RM 0.879 million in the immediate preceding quarter. This was mainly due to lower profit margins.

#### B3. Prospects

The Group expects it's performance for the fourth quarter to be in line with the third quarter in view of the competitive car market conditions.

#### 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

	INDIVIDUA	L QUARTER	CUMULATIV	VE QUARTER
	Current Veer			Preceding Year
	Current Year Quarter 31.3.2012 RM'000	Corresponding Quarter 31.3.2011 RM'000	Current Year To Date 31.3.2012 RM'000	Corresponding Period 31.3.2011 RM'000
Group Current tax Deferred tax		- -	- -	- -
	-	-	-	-

#### 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.

#### B9. Group borrowings and debt securities

Gro	up borrowings	Secured RM'000	Unsecured RM'000	Total RM'000
(a)	Current Bank overdrafts Bankers' acceptances Term loans Hire purchase liabilities	1,803 908 2	4,233 3,024 -	1,803 4,233 3,932 2
	Sub-total of current	2,713	7,257	9,970
(b)	Non-current Term loans Hire purchase liabilities	178 9	:	178 9
	Sub-total of non-current	187	-	187
Tota	al borrowings	2,900	7,257	10,157

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 financial 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.

	INDIVIDUA	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.3.2012	Preceding Year Corresponding Quarter 31.3.2011	Current Year To Date 31.3.2012	Preceding Year Corresponding Period 31.3.2011	
Net profit/ (loss) for the period (RM'000)	(930)	(1,618)	(3,411)	(5,589)	
Weighted average number of ordinary					
shares in issue ('000)	44,000	44,000	44,000	44,000	
Basic profit/ (loss) per share (sen)	(2.1)	(3.7)	(7.8)	(12.7)	

#### B14. Realised and unrealised retained profits/ accumulated losses

realised and unrealised retained profits, decarrialated losses		
	As at	As at
	31.3.2012	30.06.2011
	RM'000	RM'000
Total accumulated losses of the		
Company and its subsidiaries		
- Realised losses	(28,376)	(26,112)
- Unrealised losses	(3,411)	(17)
	,	, ,
Less : Consolidation adjustments	5,717	3,470
Total group accumulated losses as per		
consolidated financial statements	(26,070)	(22,659)

#### B15. Notes for Statement of Comprehensive Income

	INDIVIDUAL QUARTER Preceding Year		CUMULATIVE	E QUARTER Preceding Year	
	Current Year Quarter	Corresponding Quarter	Current Year To Date	Corresponding Period	
Profit/(Loss) for the period is arrived at after crediting/(charging) the following:	31.03.2012 RM'000	31.03.2011 RM'000	31.03.2012 RM'000	31.03.2011 RM'000	
Interest Income	0	1	2	3	
Other Income including investment Income Interest Expenses	1 (131)	57 (183)	65 (371)	121 (567)	
Depreciation and Amortization	(660)	(879)	(2,110)	(2,655)	
Provision for and write off receivables	-	-	-	-	
Provision for and write off inventories Gain or loss on disposal of quoted or unquoted investments or properties	-	-	-	-	
Impairment of assets	-	-	-	-	
Foreign exchange gain /(loss)	(28)	(19)	17	60	
Gain or loss on derivatives Exceptional items (with details)	-	-	- -	-	