### UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

For the 2nd Quarter Ended 31 December 2011

	Individual Quarter	Cı	ımulative Quar	ter
	CURRENT	PRECEDING YEAR		PRECEDING YEAR
	YEAR	CORRESPONDING	YEAR	CORRESPONDING
	QUARTER	QUARTER	TO DATE	PERIOD
	31/12/2011	31/12/2010	31/12/2011	31/12/2010
	31/12/2011	31/12/2010	31/12/2011	31/12/2010
	RM'000	RM'000	RM'000	RM'000
Revenue	51,804	58,160	106,980	86,193
Cost of Sales	(47,548)	(49,598)	(98,647)	(70,384)
Gross Profit	4,256	8,562	8,333	15,809
Other Income	22	220	22	230
Interest Income	509	571	1,111	1,486
Operating Expenses	(3,012)	(2,157)	(5,653)	
Finance Costs	(23)	-	(27)	- (1,713)
D. C. D. C. T.	1.552	7.106	3 = 0 (	12.012
Profit Before Tax	1,752	7,196	3,786	12,812
Tax Expenses	(512)	(1,808)	(1,012)	(3,268)
Profit for the period	1,240	5,388	2,774	9,544
Profit attributable to:				
Equity holders of the parent	1,240	5,279	2,774	9,444
Non-controlling interest	1,2.0	109	-,,,,	100
. ton controlling interest	1,240	5,388	2,774	9,544
Weighted average major sharing (1000)	166,515	168,038	166,639	162,978
Weighted average no of shares ('000)  Nominal value of share (RM)	0.50	0.50	0.50	0.50
	0.30	0.30	0.30	0.30
Earnings per share attibutable to				
equity holders of the parent ( sen )	0.74	3.14	1.66	5.79
- Basic	0.74	2.73	1.45	5.79
- Diluted	0.05	2./3	1.45	5.02

(The unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statement for the year 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements)

### UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the 2nd Quarter Ended 31 December 2011

	Individual Quarter	Cu	ımulative Quar	
	CURRENT	PRECEDING YEAR	CURRENT	PRECEDING YEAR
	YEAR	CORRESPONDING	YEAR	CORRESPONDING
	QUARTER	QUARTER	TO DATE	PERIOD
	31/12/2011	31/12/2010	31/12/2011	31/12/2010
	RM'000	RM'000	RM'000	RM'000
Profit for the period	1,240	5,388	2,774	9,544
Other comprehensive income	-	-	-	-
<b>Total Comprehensive income:</b>	1,240	5,388	2,774	9,544
Total comprehensive income attributable to Equity holders of the parent Non-controlling interest	1,240	5,279 109	2,774	9,444 100
Ü	1,240	5,388	2,774	9,544
Weighted average no of shares ('000) Nominal value of share (RM) Earnings per share attibutable to equity holders of the parent ( sen )	166,515 0.50	168,038 0.50	166,639 0.50	162,978 0.50
- Basic - Diluted	0.74 0.65	3.14 2.73	1.66 1.45	5.79 5.02

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statement for the year 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 December 2011

1 31 December 2011	(Unaudited)	(Audited)
	AS AT END OF CURRENT QUARTER 12/31/2011	AS AT FINANCIAL YEAR ENDED 6/30/2011
	RM'000	RM'000
ASSETS Non-current assets Property, Plant & Equipment Investment properties Land held for property development Intangible Assets Trade Receivables	10,252 1,336 82,458 208 4,837	9,960 1,336 58,188 208 4,837 74,529
Current Assets Trade and other receivable Other current assets Tax recoverable Cash and bank balances	60,244 31 990 69,216 130,481	48,773 1,322 151 94,883 145,129
TOTAL ASSETS	229,572	219,658
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share Capital Share Premium Treasury Shares Warrant Reserves Other Reserves ESOS - Reserves Retained profits Total equity	86,390 3,313 (6,769) 1,246 (135) - 61,489 145,534	86,346 3,313 (5,894) 1,251 (140) 240 58,475 143,591
Non-current liabilities Trade Payables Deferred tax liabilities Loans and borrowings	4,743 8,085 18,880 31,708	4,743 8,085 - 12,828
Current Liabilities Trade and other payables Other current liabilities Taxation	32,772 19,558 - 52,330	30,982 31,769 488 63,239
Total Liabilities	84,038	76,067
TOTAL EQUITY AND LIABILITIES	229,572	219,658
Net assets per share attributable to ordinary equity holders of the parent (RM) No of Shares issued Nominal value of each share (RM)	0.8738 166,548,748 0.50	0.8583 167,298,528 0.50

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE 2ND QUARTER ENDED 31 DECEMBER 2011

CASH FLOW FROM OPERATING ACTIVITIES         RM'000         RM'00           Profit before tax         3,786         3,786           Adjustment for non-cash flow;-         533         5           Depreciation         353         5           Finance costs         27         1           Interest income         (1,111)	Profit before tax Adjustment for non-cash flow:-	RM'000	12/31/2010 RM'000
SASH FLOW FROM OPERATING ACTIVITIES           Profit before tax         3,786           Adjustment for non-cash flow:         353           Depreciation         353           Finance costs         27           Interest income         (1,111)           Provision for Bonus         -           (Gain)/Loss on disposal of property,plant and equipment         -           Operating profit/(loss) before changes in working capital         3,055           Change in working capital         1           (Increase)/Decrease in inventories         1,789           (Increase)/Decrease in receivables         1,789           (Increase)/Decrease in other current assets         1,291           (Increase/(Decrease) in other current liabilities         (12,211)           Cash generated from/(used in) operations         (17,547)           Taxes paid         (23,39)           Net cash flow generated from/(used in) operating activities         1           CASH FLOW FROM INVESTING ACTIVITIES           Profit Guarantee received         1,111           Purchase of property, plant and equipment         (646)           Purchase of property, plant and equipment         (24,270)           Proceeds from disposal of property, plant and equipment         (24,270)	Profit before tax Adjustment for non-cash flow:-		RM'000
Profit before tax         3,786           Adjustment for non-cash flow:         353           Ephereciation         353           Finance costs         27           Interest income         (1,111)           Provision for Bonus         -           (Gain)/Loss on disposal of property,plant and equipment         -           Operating profit/(loss) before changes in working capital         -           (Increase)/Decrease in inventories         -           (Increase)/Decrease in inventories         -           (Increase)/Decrease in inventories         -           (Increase)/Decrease in other current assets         1,291           Increase/(Decrease) in payables         1,291           Increase/(Decrease) in other current assets         1,291           Increase/(Decrease) in other current liabilities         (12,211)           Cash generated from/(used in) operations         (12,547)           Taxes paid         (2,339)           Vet cash flow generated from/(used in) operating activities         (19,886)           CASH FLOW FROM INVESTING ACTIVITIES           Profit Guarantee received           Interest received         1,111           Purchase of property, plant and equipment         (646)           Acquisition of non-controlling	Profit before tax Adjustment for non-cash flow:-	3,786	
Adjustment for non-cash flow-Depreciation	Adjustment for non-eash flow:-	5,700	12.812
Finance costs         27           Interest income         (1,111)           Provision for Bonus         -           (Gain)/Loss on disposal of property,plant and equipment         -           Operating profit/(loss) before changes in working capital         3,055           Change in working capital         -           (Increase)/Decrease in inventories         -           (Increase)/Decrease in receivables         (11,471)         (           (Increase)/Decrease in orther current assets         1,789         (           (Increase)/Decrease in other current liabilities         (12,211)         (           Cash generated from/(used in) operations         (17,547)         (           Taxes paid         (2,339)         (           Net cash flow generated from/(used in) operating activities         (19,886)         (           CASH FLOW FROM INVESTING ACTIVITES           Profit Guarantee received         1,111         ( <td>Depreciation</td> <td></td> <td>12,012</td>	Depreciation		12,012
Interest income	ı		379
Provision for Bonus         -           (Gain)/Loss on disposal of property, plant and equipment         -           Operating profit/(loss) before changes in working capital         3,055           Change in working capital         -           (Increase)/Decrease in inventories         -           (Increase)/Decrease in receivables         (11,471)         (1           (Increase)/Decrease in receivables         1,789           (Increase)/Decrease in other current assets         1,291           Increase/(Decrease) in other current liabilities         (12,211)           Cash generated from/(used in) operations         (17,547)           Taxes paid         (23,39)           Net cash flow generated from/(used in) operating activities         (19,886)           CASH FLOW FROM INVESTING ACTIVITIES           Profit Guarantee received         -           Interest received         1,111           Purchase of property, plant and equipment         (646)           Purchase of investment properties         (24,270)           Proceeds from disposal of property, plant and equipment         -           Acquisition of non-controlling interest         -           Net cash outflow on acquisition of a subsidiary's net assets         -           Net cash generated from investing activities         (23			(1.407)
Claim   Closs on disposal of property, plant and equipment   3,055		(1,111)	(1,486) 1,333
Operating profit/(loss) before changes in working capital  Change in working capital  (Increase)/Decrease in inventories  (Increase)/Decrease in receivables  (Increase)/Decrease in other current assets  (Increase)/Decrease in other current liabilities  (Increase)/Decrease) in other current liabilities  (Increase)/Decrease in other current liabilities  (Increase)/Decrease in other current liabilities  (Increase)/Decrease in receival in crease in citerate in current liabilities  (Increase)/Decrease in citerate in citerate in current liabilities  (Increase)/Decrease in citerate in ci		-	10
(Increase)/Decrease in inventories		3,055	13,048
(Increase)/Decrease in receivables         (11,471)         (1,789           Increases/(Decrease) in payables         1,789           (Increase)/Decrease in other current assets         1,291           Increases/(Decrease) in other current liabilities         (12,211)           Cash generated from/(used in) operations         (17,547)           Taxes paid         (2,339)           Net cash flow generated from/(used in) operating activities         (19,886)           CASH FLOW FROM INVESTING ACTIVITIES           Profit Guarantee received         -           Interest received         1,111           Purchase of property, plant and equipment         (646)           Purchase of investment properties         (24,270)           Proceeds from disposal of property, plant and equipment         -           Acquisition of non-controlling interest         -           Net cash outflow on acquisition of a subsidiary's net assets         -           Net cash generated from investing activities         (23,805)           CASH FLOW FROM FINANCING ACTIVITIES           Finance cost paid         (27)           Proceed from issuance of ordinary shares         45	Change in working capital		
Increase/(Decrease) in payables (Increase)/Decrease in other current assets Increase/(Decrease) in other current liabilities (Increase)/Decrease in other current liabilities (Itz,211) Cash generated from/(used in) operations (It7,547)  Taxes paid Net cash flow generated from/(used in) operating activities  CASH FLOW FROM INVESTING ACTIVITIES  Profit Guarantee received Interest received Interest received Interest received Interest received Interest received Purchase of property, plant and equipment Purchase of investment properties (24,270) Proceeds from disposal of property, plant and equipment Acquisition of non-controlling interest Net cash outflow on acquisition of a subsidiary's net assets Net cash generated from investing activities  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid Proceed from issuance of ordinary shares  1,789 1,291 1,291 1,291 1,191 1,11 1,111 1		-	(4,111)
(Increase)/Decrease in other current liabilities1,291 (12,211)Cash generated from/(used in) operations(17,547)Taxes paid(2,339)Net cash flow generated from/(used in) operating activities(19,886)CASH FLOW FROM INVESTING ACTIVITIESProfit Guarantee received-Interest received1,111Purchase of property, plant and equipment(646)Purchase of investment properties(24,270)Proceeds from disposal of property, plant and equipment-Acquisition of non-controlling interest-Net cash outflow on acquisition of a subsidiary's net assets-Net cash generated from investing activities(23,805)CASH FLOW FROM FINANCING ACTIVITIESFinance cost paid Proceed from issuance of ordinary shares(27)		· · · · · · · · · · · · · · · · · · ·	(14,898) 24,966
Increase (Decrease) in other current liabilities Cash generated from/(used in) operations  Taxes paid Net cash flow generated from/(used in) operating activities  CASH FLOW FROM INVESTING ACTIVITIES Profit Guarantee received Interest received Interest received Purchase of property, plant and equipment Purchase of investment properties Proceeds from disposal of property, plant and equipment Acquisition of non-controlling interest Net cash outflow on acquisition of a subsidiary's net assets Net cash generated from investing activities  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid Proceed from issuance of ordinary shares  (27) Proceed from issuance of ordinary shares			24,900
Taxes paid (2,339) Net cash flow generated from/(used in) operating activities (19,886)  CASH FLOW FROM INVESTING ACTIVITIES  Profit Guarantee received			-
Net cash flow generated from/(used in) operating activities  CASH FLOW FROM INVESTING ACTIVITIES  Profit Guarantee received Interest received Interest received Purchase of property, plant and equipment Purchase of investment properties (24,270) Proceeds from disposal of property, plant and equipment Acquisition of non-controlling interest Net cash outflow on acquisition of a subsidiary's net assets Net cash generated from investing activities  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid Proceed from issuance of ordinary shares  (19,886)	Cash generated from/(used in) operations	(17,547)	19,005
CASH FLOW FROM INVESTING ACTIVITIES  Profit Guarantee received	Taxes paid	(2,339)	(3,659)
Profit Guarantee received Interest received Interest received Purchase of property, plant and equipment Purchase of investment properties Purchase of investment properties Proceeds from disposal of property, plant and equipment Acquisition of non-controlling interest Net cash outflow on acquisition of a subsidiary's net assets Net cash generated from investing activities  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid Proceed from issuance of ordinary shares  (27) Proceed from issuance of sales and sales are sale	Net cash flow generated from/(used in) operating activities	(19,886)	15,346
Interest received Purchase of property, plant and equipment Purchase of investment properties Purchase of investment properties Proceeds from disposal of property, plant and equipment Acquisition of non-controlling interest Net cash outflow on acquisition of a subsidiary's net assets Net cash generated from investing activities  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid Proceed from issuance of ordinary shares  1,111 (646) (24,270)  - (0 (23,805) (23,805) (23,805) (27)  Finance cost paid Proceed from issuance of ordinary shares			
Purchase of property, plant and equipment (646) Purchase of investment properties (24,270)  Proceeds from disposal of property, plant and equipment		- 1 111	5,000 1,486
Purchase of investment properties (24,270)  Proceeds from disposal of property, plant and equipment			(125)
Acquisition of non-controlling interest - ( Net cash outflow on acquisition of a subsidiary's net assets  Net cash generated from investing activities (23,805) (  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid (27) Proceed from issuance of ordinary shares 45		\ /	()
Net cash outflow on acquisition of a subsidiary's net assets  Net cash generated from investing activities  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid Proceed from issuance of ordinary shares  (27) 45		-	10
Net cash generated from investing activities (23,805) (  CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid (27) Proceed from issuance of ordinary shares 45		-	(16,048) (13,533)
CASH FLOW FROM FINANCING ACTIVITIES  Finance cost paid Proceed from issuance of ordinary shares  (27) 45		(23.805)	(23,210)
Finance cost paid Proceed from issuance of ordinary shares  (27) 45			(==,===,
Proceed from issuance of ordinary shares 45	CASH FLOW FROM FINANCING ACTIVITIES		
Troceed from issuance of ordinary shares			- 1.707
	Proceed from issuance of ordinary shares Proceeds from exercise of employee share options	43	1,707
Ordinary share buy back (874)		(874)	(1,549)
Drawdown of borrowings 18,880	Drawdown of borrowings		_
Net cash used in financing activities 18,024	Net cash used in financing activities	18,024	2,137
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (25,667)	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(25,667)	(5,727)
CASH AND CASH EQUITABLE TOOLS 2011	CASH AND CASH EQUIVALENTS AT 1 JULY 2011		124,535
CASH AND CASH EQUIVALENTS AT 31 DECEMBER 2011 69,216 1		69,216	118,808
CASH AND CASH EQUIVALENTS COMPRISE: Cash on hand and at banks 51,695		51 695	34,070
			84,738
	peperio nun neemes cumo		118,808

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements)

Unaudited Condensed Consolidated Statement of Changes in Equity For the 2nd quarter ended 31 December 2011

	Attributable to equitable holders of the Company									
			Non-distribut	table		Employee	Distributable		Non-controlling	Total
	Share Capital	Treasury Shares	Share Premium	Other reserve	Warrant reserve	share option reserve	Retained profit	Total	Interest	Equity
	(RM'000)	_(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Balance as at 1 July 2011	86,346	(5,894)	3,313	(140)	1,251	240	58,475	143,591	-	143,591
Income and expense items recognised										
directly in equity:	-	-	-	-	-	-	-	-	*	-
Total comprehensive income	-	-	-	-	-	-	2,774	2,774	-	2,774
Treasury shares purchased Issue of ordinary shares:		(875)	-	-	-	-	-	(875)	-	(875)
- pursuant to warrant exercised	44		-	5	(5)	-	-	44	-	44
Share based payments: - ESOS lapsed	-	-	•	-	-	(240)	240		-	-
At 31 December 2011	86,390	(6,769)	3,313	(135)	1,246	-	61,489	145,534	-	145,534
							-			
At 1 July 2010 Effect of adopting FRS 139	83,105	(10,396)	10,279	(1,426)	1,426	113	50,799 (816)	133,900 (816)	16,397	150,297 (816)
At 1 July 2010 as restated	83,105	(10,396)	10,279	(1,426)	1,426	113	49,983	133,084	16,397	149,481
recognised directly in equity: - profit guarantee	-	-	-	-	-	-	5,000	5,000	=	5,000
Total comprehensive income	Ē	-	-	•		-	9,444	9,444	100	9,544
Transactions with owners		0.477	(0.477)							
Share dividends Treasury shares purchased	-	8,677 (1,549)	(8,677)	-		-	-	(1,549)	-	(1,549)
Issue of ordinary shares : -pursuant to warrant exercised	1,707			171	(171)			1,707		1,707
- Pursuant to Esos exercised	990	-	990	-	(1/1)	-	-	1,980	-	1,980
Acquisition of Minority interest	-	-	-	449	-	-	-	449	(16,497)	(16,048)
Waiver of amount due to shareholders Share based payments:	÷	-	-	662	-	-	-	662	-	662
-grant of ESOS	-	-	63		-	(63)	-	-	-	-
-ESOS lapsed	-	-	-	-	-	(50)	50	-	-	-
Balance as at 31 December 2010	85,802	(3,268)	2,655	(144)	1,255		64,477	150,777		150,777

<sup>(</sup>The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statement for the year ended 30 June 2011 and the accompaning explanatory notes attached to the interim financial statements)

### Notes to the Interim Financial Report

### A1 Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standard ("FRS") 134: Interim Financial Reporting and the applicable disclosure provisions of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2011. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2011

The significant accounting policies adopted in the unaudited interim financial statements are consistent with those adopted in the Group's audited financial statements for the financial year ended 30 June 2011 except for the adoption of the following new and revised standards, amendments and interpretations that are effective for financial period from 1 July 2011:

- Amendments to FRS 1, First-time Adoption of Financial Reporting Standards
  - Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
  - Additional Exemptions for First-time Adopters
- Amendments to FRS 2, Group Cash-settled Share Based Payment Transactions
- Amendments to FRS 7, Financial Instruments: Disclosures Improving Disclosures about Financial Instruments
- *Improvements to* FRSs (2010)
- IC Interpretation 4, Determining whether an Arrangement contains a Lease
- IC Interpretation 18, Transfers of Assets from Customers
- IC Interpretation 19, Extinguishing Financial Liabilities with Equity Instruments
- Amendments to IC Interpretation 14, *Prepayments of a Minimum Funding Requirement*

The adoption of above standards, amendments and interpretation has no material impact on the financial statements to the Group.

### A2 Annual report

The auditors' report on the financial statements for the year ended 30 June 2011 was not qualified.

## A3 Seasonal or cyclical factors

The operations of the Group are not subject to seasonality / cyclicality of operations.

### A4 Unusual items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period under review because of their nature, size, or incidence.

### A5 Changes in estimates

Not applicable.

## A6 <u>Debt and equity securities</u>

There were no other issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the quarter under review.

The details of shares held as treasury shares for the period ended 31 December 2011 are as follows:

	Number of Treasury shares	Total Considerations RM
Balance as at 30 September 2011	6,227,247	6,764,052
Repurchased during the quarter	5,000	4,794
Balance as at 31 December 2011	6,232,247	6,768,846

The shares purchased are being held as treasury shares in accordance with Section 67A of the Companies Act, 1965.

## A7 <u>Dividend paid</u>

The Company did not make any dividend payment in the current quarter under review.

## A8 Carrying amount of revalued assets

The valuation of property, plant and equipment has been brought forward without amendment from the financial statement for the year ended 30 June 2011.

## A9 Segmental reporting

The segmental information of the Group analysed by activities is as follows:-

Period ended 31.12.11	Property development RM'000	Construction RM'000	Investment holding RM'000	Adjustment and Eliminations RM'000	Total RM'000
Revenue					
External Sales	-	106,980	-	-	106,980
Inter-segment sales			930	(930)	_
Total revenue	_	106,980	930	(930)	106,980
Results Profit from operation	(168)	4,055	(74)	_	3,813
Finance costs	(17)	(10)	-		(27)
Profit before tax	(185)	4,045	(74)	-	3,786
Total assets Segment assets/			400.075	(400.46.0	222.552
Consolidated total assets	55,774	151,338	122,956	(100,496)	229,572

No segmental information is provided on a geographical basis as the Group's activities are conducted wholly in Malaysia.

## A10 Events subsequent to the balance sheet date

There were no material events subsequent to the end of the period under review that have not been reflected in the quarterly financial statements except as stated under Note B9.

### All Changes in composition of the Group

There are no changes in the composition of the Group.

## A12 Capital commitments

The Group has the following commitments as at 31 December 2011:

## Property, plant and equipment

RM'000

Authorised by the Directors and contracted

39,947

## A13 Changes in contingent liabilities

	Com	ıpany
	As at 31.12.11	As at 30.06.11
	RM'000	RM'000
Unsecured corporate guarantees given to third parties for:-		
- supply of goods to subsidiaries	-	-
- banking facilities granted to subsidiaries	83,022	72,434

The directors are of the opinion that the likelihood of crystallization of the above guarantees is remote.

# Additional information required by the Listing Requirements of Bursa Malaysia Securities Berhad

### **B1** Review of performance

	Current Quarter ended 31/12/11	Preceding Year Quarter ended 31/12/10
	(RM'000)	(RM'000)
Revenue	51,826	58,160
Consolidated Profit before tax	1.752	7,196
Consolidated Profit after tax	1,240	5,388

### Construction Segment

The Group recorded a lower revenue of RM51.8 million and pre-tax profit ("PBT") of RM1.8 million in the current quarter ended 31 December 2011 as compared to a revenue of RM 58.2 million and a pre-tax profit of RM7.2 million reported in the preceding year corresponding quarter.

The drop in revenue was mainly due to markedly lower margin from the constructions segment registered by Fajarbaru Builder Sdn Bhd ("FBSB") in the current quarter as compared to the preceding year corresponding quarter, resulting from stiff competition and challenging project tendering environment.

### Other Segments

For the quarter under review, other segments continued to be inactive to the Group in term of revenue contributions. Other Segments in the Group are property and investment holding.

In the opinion of the Directors, the results for the financial period under review have not been affected by any transaction or event of a material or unusual nature except item if any mentioned under B2 below.

### B2 Variation of result against preceding quarter

	Current Quarter ended	Preceding Quarter ended
	31/12/11 (RM'000)	30/09/11 (RM'000)
Revenue	51,826	55,176
Consolidated Profit before tax	1,752	2,034
Consolidated Profit after tax	1,240	1,534

For the current quarter ended 31 December 2011 under review, the Group registered a revenue of RM51.8 million and pre-tax profit ("PBT") of RM1.8 million as compared to revenue and PBT of RM55.2 million and 2.0 million respectively in the preceding quarter ended 30 September 2011.

In the current quarter the Group recorded a decrease of 6% in revenue due to 2 projects are at the ending stage.

## B3 <u>Current year prospects</u>

The Group is expected to deliver another challenging year of revenue growth, driven by the on-going projects and the replenishment of its current order book with new construction projects and also to enhance the productivity and efficiency of its operations.

Moving forward to 2012, the Group will broaden its business from construction into property development activities culminated in the successful acquisition of a piece of freehold land in Sentul, Kuala Lumpur. In addition, the Group also entered into another sale and purchase agreement to acquire a piece of freehold land in Puchong, Kuala Lumpur.

Barring any unforeseen circumstances, the Group is optimistic that its performance will be favorable for the financial year ending 30 June 2012.

### **B4** Profit forecast

Not applicable.

### **B5** Profit guarantee

The Official Receiver from the Jabatan Insolvensi, Wilayah Persekutuan has been appointed as liquidator for Cashrep Holdings Sdn. Bhd. and Cita Jati Sdn. Bhd., being the two other promoters of the group liable for the profit guarantee.

#### **B6** Income tax

Income tax includes:

	Individua	Individual Quarter		ve Quarter
	3 months	3 months	6 months	6 months
	Ended	Ended	Ended	Ended
	31.12.2011	31.12.2010	31.122011	31.12.2010
	RM'000	RM' 000	RM'000	RM'000
Current period's provision	512	1,808	1,012	3,268
Under/(Over) provision in prior years	-	-	_	_
	512	1,808	1,012	3,268
Deferred taxation	-	-	-	-
	512	1,808	1,012	3,268

The taxation charged on the Group's profit is disproportionate with the statutory tax rate mainly due to depreciation and interest not allowable for taxation purposes.

## B7 Status of corporate proposals announced

There were no other corporate proposals announced during the financial period to date other than the following:

### 1) Proposed Private Placement

On 27 July 2011, OSK Investment Bank Berhad ("OSK"), on behalf of the Company, had announced the proposal to undertake a private placement of up to

10% of the issued and paid-up capital of the Company to investor(s) to be identified and at an issue price to be fixed later, after receipt of the approval from the relevant authorities for the Proposed Private Placement.

Subsequently on 3 August 2011, Bursa Malaysia Securities Berhad has approved the listing and quotation of up to 20,152,460 new ordinary shares of RM0.50 each to be issued pursuant to the Proposed Private Placement.

The Private Placement was completed following the listing and quotation of the Placement Shares, comprising 15,000,000 FBG Shares on the Main Market of Bursa Malaysia Securities Berhad on 17 January 2012.

### 2) Proposed Acquisition of Land by Fajarbaru Land Sdn. Bhd.

On 5 August 2011, OSK Investment Bank Berhad ("OSK"), on behalf of the Company, had announced that Fajarbaru Land Sdn. Bhd., a wholly-owned subsidiary of the Company, had on 5 August 2011 entered into an option to purchase agreement with Perwira Bintang Resources Sdn Bhd for the proposed acquisition by FLSB of a piece of freehold land measuring 2.749 hectares (approximately 295,900 square feet) held under Title No. GM 1408, Lot No. 796, Mukim of Petaling, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur for a total cash consideration of RM39,946,500 ("Proposed Acquisition of Puchong Land").

At the Extraordinary General Meeting of the Company held on 10 October 2011, the shareholders have approved the Proposed Acquisition of Puchong Land and a formal Sale and Purchase Agreement was entered on 17 October 2011.

Barring any unforeseen circumstances and subject fulfillment of all conditions precedent as set out in the Agreement, the Proposed Acquisition of Puchong Land is expected to be completed by the first quarter of 2012.

## 3) Proposed Acquisition of Land by Wajatex Sdn. Bhd.

On 9 August 2011, the Company had announced that Wajatex Sdn Bhd, an indirect wholly owned subsidiary of the Company, had on 9 August 2011 entered into a conditional sale and purchase agreement with Jalar Bakti Sdn Bhd for the proposed acquisition of a piece of freehold land measuring approximately 9,330.935 square meters held under Geran 5441, Lot 76, Seksyen 76, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan for a total cash consideration of RM23,600,000 ("Proposed Acquisition of Sentul Land").

The Proposed Acquisition of Sentul Land was completed on 24 November 2011.

### **B8** Borrowings

The tenure of the Group borrowings classified as follows:-

	As at 31.12.2012 RM'000	As at 31.12.2010 RM'000
Secured Long Term	18,880	-

The Group borrowings are all denominated in Ringgit Malaysia.

### B9 Off balance sheet financial instruments

The Group does not have any financial instrument with off balance sheet risk as at 31 December 2011.

### **B10** Changes in material litigation

Save as disclosed below, neither the Company nor any of its subsidiary companies is engaged in any material litigation, claims or arbitration either as plaintiff or defendant as at the date of this announcement and the Directors do not have any knowledge of any proceedings pending or threatened against the Company or its subsidiary companies or of any facts likely to give rise to any proceedings which might materially affect the position or business of the Group:

1) Yap Thiam Choy v FBSB (Suit No. 52-648-98) was instituted against FBSB at the Temerloh Sessions Court on 24<sup>th</sup> August 1998 and subsequently the case was transferred to the Shah Alam Sessions Court on 16 July 2001 under Suit No : 2-52-1851-2001.

The plaintiff, Yap Thiam Choy filed a suit against FBSB for the amount of RM228,454.77 plus interest and costs in respect of floor concreting works done by the plaintiff. FBSB is counterclaiming interalia for the amount of RM42,337.10 (special damages) and Liquidated and Ascertained Damages to the amount of RM2,146,383.00. In view of FBSB's counterclaim which is more than RM250,000.00 and pursuant to FBSB's application to the Shah Alam High Court in Originating Summons 24-1801-2006, the Shah Alam High Court had on 15 January 2007 ordered that the Shah Alam Sessions Court Suit No.2-52-1851-2001 be transferred to the Shah Alam High Court. Suit No.22-1279-2009.

The plaintiff had passed away on 15 October 2009. The Plaintiff's solicitors had filed an application to discharge themselves as solicitors for the Plaintiff and had obtained an order in terms for the said application on 5 October 2011. The Court further directed that the representative for the Plaintiff to personally appear in Court on 21 October 2011. On 21 October 2011, the Plaintiff's representative had failed to attend Court for the show Cause/Case Management and therefore the learned Judge had struck out the Plaintiff's claim against FBSB with cost of RM15,000.00 to be paid to FBSB and FBSB had withdrawn their counterclaims with no order as to costs.

#### B11 Dividend

The Board of Directors of FBG is pleased to declare a distribution of one (1) treasury share for every thirty five (35) existing ordinary shares of RM 0.50 each held ("Share Dividend"). The book closure date for Share Dividend is 21 March 2012 ("Entitlement Date"). Fractions of treasury shares are to be disregarded.

### **B12** Earnings per share

The basic earnings per share is calculated by dividing the net profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issued at the end of the period.

The **diluted earnings per share** is calculated by dividing the net profit attributable to equity holders of the Company for the current individual quarter and the current cumulative quarter by the adjusted weighted average number of ordinary shares in issue during the current individual quarter and the current cumulative quarter plus the weighted average number of ordinary shares which deemed to be issued on conversion of 24,926,105 remaining warrants into ordinary shares.

	Individual Quarter		Cumulative Quarter	
	3 months	3 months	6 months	6 months
	Ended	Ended	Ended	Ended
	31.12.2011	31.12.2010	31.12.2011	31.122010
	RM'000	RM' 000	RM000	RM'000
Net profit attributable to equity holders of	1,240	5,279	2,774	9,444
the Company				
Weighted Average Number of shares at	166,515	168,038	166,639	162,978
the end of the period ('000)				
Adjusted for assumed conversion of	24,926	25,110	24,926	25,110
Warrants & ESOS to shares ('000)				
Adjusted number of ordinary shares in	191,441	193,148	191,565	188,088
issue and issuable ('000)				
Nominal value of share (RM)	0.50	0.50	0.50	0.50
Basic earnings per share (sen)	0.74	3.14	1.66	5.79
Diluted earnings per share (sen)	0.65	2.73	1.45	5.02

## **B13** Realised and Unrealised Profits

The breakdown of accumulated profits of the Group as at the reporting date, into realised and unrealised profit, pursuant to the directive, is as follows:

		As at End of
	As at End of	Preceding
	Current Quarter	Financial Year
	31 December 2011	30 June 2011
	RM'000	RM'000
Total accumulated profit of the Company and it's		
subsidiaries		
- Realised	85,553	82,539
- Unrealised	(386)	(386)
	85,167	82,153
Less: Consolidation adjustments	23,678	23,678
Total group retained profit as per consolidated accounts	61,489	58,475

## **B14** Profit before taxation

	Current Year Quarter 31/12/2011 RM'000 Unaudited	Current Year To-date 31/12/2011 RM'000 Unaudited
Profit before tax is arrived at after charging/(crediting):-		
Interest income	(509)	(1,111)
Other income - Rental	(22)	- ·
Depreciation and amortization	175	353
Interest expense	17	17
Provision for and write off of receivables	N/A	N/A
Provision for and write off of inventories	N/A	N/A
(Gain) or loss on disposal of quoted or unquoted		
Investments or properties	N/A	N/A
Impairment of assets	N/A	N/A
Foreign exchange gain or loss	N/A	N/A
Gain or loss on derivatives	N/A	N/A
Exceptional items	N/A	N/A

N/A – Not Applicable

## **B15** Authorisation for issue

The Board of Directors authorised the issue of this unaudited interim financial report on 28 February 2012.

By Order of the Board Fajarbaru Builder Group Bhd (281645-U)

Ooi Leng Chooi Finance Director

Kuala Lumpur 28 February 2012