

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT  
For the 3rd Quarter Ended 31st March 2013

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 31/03/2013	PRECEDING YEAR CORRESPONDING QUARTER 31/03/2012	CURRENT YEAR TO DATE 31/03/2013	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2012
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	68,591	25,361	138,773	132,341
Cost of Sales	(65,060)	(27,610)	(128,128)	(126,257)
<b>Gross Profit</b>	3,531	(2,249)	10,645	6,084
Other Income	228	104	982	126
Interest Income	290	738	1,299	1,849
Operating Expenses	(3,485)	(3,202)	(9,432)	(8,855)
Finance Costs	1,011	(235)	(43)	(262)
<b>Profit Before Tax</b>	<b>1,575</b>	<b>(4,844)</b>	<b>3,451</b>	<b>(1,058)</b>
Tax Expenses	(21)	924	(543)	(88)
<b>Profit for the period</b>	<b>1,554</b>	<b>(3,920)</b>	<b>2,908</b>	<b>(1,146)</b>
Profit attributable to :				
Equity holders of the parent	1,554	(3,920)	2,908	(1,146)
Non-controlling interest	-	-	-	-
	<b>1,554</b>	<b>(3,920)</b>	<b>2,908</b>	<b>(1,146)</b>
Weighted average no of shares ('000)	187,972	180,027	187,961	171,069
Nominal value of share (RM)	0.50	0.50	0.50	0.50
<b>Earnings per share attributable to equity holders of the parent ( sen )</b>				
- Basic	<b>0.83</b>	<b>(2.18)</b>	<b>1.55</b>	<b>(0.67)</b>
- Diluted	<b>0.70</b>	<b>(1.88)</b>	<b>1.31</b>	<b>(0.57)</b>

(The unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statement for the year 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**For the 3rd Quarter Ended 31st March 2013**

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 31/03/2013	PRECEDING YEAR CORRESPONDING QUARTER 31/03/2012	CURRENT YEAR TO DATE 31/03/2013	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2012
	RM'000	RM'000	RM'000	RM'000
<b>Profit for the period</b>	1,554	(3,920)	2,908	(1,146)
<b>Other comprehensive income</b>				
Net gain/(loss) on other investment				
- Gain/(Loss) on fair value changes	(1,183)		1,160	
<b>Total Comprehensive income:</b>	371	(3,920)	4,068	(1,146)
<b>Total comprehensive income attributable to</b>				
Equity holders of the parent	371	(3,920)	4,068	(1,146)
Non-controlling interest	-	-	-	-
	<b>371</b>	<b>(3,920)</b>	<b>4,068</b>	<b>(1,146)</b>
Weighted average no of shares ('000)	187,972	180,027	187,961	171,069
Nominal value of share (RM)	0.50	0.50	0.50	0.50
<b>Earnings per share attributable to equity holders of the parent ( sen )</b>				
- Basic	<b>0.83</b>	<b>(2.18)</b>	<b>1.55</b>	<b>(0.67)</b>
- Diluted	<b>0.70</b>	<b>(1.88)</b>	<b>1.31</b>	<b>(0.57)</b>

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statement for the year 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2013**

	(Unaudited)	(Audited)
	AS AT END OF CURRENT QUARTER 31/03/2013	AS AT FINANCIAL YEAR ENDED 30/06/2012
	RM'000	RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, Plant & Equipment	13,199	12,967
Investment properties	803	1,331
Land held for property development	125,071	122,983
Other Investment	9,067	-
Intangible Assets	208	208
Trade Receivables	87	87
	148,435	137,576
<b>Current Assets</b>		
Inventory	366	-
Trade and other receivable	84,768	33,844
Other current assets	612	1,528
Tax recoverable	2,613	1,741
Cash and bank balances	31,378	74,212
	119,737	111,325
<b>TOTAL ASSETS</b>	268,172	248,901
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the parent</b>		
Share Capital	94,573	94,474
Share Premium	3,639	3,628
Treasury Shares	(1,123)	(1,117)
Warrant Reserves	1,194	1,196
Other Reserves	(83)	(85)
ESOS - Reserves	578	97
Fair Value Reserves	1,160	-
Retained profits	40,443	37,437
<b>TOTAL EQUITY</b>	140,381	135,630
<b>Non-current liabilities</b>		
Trade and other payables	5,420	5,420
Deferred tax liabilities	1,543	630
Loans and borrowings	43,684	45,782
	50,647	51,832
<b>Current Liabilities</b>		
Trade and other payables	63,997	49,177
Other current liabilities	10,000	10,000
Taxation	-	164
Loans and borrowings	3,147	2,098
	77,144	61,439
<b>TOTAL LIABILITIES</b>	127,791	113,271
<b>TOTAL EQUITY AND LIABILITIES</b>	268,172	248,901
<b>Net assets per share attributable to ordinary equity holders of the parent (RM)</b>	0.7469	0.7217
<b>No of Shares issued</b>	187,956,041	187,919,941
<b>Nominal value of each share ( RM)</b>	0.50	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 2012 and the accompanying explanatory notes attached to the interim financial statements)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE 3RD QUARTER ENDED 31 MARCH 2013**

	END OF CURRENT QUARTER	END OF PRECEDING QUARTER
	31/03/2013	31/03/2012
	RM'000	RM'000
<b><u>CASH FLOW FROM OPERATING ACTIVITIES</u></b>		
Profit before taxation	3,451	(1,058)
Adjustment for :		
Depreciation on property, plant and equipment	1,197	560
Depreciation on investment properties	1	-
Grant of equity-settled share options to employee	587	206
Gain on disposal of property, plant and equipment	(45)	-
Gain on disposal of investment property	(223)	(12)
Interest income	(1,299)	(1,849)
Finance costs	43	262
<b>Operating profit before working capital changes</b>	<b>3,712</b>	<b>(1,891)</b>
Change in working capital		
(Increase)/Decrease in inventories	(366)	(11)
(Increase)/Decrease in receivables	(50,879)	1,744
Increase/(Decrease) in payables	14,819	(6,441)
(Increase)/Decrease in other current assets	916	1,722
Increase/(Decrease) in other current liabilities	-	(20,843)
<b>Cash generated from/(used in) operations</b>	<b>(31,798)</b>	<b>(25,720)</b>
Taxes paid	(711)	(2,345)
Taxes refund	45	-
<b>Net cash flow generated from/(used in) operating activities</b>	<b>(32,464)</b>	<b>(28,065)</b>
<b><u>CASH FLOW FROM INVESTING ACTIVITIES</u></b>		
Interest received	1,254	1,849
Proceeds from disposal of property, plant and equipment	45	12
Proceeds from disposal of investment property	750	-
Purchase of property, plant and equipment	(1,428)	(1,224)
Purchase of investment properties	-	(66,127)
Purchase of investment securities	(7,907)	-
Purchase of land held for property development	(2,089)	-
<b>Net cash generated from investing activities</b>	<b>(9,374)</b>	<b>(65,490)</b>
<b><u>CASH FLOW FROM FINANCING ACTIVITIES</u></b>		
Finance cost paid	(43)	(262)
Proceed from issuance of ordinary shares, net of transaction cost	29	13,781
Acquisition of treasury shares	(7)	-
Proceeds from exercise of employee share options	73	-
Ordinary share buy back	-	(874)
Repayment of loans and borrowings	(1,049)	-
Drawdown of borrowings	-	47,880
<b>Net cash (used in)/generated from financing activities</b>	<b>(997)</b>	<b>60,525</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(42,835)</b>	<b>(33,030)</b>
<b>CASH AND CASH EQUIVALENTS AT 1 JULY 2012</b>	<b>74,212</b>	<b>94,883</b>
<b>CASH AND CASH EQUIVALENTS AT 31 MARCH 2013</b>	<b>31,378</b>	<b>61,853</b>
<b><u>CASH AND CASH EQUIVALENTS COMPRISE:</u></b>		
Cash on hand and at banks	15,902	43,812
Deposits with licensed banks	15,476	18,041
	<b>31,378</b>	<b>61,853</b>

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

**Unaudited Condensed Consolidated Statement of Changes in Equity**  
**For the 3rd Quarter Ended 31st March 2013**

	Attributable to equitable holders of the Company							Retained profit (RM'000)	Total (RM'000)
	Non-distributable						Distributable		
	Share Capital (RM'000)	Treasury Shares (RM'000)	Share Premium (RM'000)	Other reserve (RM'000)	Warrant reserve (RM'000)	Employee share option reserve (RM'000)	Fair value reserve (RM'000)		
<b>At 1 July 2012</b>	94,474	(1,117)	3,628	(85)	1,196	97	-	37,437	135,630
Income and expense items recognised directly in equity:									
- share transaction costs	-	-	-	-	-	587	-	-	587
<b>Total comprehensive income for the year</b>	-	-	-	-	-	-	1,160	2,908	4,068
Treasury shares purchased	-	(7)	-	-	-	-	-	-	(7)
Issue of ordinary shares:									
- pursuant to warrant exercised	29	-	-	2	(2)	-	-	-	29
- pursuant to ESOS exercised	70	-	3	-	-	-	-	-	73
Share based payments:									
- grant of ESOS	-	-	8	-	-	-	-	-	8
- ESOS lapsed	-	-	-	-	-	(106)	-	98	(8)
<b>At 31 March 2013</b>	<b>94,573</b>	<b>(1,123)</b>	<b>3,639</b>	<b>(83)</b>	<b>1,194</b>	<b>578</b>	<b>1,160</b>	<b>40,443</b>	<b>140,381</b>
<b>At 1 July 2011</b>	86,346	(5,894)	3,313	(140)	1,251	240	-	58,475	143,591
Income and expense items recognised directly in equity:									
- share transaction costs	-	-	(103)	-	-	-	-	-	(103)
Total comprehensive income	-	-	-	-	-	-	-	(1,146)	(1,146)
<b>Transactions with owners</b>									
Treasury shares purchased	-	(875)	-	-	-	-	-	-	(875)
Issue of ordinary shares:									
- pursuant to warrant exercised	384	-	-	38	(38)	-	-	-	384
- Private placement	7,500	-	6,000	-	-	-	-	-	13,500
Share based payments:									
- grant of ESOS	-	-	-	-	-	206	-	-	206
- ESOS lapsed	-	-	-	-	-	(240)	-	240	-
<b>At 31 March 2012</b>	<b>94,230</b>	<b>(1,117)</b>	<b>3,558</b>	<b>(102)</b>	<b>1,213</b>	<b>206</b>	<b>-</b>	<b>57,569</b>	<b>155,557</b>

(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 2012 and the accompanying explanatory notes attached to the interim financial statements)