

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT
For the 4th Quarter Ended 30 June 2013

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 30/06/2013	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2012	CURRENT YEAR TO DATE 30/06/2013	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2012
	RM'000	RM'000	RM'000	RM'000
Revenue	74,428	8,334	213,201	140,675
Cost of Sales	(71,433)	(32,763)	(199,561)	(159,020)
Gross Profit / (Loss)	2,995	(24,429)	13,640	(18,345)
Other Income	492	248	1,475	374
Interest Income	221	1,683	1,520	3,532
Operating Expenses	(1,129)	(4,008)	(10,561)	(12,863)
Finance Costs	(338)	(700)	(381)	(962)
Profit / (Loss) Before Tax	2,241	(27,206)	5,693	(28,264)
Tax Expenses	(973)	7,072	(1,517)	6,984
Profit / (Loss) for the period	1,268	(20,134)	4,176	(21,280)
Profit / (loss) attributable to :				
Equity holders of the parent	1,268	(20,134)	4,176	(21,280)
Non-controlling interest	-	-	-	-
	1,268	(20,134)	4,176	(21,280)
Weighted average no of shares ('000)	189,148	187,614	188,252	175,185
Nominal value of share (RM)	0.50	0.50	0.50	0.50
Earnings per share attributable to equity holders of the parent (sen)				
- Basic	0.67	(10.73)	2.22	(12.15)
- Diluted	0.58	(10.13)	1.90	(11.42)

(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 4th Quarter Ended 30 June 2013

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 30/06/2013	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2012	CURRENT YEAR TO DATE 30/06/2013	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2012
	RM'000	RM'000	RM'000	RM'000
Profit / (Loss) for the period	1,268	(20,134)	4,176	(21,280)
Other comprehensive income	-	-	-	-
Net gain/(loss) on other investment				
- Gain/(Loss) on fair value changes	1,183		2,343	
Total Comprehensive income / (expense)	2,451	(20,134)	6,519	(21,280)
Total comprehensive income / (expense) attributable to :				
Equity holders of the parent	2,451	(20,134)	6,519	(21,280)
Non-controlling interest	-	-	-	-
	2,451	(20,134)	6,519	(21,280)
Weighted average no of shares ('000)	189,148	187,614	188,252	175,185
Nominal value of share (RM)	0.50	0.50	0.50	0.50
Earnings per share attributable to equity holders of the parent (sen)				
- Basic	0.67	(10.73)	2.22	(12.15)
- Diluted	0.58	(10.13)	1.90	(11.42)

(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 30 JUNE 2013**

	(Unaudited)	(Audited)
	AS AT END OF CURRENT QUARTER 30/06/2013	AS AT FINANCIAL YEAR ENDED 30/06/2012
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, Plant & Equipment	12,882	12,967
Investment properties	803	1,331
Land held for property development	43,278	122,983
Other Investment	10,250	-
Intangible Assets	208	208
Trade Receivables	1,709	87
	69,130	137,576
Current Assets		
Property development costs	82,726	-
Trade and other receivable	104,661	33,844
Other current assets	666	1,528
Tax recoverable	2,301	1,741
Cash and bank balances	35,543	74,212
	225,897	111,325
TOTAL ASSETS	295,026	248,901
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	95,846	94,474
Share Premium	3,782	3,628
Treasury Shares	(1,127)	(1,117)
Warrant Reserves	1,175	1,196
Other Reserves	(64)	(85)
ESOS - Reserves	359	97
Fair Value Reserves	2,343	-
Retained profits	41,728	37,437
TOTAL EQUITY	144,042	135,630
Non-current liabilities		
Trade and other payables	6,400	5,420
Deferred tax liabilities	2,061	630
Loans and borrowings	42,897	45,782
	51,359	51,832
Current Liabilities		
Trade and other payables	83,826	49,177
Other current liabilities	10,000	10,000
Taxation	38	164
Loans and borrowings	5,762	2,098
	99,626	61,439
TOTAL LIABILITIES	150,984	113,271
TOTAL EQUITY AND LIABILITIES	295,026	248,901
Net assets per share attributable to ordinary equity holders of the parent (RM)	0.7555	0.7217
No of Shares issued	190,648,714	187,919,941
Nominal value of each share (RM)	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 4TH QUARTER ENDED 30 JUNE 2013

	END OF CURRENT QUARTER	END OF PRECEDING QUARTER
	30/06/2013	30/06/2012
	RM'000	RM'000
<u>CASH FLOW FROM OPERATING ACTIVITIES</u>		
Profit / (loss) before taxation	5,693	(28,264)
Adjustment for :		
Depreciation on property, plant and equipment	1,605	1,115
Depreciation on investment properties	1	-
Grant of equity-settled share options to employee	485	102
Gain on disposal of property, plant and equipment	(45)	(12)
Gain on disposal of investment property	(223)	-
Interest income	(1,520)	(3,532)
Finance costs	76	962
Unwinding of discounting	40	-
Operating profit / (loss) before working capital changes	6,112	(29,629)
Change in working capital		
(Increase)/Decrease in receivables	(72,744)	21,139
Increase/(Decrease) in payables	35,873	(8,549)
(Increase)/Decrease in other current assets	862	(206)
Increase/(Decrease) in other current liabilities	-	5,635
Cash generated (used in)/generated from operations	(29,898)	(11,610)
Taxes paid	(816)	(2,385)
Taxes refund	45	-
Net cash flow (used in)/ generated from operating activities	(30,669)	(13,995)
<u>CASH FLOW FROM INVESTING ACTIVITIES</u>		
Interest received	1,520	2,073
Proceeds from disposal of property, plant and equipment	45	12
Proceeds from disposal of investment property	750	-
Purchase of property, plant and equipment	(1,520)	(2,746)
Purchase of investment properties	-	(66,167)
Purchase of investment securities	(7,907)	-
Development costs	(3,021)	-
Net cash (used in) /generated from investing activities	(10,133)	(66,828)
<u>CASH FLOW FROM FINANCING ACTIVITIES</u>		
Finance cost paid	(55)	(946)
Proceed from issuance of ordinary shares, net of transaction cost	217	545
Proceed from private placements	-	13,396
Acquisition of treasury shares	(10)	(874)
Proceeds from exercise of employee share options	1,201	151
Repayment of loans and borrowings	(1,836)	-
Drawdown of borrowings	2,615	47,880
Net cash (used in) /generated from financing activities	2,132	60,152
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(38,669)	(20,671)
CASH AND CASH EQUIVALENTS AT 1 JULY 2012	74,212	94,883
CASH AND CASH EQUIVALENTS AT 30 JUNE 2013	35,543	74,212
<u>CASH AND CASH EQUIVALENTS COMPRISE:</u>		
Cash on hand and at banks	21,500	54,122
Deposits with licensed banks	14,044	20,090
	35,543	74,212

(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 4th Quarter Ended 30 June 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)		
At 1 July 2012	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	-	-	-	-	-	485	-	-	485
Total comprehensive income for the year	-	-	-	-	-	-	2,343	4,176	6,519
Treasury shares purchased	-	(10)	-	-	-	-	-	-	(10)
Issue of ordinary shares:									
- pursuant to warrant exercised	217	-	-	21	(21)	-	-	-	217
- pursuant to ESOS exercised	1,155	-	46	-	-	(108)	-	-	1,093
Share based payments:									
- grant of ESOS	-	-	108	-	-	-	-	-	108
- ESOS lapsed	-	-	-	-	-	(115)	-	115	-
At 30 June 2013	95,846	(1,127)	3,782	(64)	1,175	359	2,343	41,728	144,042
At 1 July 2011	86,346	(5,894)	3,313	(140)	1,251	240	-	58,475	143,590
Income and expense items recognised directly in equity:									
- share transaction costs	-	-	(104)	-	-	-	-	-	(104)
Total comprehensive income / (loss)	-	-	-	-	-	-	-	(21,279)	(21,279)
Transactions with owners									
Share dividend	-	5,652	(5,652)	-	-	-	-	-	-
Treasury shares purchased	-	(874)	-	-	-	-	-	-	(874)
Issue of ordinary shares:									
- pursuant to warrant exercised	544	-	-	55	(55)	-	-	-	544
- pursuant to ESOS exercised	84	-	71	-	-	(4)	-	-	151
- Private placement	7,500	-	6,000	-	-	-	-	-	13,500
Share based payments:									
- grant of ESOS	-	-	-	-	-	102	-	-	102
- ESOS lapsed	-	-	-	-	-	(241)	-	241	-
At 30 June 2012	94,474	(1,117)	3,628	(85)	1,196	97	-	37,437	135,630

(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)