

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT
For the 1st Quarter Ended 30 September 2013

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 30/09/2013	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2012	CURRENT YEAR TO DATE 30/09/2013	PRECEDING YEAR CORRESPONDING PERIOD 30/09/2012
	RM'000	RM'000	RM'000	RM'000
Revenue	77,589	32,439	77,589	32,439
Cost of Sales	(73,902)	(29,149)	(73,902)	(29,149)
Gross Profit	3,687	3,290	3,687	3,290
Other Income	152	511	152	511
Interest Income	181	513	181	513
Operating Expenses	(2,961)	(2,923)	(2,961)	(2,923)
Finance Costs	(141)	(475)	(141)	(475)
Profit Before Tax	918	916	918	916
Tax Expenses	(181)	(288)	(181)	(288)
Profit for the period	737	628	737	628
Profit attributable to : Equity holders of the parent	737	628	737	628
	737	628	737	628
Weighted average no of shares ('000)	191,714	187,954	191,714	187,954
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	0.38	0.33	0.38	0.33
- Diluted	0.33	0.29	0.33	0.29

(The unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statement for the year 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the 1st Quarter Ended 30 September 2013

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 30/09/2013	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2012	CURRENT YEAR TO DATE 30/09/2013	PRECEDING YEAR CORRESPONDING PERIOD 30/09/2012
	RM'000	RM'000	RM'000	RM'000
Profit for the period	737	628	737	628
Other comprehensive income	-	-	-	-
Net gain on other investment				
- Gain on fair value changes	1,971	-	1,971	-
Total Comprehensive income :	2,708	628	2,708	628
Total comprehensive income attributable to				
Equity holders of the parent	2,708	628	2,708	628
Non-controlling interest	-	-	-	-
	2,708	628	2,708	628
Weighted average no of shares ('000)	191,714	187,954	191,714	187,954
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	0.38	0.33	0.38	0.33
- Diluted	0.33	0.29	0.33	0.29

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statement for the year 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2013

	(Unaudited)	(Audited)
	AS AT END OF CURRENT QUARTER 30/09/2013	AS AT FINANCIAL YEAR ENDED 30/06/2013
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, Plant & Equipment	14,815	12,882
Investment properties	803	803
Land held for property development	43,278	43,278
Other Investment	12,221	10,250
Intangible Assets	208	208
Trade Receivables	1,709	1,709
	73,034	69,130
Current Assets		
Inventory	925	-
Property development costs	83,554	82,726
Trade and other receivable	109,007	104,661
Other current assets	101	666
Tax recoverable	2,098	2,301
Cash and bank balances	34,189	35,543
	229,874	225,897
	302,908	295,027
TOTAL ASSETS		
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	97,050	95,846
Share Premium	3,847	3,782
Treasury Shares	(1,127)	(1,127)
Warrant Reserves	1,247	1,175
Other Reserves	(136)	(64)
ESOS - Reserves	311	359
Fair Value Reserves	4,314	2,343
Retained profits	42,467	41,728
TOTAL EQUITY	147,973	144,042
Non-current liabilities		
Trade and other payables	6,400	6,400
Deferred tax liabilities	2,061	2,061
Loans and borrowings	42,111	42,898
	50,572	51,359
Current Liabilities		
Trade and other payables	85,816	83,826
Other current liabilities	10,000	10,000
Taxation	33	38
Loans and borrowings	8,513	5,762
	104,363	99,626
TOTAL LIABILITIES	154,935	150,985
	302,908	295,027
TOTAL EQUITY AND LIABILITIES		
Net assets per share attributable to ordinary equity holders of the parent (RM)	0.7665	0.7555
No of Shares issued	193,057,114	190,648,714
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 2013 and the accompanying explanatory notes attached to the interim financial statements)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE 1ST QUARTER ENDED 30 SEPTEMBER 2013

	END OF CURRENT QUARTER	END OF PRECEDING QUARTER
	30/09/2013	30/09/2012
	RM'000	RM'000
<u>CASH FLOW FROM OPERATING ACTIVITIES</u>		
Profit before taxation	918	916
Adjustment for :		
Depreciation on property, plant and equipment	384	382
Depreciation on investment properties	-	1
Gain on disposal of property, plant and equipment	(44)	(45)
Gain on disposal of investment property	-	(223)
Interest income	(181)	(513)
Finance costs	141	475
Operating profit before working capital changes	1,218	993
Change in working capital		
(Increase)/Decrease in inventories	(925)	(488)
(Increase)/Decrease in receivables	(5,144)	585
Increase/(Decrease) in payables	1,970	2,562
(Increase)/Decrease in other current assets	565	572
Increase/(Decrease) in other current liabilities	-	-
Cash generated (used in)/generated from operations	(2,316)	4,224
Taxes paid	(154)	(264)
Taxes refund	170	45
Net cash flow (used in)/ generated from operating activities	(2,300)	4,005
<u>CASH FLOW FROM INVESTING ACTIVITIES</u>		
Interest received	150	480
Proceeds from disposal of property, plant and equipment	45	45
Proceeds from disposal of investment property	-	750
Purchase of property, plant and equipment	(2,317)	(1,130)
Purchase of land held for propret development	-	(20)
Net cash (used in) /generated from investing activities	(2,122)	125
<u>CASH FLOW FROM FINANCING ACTIVITIES</u>		
Finance cost paid	(120)	(475)
Proceed from issuance of ordinary shares, net of transaction cost	719	18
Proceeds from exercise of employee share options	504	-
Repayment of loans and borrowings	(787)	-
Drawdown of borrowings	2,752	-
Net cash (used in) /generated from financing activities	3,068	(457)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALEN¹	(1,354)	3,672
CASH AND BANK BALANCES AS AT 1 JULY 2013	35,543	74,212
CASH AND BANK BALANCES AS AT 30 SEPTEMBER 2013	34,189	77,885
Less : Fixed deposit under lien	(14,146)	(20,591)
CASH AND CASH EQUIVALENTS AS AT 30 SEPTEMBER 2013	20,043	57,294

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)

Unaudited Condensed Consolidated Statement of Changes in Equity
For the 1st Quarter Ended 30 September 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)		
As at 1 July 2013	95,846	(1,127)	3,783	(64)	1,175	359	2,343	41,728	144,042
Total comprehensive income for the year	-	-	-	-	-	-	1,971	737	2,708
Issue of ordinary shares:									
- pursuant to warrant exercised	719	-	-	(72)	72	-	-	-	719
- pursuant to ESOS exercised	485	-	19	-	-	(45)	-	-	459
Share based payments:									
- grant of ESOS	-	-	45	-	-	-	-	-	45
- ESOS lapsed	-	-	-	-	-	(3)	-	3	-
As at 30 September 2013	97,050	(1,127)	3,847	(136)	1,247	311	4,314	42,468	147,973
As at 1 July 2012	94,474	(1,117)	3,628	(85)	1,196	97	-	37,437	135,630
Total comprehensive income for the year	-	-	-	-	-	-	-	628	628
Transactions with owners									
Issue of ordinary shares:									
- pursuant to warrant exercised	18	-	-	2	(2)	-	-	-	18
As at 30 September 2012	94,492	(1,117)	3,628	(83)	1,194	97	-	38,065	136,276

(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 2013 and the accompanying explanatory notes attached to the interim financial statements)