(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED) FOR THE QUARTER ENDED 30 NOVEMBER 2008

	NOTE	INDIVIDUAL	QUARTER	CUMULATIVE QUARTER			
		Ended 30-Nov-08 RM'000	Ended 30-Nov-07 RM'000	Ended 30-Nov-08 RM'000	Ended 30-Nov-07 RM'000		
Continuing Operations							
Revenue	9	154,230	19,593	456,636	56,823		
Operating expenses		(145,164)	(19,013)	(521,938)	(54,150)		
Other operating income		13,778	332	159,460	1,276		
Operating profit	_	22,844	912	94,158	3,949		
Depreciation / impairment loss		(5,452)	(365)	(18,368)	(1,916)		
Finance costs		(6,737)	(620)	(17,507)	(1,959)		
Share of profits of associates		(32)	269	(89)	1,375		
Profit before taxation	9	10,623	196	58,194	1,449		
Taxation	21	(3,303)	(118)	(13,343)	(938)		
Profit for the period	_						
from continuing operations		7,320	78	44,851	511		
Discontinued Operations (Loss)/profit for the period	16						
from discontinued operations	_	(1,145)	397	(1,098)	1,352		
Profit for the period	_	6,175	475	43,753	1,863		
Attributable to:							
Equity holders of the parent		3,418	475	44,333	1,863		
Minority interest		2,757	-	(580)	-		
·	_	6,175	475	43,753	1,863		
Earnings per share attributable to equity holders of the parent (sen) - Basic	29						
from continuing operations		1.98	0.03	19.77	0.25		
from discontinued operations		(0.50)	0.21	(0.48)	0.70		
	_	1.48	0.24	19.29	0.95		
- Diluted							
from continuing operations		1.98	0.03	19.77	0.24		
from discontinued operations		(0.50)	0.20	(0.48)	0.70		
	_	1.48	0.23	19.29	0.94		
	-						

The Condensed Consolidated Income Statements should be read in conjunction with the audited financial statements for the year ended 29 February 2008 and the accompanying explanatory notes attached to the interim financial statements.

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED) AS AT 30 NOVEMBER 2008

	As at Note 30-Nov-08 RM'000		As at 29-Feb-08 RM'000		
ASSETS					
NON-CURRENT ASSETS					
Property, plant and equipment		371,031	22,130		
Land held for property development		83,465			
Investment properties		58,820			
Biological assets		1,693			
Prepaid land lease payments		30,309	6,608		
Investment in associates		465	165,724		
Other investments		143			
Other non-current assets		858			
Goodwill on consolidation	_	19,760			
	_	566,544	194,462		
CURRENT ASSETS					
Property development costs		640			
Inventories		113,433	5,591		
Trade receivables		33,759	7,525		
Other receivables		43,472	11,953		
Marketable securities	23	11,228			
Fixed deposits with financial institutions		81,303			
Cash and bank balances		18,860	77,450		
	_	302,695	102,519		
Assets of disposal group classified as held for sale	16	43,829			
	_	346,524	102,519		
TOTAL ASSETS	_	913,068	296,981		
EQUITY AND LIABILITIES					
Equity attributable to equity holders of the parent					
Share capital		225 246	212.220		
- Ordinary Shares		235,346	210,008		
 Irredeemable Convertible Preference Shares ("ICPS") (equity component) 		•	2,052		
Treasury shares		(15,872)	(4,540)		
Share premium		147,652	119,056		
Currency translation reserve		69	121		
Accumulated losses		(63,481)	(96,289)		
		303,714	230,408		
Minority interest	_	60,501			
Total equity		364,215	230,408		

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED) (cont'd) AS AT 30 NOVEMBER 2008

NON-CURRENT LIABILITIES ICPS - liability component - 43 Borrowings 25 245,185 51,389 Retirement benefit obligations 2,558 - Deferred tax liabilities 15,017 692 Amount due to associates - 1 CURRENT LIABILITIES - 1 Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders of the parent (RM) 1.32 1.10		Note	As at 30-Nov-08 RM'000	As at 29-Feb-08 RM'000
Borrowings 25 245,185 51,389 Retirement benefit obligations 2,558 - Deferred tax liabilities 15,017 692 Amount due to associates - 1 CURRENT LIABILITIES - 1 Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders				
Retirement benefit obligations 2,558 - Deferred tax liabilities 15,017 692 Amount due to associates - 1 CURRENT LIABILITIES - 47,610 7,017 Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders				
Deferred tax liabilities 15,017 692 Amount due to associates - 1 1 CURRENT LIABILITIES - 262,760 52,125 Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - Classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Borrowings	25	245,185	51,389
Amount due to associates - 1 262,760 52,125 CURRENT LIABILITIES 7,017 Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	~			
CURRENT LIABILITIES 47,610 7,017 Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders			15,017	692
CURRENT LIABILITIES Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Amount due to associates			11
Trade payables 47,610 7,017 Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders			262,760	52,125
Other payables 148,436 4,556 Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	CURRENT LIABILITIES			
Provision for liabilities 547 - Borrowings 25 61,279 2,762 Taxation 4,612 113 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Trade payables		47,610	7,017
Borrowings 25 61,279 2,762 Taxation 4,612 113 262,484 14,448 Liabilities attributable to the disposal group classified as held for sale 16 23,609 - 286,093 14,448 TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Other payables		148,436	4,556
Taxation 4,612 262,484 113 262,484 14,448 Liabilities attributable to the disposal group classified as held for sale 16 23,609 286,093 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Provision for liabilities		547	
Liabilities attributable to the disposal group classified as held for sale 16 23,609 - TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Borrowings	25	61,279	2,762
Liabilities attributable to the disposal group classified as held for sale 16 23,609 286,093 14,448 TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Taxation		4,612	113
classified as held for sale 16 23,609 286,093 14,448 TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders			262,484	14,448
TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	Liabilities attributable to the disposal group			
TOTAL LIABILITIES 548,853 66,573 TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders	classified as held for sale	16	23,609	
TOTAL EQUITY AND LIABILITIES 913,068 296,981 Net assets per share attributable to equity holders		_	286,093	14,448
Net assets per share attributable to equity holders	TOTAL LIABILITIES	_	548,853	66,573
	TOTAL EQUITY AND LIABILITIES	_	913,068	296,981
of the parent (RM) 1.32 1.10	Net assets per share attributable to equity holders			
	of the parent (RM)	_	1.32	1.10

The Condensed Consolidated Balance sheet should be read in conjunction with the audited financial statements for the year ended 29 February 2008 and the accompanying explanatory notes attached to the interim financial statements.

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED) FOR THE PERIOD ENDED 30 NOVEMBER 2008

	◆ Attributable to Equity Holders of the Parent →						Minority	Total		
	◆ Non-distributable →								interest	Equity
		ICPS -	Currency							
	Share	Equity	Treasury	Share	Translation	Other	Accumulated			
	capital	Component	shares	premium	reserve	reserve	losses	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 March 2007	192,434	2,146	(6)	98,759	78	363	(99,828)	193,946	,	193,946
Issue of shares										
- Conversion from ICPS	164	(164)	-	111	-	-	-	111		111
- ESOS exercised	2,154		-	2,520	-	-		4,674	-	4,674
ICPS - reclassification from liability component	-	135	-		-	-		135	-	135
Foreign currency translation	-		-		(36)			(36)	-	(36)
Purchase of treasury shares			(2,656)				-	(2,656)		(2,656)
Net profit for the period							1,863	1,863	-	1,863
Dividend on ICPS							(36)	(36)	-	(36)
At 30 November 2007	194,752	2,117	(2,662)	101,390	42	363	(98,001)	198,001	,	198,001
At 1 March 2008	210,008	2,052	(4,540)	119,056	121		(96,289)	230,408	,	230,408
Foreign currency translation					(52)		-	(52)	-	(52)
Issue of shares										
- Conversion from ICPS	1,660	(2,095)	,	1,112	,	-	-	677	-	677
- ESOS exercised	1,684		-	1,970	-	-		3,654	-	3,654
- Right warrants exercised	21,994	-	-	25,514	-	-		47,508	-	47,508
ICPS - reclassification from liability component	-	43	-					43	-	43
Purchase of a subsidiary	-		-					-	63,795	63,795
Purchase of treasury shares		-	(11,332)		-	-		(11,332)	-	(11,332)
Net profit for the period	-		-				44,333	44,333	(580)	43,753
Dividend	-		-			-	(11,525)	(11,525)	-	(11,525)
Dividend paid by a subsidiary			-					-	(2,714)	(2,714)
At 30 November 2008	235,346		(15,872)	147,652	69		(63,481)	303,714	60,501	364,215

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 29 February 2008 and the accompanying explanatory notes attached to the interim financial statements.

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS (UNAUDITED) FOR THE PERIOD ENDED 30 NOVEMBER 2008

9 MONTHS ENDED 30-Nov-08 30-Nov-07 RM'000 RM'000 Net cash generated from / (used in) operating activities 14,113 (8,903)Net cash used in investing activities (176,459)(1,386)Net cash generated from financing activities 184,316 113 NET INCREASE/(DECREASE) IN CASH AND 21,970 **CASH EQUIVALENTS** (10,176)EFFECTS ON FOREIGN EXCHANGE TRANSLATION (114)CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD 76,197 14,686 CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD* 4,396 98,167 *Cash and cash equivalents at end of financial period comprise the following: Cash on hand and at bank 19,591 7,386 Fixed deposits with financial institutions 81,343 Bank overdraft (2,767)(2,990)

98,167

4,396

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statements for the year ended 29 February 2008 and the accompanying notes attached to the interim financial statements.