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

CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED) FOR THE QUARTER ENDED 31 AUGUST 2010

	NOTE	INDIVIDUAL Ended 31-Aug-10 RM'000	QUARTER Ended 31-Aug-09 RM'000	CUMULATIVE Ended 31-Aug-10 RM'000	E QUARTER Ended 31-Aug-09 RM'000	
Continuing Operations						
Revenue	9	175,563	161,956	351,525	318,605	
Operating expenses		(152,303)	(157,915)	(311,822)	(300,448)	
Other operating income		13,144	45,911	41,755	66,422	
Operating profit	-	36,404	49,952	81,458	84,579	
Depreciation / impairment loss		(5,918)	(5,496)	(11,663)	(10,889)	
Finance costs		(5,591)	(5,059)	(10,618)	(10,259)	
Share of profits of associates		(42)	(25)	(24)	(37)	
Profit before taxation	9	24,853	39,372	59,153	63,394	
Taxation	20	(5,269)	(4,047)	(8,782)	(8,101)	
Profit for the period	-					
from continuing operations	_	19,584	35,325	50,371	55,293	
Discontinued Operations Loss for the period from discontinued operations	15	<u>-</u>	<u>-</u>		(1,958)	
Profit for the period		19,584	35,325	50,371	53,335	
Attributable to:						
Equity holders of the parent		15,849	31,739	40,057	46,932	
Minority interest		3,735	3,586	10,314	6,403	
•	-	19,584	35,325	50,371	53,335	
Earnings per share attributable to equity holders of the parent (sen) - Basic	28					
from continuing operations		6.29	14.04	16.25	21.48	
from discontinued operations		-	-	-	(0.86)	
	-	6.29	14.04	16.25	20.62	
- Diluted		n/a	n/a	n/a	n/a	

The Condensed Consolidated Income Statements should be read in conjunction with the audited financial statements for the year ended 28 February 2010 and the accompanying explanatory notes attached to the interim financial statements.

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (UNAUDITED) FOR THE QUARTER ENDED 31 AUGUST 2010

	INDIVIDUAL Ended 31-Aug-10 RM'000	QUARTER Ended 31-Aug-09 RM'000	CUMULATIVI Ended 31-Aug-10 RM'000	E QUARTER Ended 31-Aug-09 RM'000	
Profit for the period	19,584	35,325	50,371	53,335	
Foreign currency translation	2	(4)	8	(418)	
Dilution of equity interest in a subsidiary		(299)		(12,711)	
Total comprehensive income for the period	19,586	35,022	50,379	40,206	
Total comprehensive income attributable to:					
Equity holders of the parent	15,851	35,847	40,065	41,031	
Minority interest	3,735	(825)	10,314	(825)	
- -	19,586	35,022	50,379	40,206	

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 28 February 2010 and the accompanying explanatory notes attached to the interim financial statements.

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

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (UNAUDITED) AS AT 31 AUGUST 2010

	Note	As at 31-Aug-10 RM'000	As at 28-Feb-10 RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment		363,193	368,539
Land held for property development		102,484	93,032
Investment properties		54,826	56,327
Prepaid land lease payments		49,407	48,190
Biological assets		2,416	2,168
Goodwill on consolidation		28,462	28,462
Investment in associates		441	465
Other investments		157	162
Other non-current assets	_	352	473
		601,738	597,818
CURRENT ASSETS			
Inventories		133,310	126,901
Trade receivables		36,229	36,419
Other receivables		33,717	29,779
Marketable securities	22	3,840	3,840
Fixed deposits with financial institutions		71,815	77,290
Cash and bank balances		25,866	37,792
	_	304,777	312,021
Assets held for disposal	11(v)	3,440	-
		308,217	312,021
TOTAL ASSETS	_	909,955	909,839
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		253,650	253,650
Treasury shares		(4,761)	(35,230)
Share premium		101,059	136,047
Currency translation reserve		(224)	(232)
Other reserve		(7,782)	(7,782)
Retained earnings/(Accumulated losses)		11,433	(16,623)
		353,375	329,830
Minority interest		70,305	61,982
Total equity	<u> </u>	423,680	391,812

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

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (UNAUDITED) AS AT 31 AUGUST 2010

	Note	As at 31-Aug-10 RM'000	As at 28-Feb-10 RM'000
NON-CURRENT LIABILITIES			
Employee benefits		2,831	2,674
Deferred tax liabilities		1,350	1,443
Borrowings	24	274,363	242,618
	_	278,544	246,735
CURRENT LIABILITIES			
Trade payables		67,876	101,144
Other payables		37,968	56,481
Provisions		25,665	46,391
Employee benefits		162	162
Tax payable		5,853	3,433
Borrowings	24	70,207	63,681
	_	207,731	271,292
TOTAL LIABILITIES	_	486,275	518,027
TOTAL EQUITY AND LIABILITIES	_	909,955	909,839
Net assets per share (gross) attributable to equity holders			
of the parent (RM) (Note a)	_	1.39	1.30
Net assets per share (net) attributable to equity holders of			
the parent (RM) (Note b)	_	1.40	1.37

Note a: Net assets over total number of issued and paid ordinary shares of the Company.

Note b: Net assets over total number of issued and paid ordinary shares of the Company, less treasury shares.

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the year ended 28 February 2010 and the accompanying explanatory notes attached to the interim financial statements.

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

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY (UNAUDITED) FOR THE PERIOD ENDED 31 AUGUST 2010

	Attributable to Equity Holders of the Parent						Minority	Total	
		•		Non-distributable	•			interest	Equity
				Currency					
	Share	Treasury	Share	Translation	Other	Accumulated			
	capital	shares	premium	reserve	reserve	losses	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 March 2009	235,400	(18,064)	147,715	180	4,337	(67,929)	301,639	53,600	355,239
Total comprehensive income for the period	-	-	-	(418)	(5,483)	46,932	41,031	(825)	40,206
Transactions with owners:				, ,	, , ,			, , ,	
Issue of shares									
- Right warrants exercised	1,079	-	1,251	-	-	_	2,330	-	2,330
Repurchase of shares	-	(21,711)	, -	-	-	_	(21,711)	-	(21,711)
Dividend	-	-	_	-	-	(13,631)	(13,631)	-	(13,631)
Dividend paid by a subsidiary	-	-	_	-	-	. , ,	-	(2,732)	(2,732)
At 31 August 2009	236,479	(39,775)	148,966	(238)	(1,146)	(34,628)	309,658	50,043	359,701
At 1 March 2010	253,650	(35,230)	136,047	(232)	(7,782)	(16,623)	329,830	61,982	391,812
Total comprehensive income for the period	· -		_	8		40,057	40,065	10,314	50,379
Transactions with owners:						,	,	•	,
Repurchase of shares	-	(4,519)	_	-	-	-	(4,519)	-	(4,519)
Treasury shares distributed as dividends	_	34,988	(34,988)	_	-	_	-	-	-
Dividend	-	· -	-	-	-	(12,001)	(12,001)	-	(12,001)
Dividend paid by a subsidiary	-	_	_	-	_	-		(1,991)	(1,991)
At 31 August 2010	253,650	(4,761)	101,059	(224)	(7,782)	11,433	353,375	70,305	423,680

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 28 February 2010 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 31 AUGUST 2010

6 MONTHS ENDED

	UNIONIID		
	31-Aug-10 RM'000	31-Aug-09 RM'000	
Net cash used in operating activities	(9,064)	(6,017)	
Net cash used in investing activities	(2,004)	(16,855)	
Net cash used in financing activities	(9,020)	(76,731)	
NET DECREASE IN CASH AND CASH EQUIVALENTS	(20,088)	(99,603)	
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	112,721	163,507	
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD*	92,633	63,904	
*Cash and cash equivalents at end of financial period comprise the following:			
Cash on hand and at bank	25,866	23,690	
Fixed deposits with financial institutions	71,815	42,414	
Bank overdraft	(5,048)	(2,200)	
	92,633	63,904	

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statements for the year ended 28 February 2010 and the accompanying notes attached to the interim financial statements.