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

CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED) FOR THE QUARTER ENDED 30 NOVEMBER 2010

	NOTE	INDIVIDUAL Ended 30-Nov-10 RM'000	QUARTER Ended 30-Nov-09 RM'000	CUMULATIVE Ended 30-Nov-10 RM'000	E QUARTER Ended 30-Nov-09 RM'000	
Continuing Operations						
Revenue	9	187,627	182,635	539,152	501,240	
Operating expenses		(163,972)	(157,270)	(475,794)	(457,009)	
Other operating income		8,190	6,306	49,945	72,020	
Operating profit	-	31,845	31,671	113,303	116,251	
Depreciation / impairment loss		(6,301)	(5,449)	(17,963)	(16,338)	
Finance costs		(5,748)	(5,133)	(16,366)	(15,393)	
Share of profits of associates		(12)	34	(36)	(3)	
Profit before taxation	9	19,784	21,123	78,938	84,517	
Taxation	20	(6,048)	(3,644)	(14,830)	(11,745)	
Profit for the period	-					
from continuing operations	-	13,736	17,479	64,108	72,772	
Discontinued Operations Loss for the period from discontinued operations	15				(1,958)	
Profit for the period	-	13,736	17,479	64,108	70,814	
Attributable to:						
Equity holders of the parent		9,248	12,355	49,306	59,287	
Minority interest	_	4,488	5,124	14,802	11,527	
		13,736	17,479	64,108	70,814	
Earnings per share attributable to equity holders of the parent (sen) - Basic	28					
from continuing operations		3.67	5.62	19.85	27.21	
from discontinued operations		-	-	-	(0.87)	
1	-	3.67	5.62	19.85	26.34	
- 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 30 NOVEMBER 2010

	INDIVIDUAL	QUARTER	CUMULATIVE QUARTER			
	Ended 30-Nov-10 RM'000	Ended 30-Nov-09 RM'000	Ended 30-Nov-10 RM'000	Ended 30-Nov-09 RM'000		
Profit for the period	13,736	17,479	64,108	70,814		
Foreign currency translation	(1)	(2)	7	(420)		
Dilution of equity interest in a subsidiary		(93)		(12,804)		
Total comprehensive income for the period	13,735	17,384	64,115	57,590		
Total comprehensive income attributable to:						
Equity holders of the parent	9,247	11,317	49,313	52,348		
Minority interest	4,488	6,067	14,802	5,242		
- -	13,735	17,384	64,115	57,590		

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 30 NOVEMBER 2010

	Note	As at 30-Nov-10 RM'000	As at 28-Feb-10 RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment		362,092	368,539
Land held for property development		105,650	93,032
Investment properties		54,710	56,327
Prepaid land lease payments		49,170	48,190
Biological assets		2,538	2,168
Goodwill on consolidation		28,462	28,462
Investment in associates		429	465
Other investments		157	162
Other non-current assets		303	473
	_	603,511	597,818
CURRENT ASSETS			
Inventories		144,851	126,901
Trade receivables		30,959	36,419
Other receivables		20,399	29,779
Marketable securities	22	3,840	3,840
Fixed deposits with financial institutions		73,370	77,290
Cash and bank balances		21,640	37,792
	_	295,059	312,021
Assets held for disposal	11(v)	3,440	-
	_	298,499	312,021
TOTAL ASSETS	_	902,010	909,839
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		253,650	253,650
Treasury shares		(4,811)	(35,230)
Share premium		101,059	136,047
Currency translation reserve		(225)	(232)
Other reserve		(7,782)	(7,782)
Retained earnings/(Accumulated losses)		8,081	(16,623)
		349,972	329,830
Minority interest		70,810	61,982
Total equity		420,782	391,812

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

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (UNAUDITED) AS AT 30 NOVEMBER 2010

	Note	As at 30-Nov-10 RM'000	As at 28-Feb-10 RM'000
NON-CURRENT LIABILITIES			
Employee benefits		2,927	2,674
Deferred tax liabilities		1,296	1,443
Borrowings	24	274,660	242,618
	_	278,883	246,735
CURRENT LIABILITIES			
Trade payables		60,755	101,144
Other payables		39,555	56,481
Provisions		25,665	46,391
Employee benefits		162	162
Tax payable		5,237	3,433
Borrowings	24	70,971	63,681
	_	202,345	271,292
TOTAL LIABILITIES	_	481,228	518,027
TOTAL EQUITY AND LIABILITIES	_	902,010	909,839
Net assets per share (gross) attributable to equity holders			
of the parent (RM) (Note a)	_	1.38	1.30
Net assets per share (net) attributable to equity holders of			
the parent (RM) (Note b)	_	1.39	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 30 NOVEMBER 2010

	•	Attributable to Equity Holders of the Parent				Minority	Total		
	Share	Treasury	Share	Non-distributable Currency Translation	Other	Accumulated		interest	Equity
	capital RM'000	shares RM'000	premium RM'000	reserve RM'000	reserve RM'000	losses RM'000	Total 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	-	-	-	(420)	(6,519)	59,287	52,348	5,242	57,590
Transactions with owners:									
Issue of shares									
- Right warrants exercised	2,393	-	2,775	-	-	-	5,168	-	5,168
Repurchase of shares	-	(33,895)	-	-	-	-	(33,895)	-	(33,895)
Dividend	-	-	-	-	-	(20,226)	(20,226)	-	(20,226)
Dividend paid by a subsidiary		-	-	-	-	-	-	(3,911)	(3,911)
At 30 November 2009	237,793	(51,959)	150,490	(240)	(2,182)	(28,868)	305,034	54,931	359,965
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	-	-	-	7	-	49,306	49,313	14,802	64,115
Transactions with owners:									
Repurchase of shares	-	(4,569)	-	-	-	-	(4,569)	-	(4,569)
Treasury shares distributed as dividends	-	34,988	(34,988)	-	-	-	-	-	-
Dividend	-	-	-	-	-	(24,602)	(24,602)	-	(24,602)
Dividend paid by a subsidiary		-	-	-	-	-	-	(5,974)	(5,974)
At 30 November 2010	253,650	(4,811)	101,059	(225)	(7,782)	8,081	349,972	70,810	420,782

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 30 NOVEMBER 2010

9 MONTHS ENDED

	9 MONTHS ENDED		
	30-Nov-10 RM'000	30-Nov-09 RM'000	
Net cash generated from / (used in) operating activities	6,559	(773)	
Net cash used in investing activities	(750)	(2,013)	
Net cash used in financing activities	(25,312)	(92,058)	
NET DECREASE IN CASH AND CASH EQUIVALENTS	(19,503)	(94,844)	
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	112,721	163,507	
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD*	93,218	68,663	
*Cash and cash equivalents at end of financial period comprise the following:			
Cash on hand and at bank	21,640	35,168	
Fixed deposits with financial institutions	73,370	38,217	
Bank overdraft	(1,792)	(4,722)	
	93,218	68,663	

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.