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

CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED) FOR THE QUARTER ENDED 31 MAY 2011

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER			
		Ended	Ended	Ended	Ended		
		31-May-11	31-May-10	31-May-11	31-May-10		
		RM'000	RM'000	RM'000	RM'000		
Revenue	9	177,292	175,962	177,292	175,962		
Operating expenses		(162,308)	(159,519)	(162,308)	(159,519)		
Other operating income		105,773	28,611	105,773	28,611		
Operating profit		120,757	45,054	120,757	45,054		
Depreciation / impairment loss		(5,873)	(5,744)	(5,873)	(5,744)		
Finance costs		(5,920)	(5,027)	(5,920)	(5,027)		
Share of profits of associates		33	18	33	18		
Profit before taxation	9	108,997	34,301	108,997	34,301		
Taxation	19	(14,331)	(3,513)	(14,331)	(3,513)		
Profit for the period		94,666	30,788	94,666	30,788		
Attributable to:							
Equity holders of the parent		92,235	24,208	92,235	24,208		
Minority interest		2,431	6,580	2,431	6,580		
		94,666	30,788	94,666	30,788		
Earnings per share attributable to							
equity holders of the parent (sen)	28						
- Basic		36.60	10.05	36.60	10.05		
- 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 2011 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 MAY 2011

	INDIVIDUAI	L QUARTER	CUMULATIVE QUARTER			
	Ended	Ended	Ended	Ended		
	31-May-11 RM'000	31-May-10 RM'000	31-May-11 RM'000	31-May-10 RM'000		
Profit for the period	94,666	30,788	94,666	30,788		
Foreign currency translation	(3)	6	(3)	6		
Total comprehensive income for the period	94,663	30,794	94,663	30,794		
Total comprehensive income attributable to:						
Equity holders of the parent	92,232	24,214	92,232	24,214		
Minority interest	2,431	6,580	2,431	6,580		
	94,663	30,794	94,663	30,794		

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 28 February 2011 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 MAY 2011

ASSETS Note 31-May-11 RM'000 28-Feb-11 RM'000 ASSETS NON-CURRENT ASSETS Sample of the property plant and equipment 391,995 393,661 Land held for property development 56,644 58,086 Investment properties 52,879 53,795 Land use rights 21,212 21,371 Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 Deferred tax assets 36,5124 565,185 CURRENT ASSETS 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 Assets classified as held for sale			As at	As at
NON-CURRENT ASSETS Property, plant and equipment 391,995 393,661 Land held for property development 56,644 58,086 Investment properties 52,879 53,795 Land use rights 21,212 21,371 Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 42,198 440,998 374,147		Note	31-May-11	28-Feb-11
NON-CURRENT ASSETS Property, plant and equipment 391,995 393,661 Land held for property development 56,644 58,086 Investment properties 52,879 53,795 Land use rights 21,212 21,371 Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 Trade and other receivables 34,751 565,185 CURRENT ASSETS 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198			RM'000	RM'000
Property, plant and equipment 391,995 393,661 Land held for property development 56,644 58,086 Investment properties 52,879 53,795 Land use rights 21,212 21,371 Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 Taxe and other receivables 34,751 52,004 Prepayments 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198	ASSETS			
Land held for property development 56,644 58,086 Investment properties 52,879 53,795 Land use rights 21,212 21,371 Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 Tax receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198	NON-CURRENT ASSETS			
Investment properties 52,879 53,795 Land use rights 21,212 21,371 Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Property, plant and equipment		391,995	393,661
Land use rights 21,212 21,371 Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Land held for property development		56,644	58,086
Biological assets 2,727 2,617 Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Investment properties		52,879	53,795
Goodwill 28,462 28,462 Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147 42,198	Land use rights		21,212	21,371
Investment in associates 470 437 Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Biological assets		2,727	2,617
Other investments 150 150 Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Goodwill		28,462	28,462
Other receivables 182 253 Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Investment in associates		470	437
Deferred tax assets 6,503 6,353 561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Other investments		150	150
561,224 565,185 CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Other receivables		182	253
CURRENT ASSETS Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Deferred tax assets		6,503	6,353
Inventories 141,503 131,173 Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147			561,224	565,185
Trade and other receivables 34,751 52,004 Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	CURRENT ASSETS			
Prepayments 5,510 4,299 Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Inventories		141,503	131,173
Tax recoverable 4,622 3,681 Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Trade and other receivables		34,751	52,004
Marketable securities 21 3,997 3,987 Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Prepayments		5,510	4,299
Cash and bank balances 211,418 136,805 401,801 331,949 Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Tax recoverable		4,622	3,681
Assets classified as held for sale 11(iv) 401,801 331,949 42,198 410,998 374,147	Marketable securities	21	3,997	3,987
Assets classified as held for sale 11(iv) 9,197 42,198 410,998 374,147	Cash and bank balances		211,418	136,805
410,998 374,147			401,801	331,949
	Assets classified as held for sale	11(iv)	9,197	42,198
TOTAL ASSETS 972,222 939,332			410,998	374,147
	TOTAL ASSETS		972,222	939,332

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

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (UNAUDITED) AS AT 31 MAY 2011

	Note	As at 31-May-11 RM'000	As at 28-Feb-11 RM'000
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		253,650	253,650
Share premium		101,059	101,059
Treasury shares		(4,815)	(4,811)
Currency translation reserve		(225)	(222)
Other reserve		(22,580)	(19,944)
Retained earnings/(accumulated losses)	22	68,043	(11,592)
		395,132	318,140
Minority interests		95,388	93,531
Total equity		490,520	411,671
NON-CURRENT LIABILITIES			
Employee benefits		3,067	2,988
Deferred tax liabilities		9,124	9,150
Borrowings	24	212,740	242,458
-		224,931	254,596
CURRENT LIABILITIES			
Trade and other payables		103,293	125,537
Derivative liabilities		-	8
Provisions		17,539	17,539
Employee benefits		152	152
Tax payable		13,708	3,668
Borrowings	24	122,079	126,161
·		256,771	273,065
TOTAL LIABILITIES		481,702	527,661
TOTAL EQUITY AND LIABILITIES		972,222	939,332
Net assets per share attributable to equity holders of the			
parent (RM)		1.57	1.26

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the year ended 28 February 2011 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 MAY 2011

	← Attributable to Equity Holders of the Parent				Minority Interest	Total Equity			
	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Currency translation reserve RM'000	Other reserve RM'000	(Accumulated losses) / retained earnings RM'000	Total RM'000	RM'000	RM'000
At 1 March 2010	253,650	136,047	(35,230)	(232)	(7,782)	(12,282)	334,171	61,982	396,153
Total comprehensive income for the period	-	-	-	6	-	24,208	24,214	6,580	30,794
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 May 2010	253,650	101,059	(4,761)	(226)	(7,782)	(75)	341,865	66,571	408,436
At 1 March 2011	253,650	101,059	(4,811)	(222)	(19,944)	(11,592)	318,140	93,531	411,671
Total comprehensive income for the period	-	-	-	(3)	-	92,235	92,232	2,431	94,663
Transactions with owners:									
Repurchase of shares	-	-	(4)	-	-	-	(4)	-	(4)
Acquisition of minority interests	-	-	-	-	-	=	-	(3,217)	(3,217)
Dilution of equity interest in subsidiaries	-	-	-	-	(2,636)	=	(2,636)	2,643	7
Dividend		-	-	-	-	(12,600)	(12,600)	-	(12,600)
At 31 May 2011	253,650	101,059	(4,815)	(225)	(22,580)	68,043	395,132	95,388	490,520

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 28 February 2011 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 MAY 2011

	3 MONTHS ENDED		
	31-May-11 RM'000	31-May-10 RM'000	
Net cash used in operating activities	(12,266)	(18,455)	
Net cash generated from investing activities	142,085	3,122	
Net cash used in financing activities	(52,653)	(26,393)	
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	77,166	(41,726)	
EFFECTS ON FOREIGN EXCHANGE TRANSLATION	(2)	5	
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	133,457	112,721	
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD*	210,621	71,000	
*Cash and cash equivalents at end of financial period comprise the following:			
Cash and bank balances	211,418	76,032	
Bank overdraft	(797)	(5,032)	
	210,621	71,000	

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statements for the year ended 28 February 2011 and the accompanying notes attached to the interim financial statements.