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

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

|                                    | NOTE | INDIVIDUAI | L QUARTER | <b>CUMULATIVE QUARTER</b> |           |  |
|------------------------------------|------|------------|-----------|---------------------------|-----------|--|
|                                    |      | Ended      | Ended     | Ended                     | Ended     |  |
|                                    |      | 31-Aug-11  | 31-Aug-10 | 31-Aug-11                 | 31-Aug-10 |  |
|                                    |      | RM'000     | RM'000    | RM'000                    | RM'000    |  |
| Revenue                            | 10   | 172,527    | 175,563   | 349,819                   | 351,525   |  |
| Operating expenses                 |      | (152,409)  | (152,303) | (314,893)                 | (311,822) |  |
| Other operating income             |      | 6,393      | 13,144    | 112,166                   | 41,755    |  |
| Operating profit                   |      | 26,511     | 36,404    | 147,092                   | 81,458    |  |
| Depreciation / impairment loss     |      | (5,805)    | (5,918)   | (11,679)                  | (11,663)  |  |
| Finance costs                      |      | (3,686)    | (5,591)   | (9,429)                   | (10,618)  |  |
| Share of profits of associates     |      | (15)       | (42)      | 18                        | (24)      |  |
| Profit before taxation             | 10   | 17,005     | 24,853    | 126,002                   | 59,153    |  |
| Taxation                           | 20   | (4,740)    | (5,269)   | (19,071)                  | (8,782)   |  |
| Profit for the period              |      | 12,265     | 19,584    | 106,931                   | 50,371    |  |
| Attributable to:                   |      |            |           |                           |           |  |
| Equity holders of the parent       |      | 9,037      | 15,849    | 101,271                   | 40,057    |  |
| Non-controlling interests          |      | 3,228      | 3,735     | 5,660                     | 10,314    |  |
|                                    |      | 12,265     | 19,584    | 106,931                   | 50,371    |  |
| Earnings per share attributable to |      |            |           |                           |           |  |
| equity holders of the parent (sen) | 29   |            |           |                           |           |  |
| - Basic                            |      | 3.59       | 6.29      | 40.19                     | 16.25     |  |
| - 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 AUGUST 2011

|   | INDIVIDUAI          | L QUARTER           | <b>CUMULATIVE QUARTER</b> |                     |  |  |
|---|---------------------|---------------------|---------------------------|---------------------|--|--|
|   | Ended               | Ended               | Ended                     | Ended               |  |  |
|   | 31-Aug-11<br>RM'000 | 31-Aug-10<br>RM'000 | 31-Aug-11<br>RM'000       | 31-Aug-10<br>RM'000 |  |  |
| Profit for the period                       | 12,265              | 19,584              | 106,931                   | 50,371              |  |  |
| Foreign currency translation                | 2                   | 2                   | (1)                       | 8                   |  |  |
| Total comprehensive income for the period   | 12,267              | 19,586              | 106,930                   | 50,379              |  |  |
| Total comprehensive income attributable to: |                     |                     |                           |                     |  |  |
| Equity holders of the parent                | 9,039               | 15,851              | 101,270                   | 40,065              |  |  |
| Non-controlling interests                   | 3,228               | 3,735               | 5,660                     | 10,314              |  |  |
|   | 12,267              | 19,586              | 106,930                   | 50,379              |  |  |

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 AUGUST 2011

| NON-CURRENT ASSETS   Property, plant and equipment   11   389,308   393,661   399,738   Land held for property development   3   42,389   42,952   77,711   Investment properties   3   67,042   68,929   71,648   Land use rights   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,371   21,332   21,053   21,053   21,371   21,332   21,053   21,053   21,371   21,058   28,462 |                                    | Note          | As at<br>31-Aug-11<br>RM'000 | As at<br>28-Feb-11<br>RM'000<br>(restated) <sup>(a)</sup> | As at 28-Feb-10 RM'000 (restated) <sup>(a)</sup> |  |
|--|------------------------------------|---------------|------------------------------|---|--|--|
| Property, plant and equipment         11         389,308         393,661         399,738           Land held for property development         3         42,389         42,952         77,711           Investment properties         3         67,042         68,929         71,648           Land use rights         21,053         21,371         21,332           Biological assets         2,816         2,617         2,168           Goodwill         28,462         28,462         28,462           Investment in associates         455         437         465           Other investments         150         150         162           Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           CURRENT ASSETS           Inventories         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           <   |                                    |               |                              |   |  |  |
| Land held for property development       3       42,389       42,952       77,711         Investment properties       3       67,042       68,929       71,648         Land use rights       21,053       21,371       21,332         Biological assets       2,816       2,617       2,168         Goodwill       28,462       28,462       28,462       28,462         Investment in associates       455       437       465         Other investments       150       150       162         Other receivables       145       253       473         Deferred tax assets       6,649       6,353       6,708         CURRENT ASSETS       558,469       565,185       608,867         CURRENT and other receivables       177,693       131,173       126,901         Trade and other receivables       54,641       52,004       53,478         Prepayments       5,081       4,299       8,000         Tax recoverable       5,247       3,681       4,720         Marketable securities       22       3,214       3,987       3,840         Cash and bank balances       90,040       136,805       115,082         Assets classified as held for sale <t< td=""><td></td><td></td><td>200 200</td><td>202 444</td><td>200 720</td></t<>  |                                    |               | 200 200                      | 202 444   | 200 720  |  |
| Investment properties         3         67,042         68,929         71,648           Land use rights         21,053         21,371         21,332           Biological assets         2,816         2,617         2,168           Goodwill         28,462         28,462         28,462           Investment in associates         455         437         465           Other investments         150         150         162           Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           Trade and other receivables         558,469         565,185         608,867           CURRENT ASSETS         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198 <td></td> <td></td> <td></td> <td></td> <td></td>   |                                    |               |                              |   |  |  |
| Land use rights         21,053         21,371         21,332           Biological assets         2,816         2,617         2,168           Goodwill         28,462         28,462         28,462           Investment in associates         455         437         465           Other investments         150         150         162           Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           Total end of the receivables         558,469         565,185         608,867           CURRENT ASSETS         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           4         345,113         374,147         312,021         -   | 1 1 1                              |               | *                            | ,   |  |  |
| Biological assets         2,816         2,617         2,168           Goodwill         28,462         28,462         28,462           Investment in associates         455         437         465           Other investments         150         150         162           Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           558,469         565,185         608,867           CURRENT ASSETS           Inventories         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           4,202         345,113         374,147         312,021   |                                    | 3             | ,                            | ,   | *  |  |
| Goodwill         28,462         28,462         28,462           Investment in associates         455         437         465           Other investments         150         150         162           Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           Event Assets         558,469         565,185         608,867           CURRENT Assets         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021  | 9                                  |               |                              |   |  |  |
| Investment in associates         455         437         465           Other investments         150         150         162           Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           558,469         565,185         608,867           CURRENT ASSETS           Inventories         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021   | •                                  |               |                              |   |  |  |
| Other investments         150         150         162           Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           558,469         565,185         608,867           CURRENT ASSETS           Inventories         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021  |                                    |               |                              |   |  |  |
| Other receivables         145         253         473           Deferred tax assets         6,649         6,353         6,708           558,469         565,185         608,867           CURRENT ASSETS           Inventories         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021  |                                    |               |                              |   |  |  |
| Deferred tax assets         6,649         6,353         6,708           558,469         565,185         608,867           CURRENT ASSETS           Inventories         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021  |                                    |               |                              |   |  |  |
| CURRENT ASSETS         177,693         131,173         126,901           Trade and other receivables         54,641         52,004         53,478           Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021  |                                    |               |                              |   |  |  |
| CURRENT ASSETS         Inventories       177,693       131,173       126,901         Trade and other receivables       54,641       52,004       53,478         Prepayments       5,081       4,299       8,000         Tax recoverable       5,247       3,681       4,720         Marketable securities       22       3,214       3,987       3,840         Cash and bank balances       90,040       136,805       115,082         Assets classified as held for sale       12(ii)       9,197       42,198       -         345,113       374,147       312,021  | Deferred tax assets                |               |                              | 6,353   | 6,708  |  |
| Inventories       177,693       131,173       126,901         Trade and other receivables       54,641       52,004       53,478         Prepayments       5,081       4,299       8,000         Tax recoverable       5,247       3,681       4,720         Marketable securities       22       3,214       3,987       3,840         Cash and bank balances       90,040       136,805       115,082         Assets classified as held for sale       12(ii)       9,197       42,198       -         345,113       374,147       312,021   |                                    |               | 558,469                      | 565,185   | 608,867  |  |
| Trade and other receivables       54,641       52,004       53,478         Prepayments       5,081       4,299       8,000         Tax recoverable       5,247       3,681       4,720         Marketable securities       22       3,214       3,987       3,840         Cash and bank balances       90,040       136,805       115,082         Assets classified as held for sale       12(ii)       9,197       42,198       -         345,113       374,147       312,021   | CURRENT ASSETS                     |               |                              |   |  |  |
| Prepayments         5,081         4,299         8,000           Tax recoverable         5,247         3,681         4,720           Marketable securities         22         3,214         3,987         3,840           Cash and bank balances         90,040         136,805         115,082           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021  | Inventories                        |               | 177,693                      | 131,173   | 126,901  |  |
| Tax recoverable       5,247       3,681       4,720         Marketable securities       22       3,214       3,987       3,840         Cash and bank balances       90,040       136,805       115,082         335,916       331,949       312,021         Assets classified as held for sale       12(ii)       9,197       42,198       -         345,113       374,147       312,021  | Trade and other receivables        |               | 54,641                       | 52,004  | 53,478   |  |
| Marketable securities       22       3,214       3,987       3,840         Cash and bank balances       90,040       136,805       115,082         335,916       331,949       312,021         Assets classified as held for sale       12(ii)       9,197       42,198       -         345,113       374,147       312,021  | Prepayments                        |               | 5,081                        | 4,299   | 8,000  |  |
| Cash and bank balances         90,040         136,805         115,082           335,916         331,949         312,021           Assets classified as held for sale         12(ii)         9,197         42,198         -           345,113         374,147         312,021   | Tax recoverable                    |               | 5,247                        | 3,681   | 4,720  |  |
| Assets classified as held for sale 12(ii) 335,916 331,949 312,021 42,198 - 345,113 374,147 312,021   | Marketable securities              | 22            | 3,214                        | 3,987   | 3,840  |  |
| Assets classified as held for sale       12(ii)       9,197       42,198       -         345,113       374,147       312,021   | Cash and bank balances             |               | 90,040                       | 136,805   | 115,082  |  |
| 345,113 374,147 312,021  |                                    |               | 335,916                      | 331,949   | 312,021  |  |
|  | Assets classified as held for sale | <b>12(ii)</b> | 9,197                        | 42,198  |  |  |
| <b>TOTAL ASSETS</b> 903,582 939,332 920,888  |                                    |               | 345,113                      | 374,147   | 312,021  |  |
|  | TOTAL ASSETS                       |               | 903,582                      | 939,332   | 920,888  |  |

Note a: The Land held for property development and Investment properties were restated as referred in Note 3.

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

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

|   | Note | As at<br>31-Aug-11<br>RM'000 | As at<br>28-Feb-11<br>RM'000<br>(restated) <sup>(a)</sup> | As at 28-Feb-10 RM'000 (restated) <sup>(a)</sup> |  |
|---|------|------------------------------|---|--|--|
| EQUITY AND LIABILITIES                            |      |                              |   |  |  |
| Equity attributable to equity holders of the pare | nt   |                              |   |  |  |
| Share capital                                     |      | 253,650                      | 253,650   | 253,650  |  |
| Share premium                                     |      | 101,059                      | 101,059   | 136,047  |  |
| Treasury shares                                   |      | (4,815)                      | (4,811)   | (35,230)   |  |
| Currency translation reserve                      |      | (223)                        | (222)   | (232)  |  |
| Other reserve                                     |      | (22,580)                     | (19,944)  | (7,782)  |  |
| Retained earnings/(accumulated losses)            | 23   | 77,079                       | (11,592)  | (12,282)   |  |
|   |      | 404,170                      | 318,140   | 334,171  |  |
| Non-controlling interests                         |      | 95,919                       | 93,531  | 61,982   |  |
| Total equity                                      |      | 500,089                      | 411,671   | 396,153  |  |
| NON-CURRENT LIABILITIES                           |      |                              |   |  |  |
| Employee benefits                                 |      | 3,119                        | 2,988   | 2,674  |  |
| Deferred tax liabilities                          |      | 9,096                        | 9,150   | 8,151  |  |
| Borrowings  | 25   | 120,389                      | 242,458   | 242,618  |  |
|   |      | 132,604                      | 254,596   | 253,443  |  |
| CURRENT LIABILITIES                               |      |                              |   |  |  |
| Trade and other payables                          |      | 105,224                      | 125,537   | 141,006  |  |
| Derivative liabilities                            |      | -                            | 8   | -  |  |
| Provisions  |      | 17,539                       | 17,539  | 46,391   |  |
| Employee benefits                                 |      | 152                          | 152   | 162  |  |
| Dividends payable                                 |      | -                            | -   | 16,619   |  |
| Tax payable                                       |      | 15,000                       | 3,668   | 3,433  |  |
| Borrowings  | 25   | 132,974                      | 126,161   | 63,681   |  |
|   |      | 270,889                      | 273,065   | 271,292  |  |
| TOTAL LIABILITIES                                 |      | 403,493                      | 527,661   | 524,735  |  |
| TOTAL EQUITY AND LIABILITIES                      |      | 903,582                      | 939,332   | 920,888  |  |
| Net assets per share attributable to equity       |      |                              |   |  |  |
| holders of the parent (RM)                        |      | 1.60                         | 1.26  | 1.38   |  |

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 AUGUST 2011

|   | •                          | Attributable to Equity Holders of the Parent |                              |  |                            |  |                 | Non-<br>controlling<br>Interests | Total<br>Equity |
|---|----------------------------|--|------------------------------|--|----------------------------|--|-----------------|----------------------------------|-----------------|
|   | Share<br>capital<br>RM'000 | Share<br>premium<br>RM'000                   | Treasury<br>shares<br>RM'000 | Currency<br>translation<br>reserve<br>RM'000 | Other<br>reserve<br>RM'000 | (Accumulated<br>losses) / retained<br>earnings<br>RM'000 | Total<br>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                     | -                          | -  | -                            | 8  | -                          | 40,057   | 40,065          | 10,314                           | 50,379          |
| Transactions with owners:                                     |                            |  | (4,519)                      |  |                            |  | (4.510)         |                                  | (4.510)         |
| Repurchase of shares Treasury shares distributed as dividends | -                          | (34,988)                                     | 34,988                       | -  | _                          | <u>-</u>   | (4,519)         | -                                | (4,519)         |
| Dividend  |                            | (34,700)                                     | 54,700                       | _  | _                          | (12,001)   | (12,001)        | -<br>-                           | (12,001)        |
| Dividend paid by a subsidiary                                 | -                          | _  | _                            | _  | _                          | -  | -               | (1,991)                          | (1,991)         |
| At 31 August 2010   | 253,650                    | 101,059                                      | (4,761)                      | (224)  | (7,782)                    | 15,774   | 357,716         | 70,305                           | 428,021         |
| 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                     | -                          | -  | -                            | (1)  | -                          | 101,271  | 101,270         | 5,660                            | 106,930         |
| Transactions with owners:                                     |                            |  |                              |  |                            |  |                 |                                  |                 |
| Repurchase of shares  | -                          | -  | (4)                          | -  | -                          | -  | (4)             | -                                | (4)             |
| Acquisition of non-controlling 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)        |
| Dividend paid by a subsidiary                                 |                            | -  | -                            | =  | -                          | -  | =               | (2,698)                          | (2,698)         |
| At 31 August 2011   | 253,650                    | 101,059                                      | (4,815)                      | (223)  | (22,580)                   | 77,079   | 404,170         | 95,919                           | 500,089         |

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 AUGUST 2011

#### 6 MONTHS ENDED 31-Aug-11 31-Aug-10 RM'000 RM'000 Net cash used in operating activities (46,147)(9,064)Net cash generated from/(used in) investing activities 139,995 (2,004)Net cash used in financing activities (141,204)(9,020)**NET DECREASE IN CASH AND CASH EQUIVALENTS** (47,356)(20,088)EFFECTS ON FOREIGN EXCHANGE TRANSLATION (1) CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD 112,721 133,457 CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD\* 86,100 92,633 \*Cash and cash equivalents at end of financial period comprise the following: Cash and bank balances 90,040 97,681 Bank overdraft (3,940)(5.048)86,100 92,633

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.