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

# CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED) FOR THE QUARTER ENDED 30 NOVEMBER 2011

	NOTE	INDIVIDUAI	QUARTER	<b>CUMULATIVE QUARTER</b>		
		Ended 30-Nov-11 RM'000	Ended 30-Nov-10 RM'000	Ended 30-Nov-11 RM'000	Ended 30-Nov-10 RM'000	
Revenue	10	177,573	187,627	527,392	539,152	
Operating expenses	_ •	(154,036)	(163,972)	(468,929)	(475,794)	
Other operating income		3,531	8,190	115,697	49,945	
Operating profit	,	27,068	31,845	174,160	113,303	
Depreciation		(5,890)	(6,301)	(17,569)	(17,963)	
Finance costs		(3,607)	(5,748)	(13,035)	(16,366)	
Share of profits of associates		20	(12)	38	(36)	
Profit before taxation	10	17,591	19,784	143,594	78,938	
Taxation	20	(5,439)	(6,048)	(24,510)	(14,830)	
Profit for the period		12,152	13,736	119,084	64,108	
Attributable to:						
Equity holders of the parent		8,332	9,248	109,605	49,306	
Non-controlling interests		3,820	4,488	9,479	14,802	
		12,152	13,736	119,084	64,108	
Earnings per share attributable to						
equity holders of the parent (sen)	29					
- Basic	,	3.31	3.67	43.49	19.85	
- 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 30 NOVEMBER 2011

	INDIVIDUAI	L QUARTER	<b>CUMULATIVE QUARTER</b>		
	Ended	Ended	Ended	Ended	
	30-Nov-11 RM'000	30-Nov-10 RM'000	30-Nov-11 RM'000	30-Nov-10 RM'000	
Profit for the period	12,152	13,736	119,084	64,108	
Foreign currency translation		(1)		7	
Total comprehensive income for the period	12,152	13,735	119,084	64,115	
Total comprehensive income attributable to:					
Equity holders of the parent	8,332	9,247	109,605	49,313	
Non-controlling interests	3,820	4,488	9,479	14,802	
	12,152	13,735	119,084	64,115	

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 30 NOVEMBER 2011

	As at		As at	As at	
	Note	30-Nov-11 RM'000	28-Feb-11 RM'000	28-Feb-10 RM'000	
			(restated) <sup>(a)</sup>	(restated) <sup>(a)</sup>	
ASSETS					
NON-CURRENT ASSETS					
Property, plant and equipment	11	332,778	393,661	399,738	
Land held for property development	3	6,954	42,952	77,711	
Investment properties	3	66,078	68,929	71,648	
Land use rights		20,893	21,371	21,332	
Biological assets		2,787	2,617	2,168	
Goodwill		28,462	28,462	28,462	
Investment in associates		475	437	465	
Other investments		150	150	162	
Other receivables		97	253	473	
Deferred tax assets	<u>_</u>	6,675	6,353	6,708	
	_	465,349	565,185	608,867	
CURRENT ASSETS					
Inventories		204,985	131,173	126,901	
Trade and other receivables		63,692	52,004	53,478	
Prepayments		4,442	4,299	8,000	
Tax recoverable		6,297	3,681	4,720	
Marketable securities	22	2,433	3,987	3,840	
Cash and bank balances	_	103,836	136,805	115,082	
		385,685	331,949	312,021	
Assets classified as held for sale	12(ii),(iii) _	61,461	42,198		
	_	447,146	374,147	312,021	
TOTAL ASSETS	_	912,495	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 30 NOVEMBER 2011**

	Note	As at 30-Nov-11 RM'000	As at 28-Feb-11 RM'000 (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		(222)	(222)	(232)
Other reserve		(22,580)	(19,944)	(7,782)
Retained earnings/(accumulated losses)	23	75,333	(11,592)	(12,282)
		402,425	318,140	334,171
Non-controlling interests		95,631	93,531	61,982
Total equity		498,056	411,671	396,153
NON-CURRENT LIABILITIES				
Employee benefits		3,225	2,988	2,674
Deferred tax liabilities		9,056	9,150	8,151
Borrowings	25	119,983	242,458	242,618
		132,264	254,596	253,443
CURRENT LIABILITIES				
Trade and other payables		116,992	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		14,616	3,668	3,433
Borrowings	25	132,876	126,161	63,681
		282,175	273,065	271,292
TOTAL LIABILITIES		414,439	527,661	524,735
TOTAL EQUITY AND LIABILITIES		912,495	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 30 NOVEMBER 2011

	<b>←</b> Attributable to Equity Holders of the Parent					Non- controlling Interests	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	-	-	-	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	101,059	(4,811)	(225)	(7,782)	12,422	354,313	70,810	425,123
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	-	-	-	-	-	109,605	109,605	9,479	119,084
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	-	-	-	-	-	(22,680)	(22,680)	-	(22,680)
Dividend paid by a subsidiary		_	_	-		-		(6,805)	(6,805)
At 30 November 2011	253,650	101,059	(4,815)	(222)	(22,580)	75,333	402,425	95,631	498,056

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 30 NOVEMBER 2011

	9 MONTHS ENDED		
	30-Nov-11 RM'000	30-Nov-10 RM'000	
Net cash (used in)/generated from operating activities	(8,758)	6,559	
Net cash generated from/(used in) investing activities	136,031	(750)	
Net cash used in financing activities	(165,241)	(25,312)	
NET DECREASE IN CASH AND CASH EQUIVALENTS	(37,968)	(19,503)	
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	133,457	112,721	
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD*	95,489	93,218	
*Cash and cash equivalents at end of financial period comprise the following:			
Cash and bank balances	103,836	95,010	
Bank overdraft	(8,347)	(1,792)	
	95,489	93,218	

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.