(COMPANY NO: 189740-X) (INCORPORATED IN MALAYSIA)

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 APRIL 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

	UNAUDITED 30 APR 2010 RM'000	AUDITED 31 JAN 2010 RM'000 (Restated)
Non-current assets		,
Property, plant and equipment	20,746	19,216
Investment property	8,864	8,930
Land held for future development	41,151	41,151
	70,761	69,297
Current assets		
Property development	22,573	21,323
Inventories	2,682	2,359
Trade and other receivables	13,077	10,183
Cash and cash equivalents	20,167	20,931
	58,499	54,796
Current liabilities		
Trade and other payables	31,440	26,953
Bank borrowings - secured	4,617	4,514
Current tax liabilities	1,429	1,405
	37,486	32,872
Net current assets	21,013	21,924
Non-current liabilities		
Bank borrowings - secured	13,793	14,547
Deferred tax liabilities	5,991	6,060
	19,784	20,607
Net assets	71,990	70,614
Financed by:-		
Share capital	218,488	218,488
Share premium	1,482	1,482
Reverse acquisition reserve	(193,196)	(193,196)
Retained profits	45,216	43,840
Shareholders' equity	71,990	70,614
Net assets per share (sen)	32.95	32.32
, , ,		

Note:-

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 January 2010.

(COMPANY NO: 189740-X) (INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED COMPREHENSIVE INCOME FOR THE QUARTER ENDED 30 APRIL 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

# **INDIVIDUAL QUARTER**

### **CUMULATIVE PERIOD**

	CURRENT QUARTER ENDED 30 APR 2010 RM'000	CORRESPONDING PRECEDING QUARTER ENDED 30 APR 2009 RM'000	CUMULATIVE PERIOD ENDED 30 APR 2010 RM'000	CORRESPONDING PRECEDING PERIOD ENDED 30 APR 2009 RM'000
Revenue	12,825	15,182	12,825	15,182
Other income	223	591	223	591
Operating expenses	(11,091)	(11,701)	(11,091)	(11,701)
Finance costs	(181)	(224)	(181)	(224)
Profit before tax	1,776	3,848	1,776	3,848
Tax expense	(400)	(1,209)	(400)	(1,209)
Net profit for the period	1,376	2,639	1,376	2,639
Earnings per share	0.00		2.22	
<ul><li>Basic (sen)</li><li>Diluted (sen)</li></ul>	0.63 0.63	1.21 1.21	0.63 0.63	1.21 1.21

Note:-

The Condensed Consolidated Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 January 2010.

(COMPANY NO : 189740-X) (INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 APRIL 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

		Non-Distributable		Distributable			
			Reverse Acquisition	_			
	Share Capital RM'000	Share Premium RM'000	Reserve RM'000	Retained Profits RM'000	Total RM'000		
CUMULATIVE PERIOD ENDED 30 APRIL 2010							
Balance as at 1 February 2010	218,488	1,482	(193,196)	43,840	70,614		
Net profit for the period	0	0	0	1,376	1,376		
Balance as at 30 April 2010	218,488	1,482	(193,196)	45,216	71,990		
CORRESPONDING PRECEDING PERIOD ENDED 30 APRIL 2009							
Balance as at 1 February 2009	218,488	1,482	(193,196)	39,592	66,366		
Net profit for the period	0	0	0	2,639	2,639		
Balance as at 30 April 2009	218,488	1,482	(193,196)	42,231	69,005		

Note:-

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 January 2010.

(COMPANY NO: 189740-X) (INCORPORATED IN MALAYSIA)

#### CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 30 APRIL 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

	CUMULATIVE PERIOD ENDED 30 APR 2010 RM'000	CORRESPONDING PRECEDING PERIOD ENDED 30 APR 2009 RM'000
Cash flows from operating activities Profit before tax	1,776	3,848
Adjustments for:-		
Non-cash items Non-operating items	132 94	727 194
Operating profit before working capital changes	2,002	4,769
Changes in working capital:-		
Inventories	(323)	1,377
Property development	(3,143)	(771)
Receivables	(7,301)	(6,258)
Payables	4,114	2,674
Progress billing	7,282	0
Cash generated from operations	2,631	1,791
Tax paid	(444)	(166)
Net cash from operating activities	2,187	1,625
Cash flows from investing activities Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Interest received	(1,658) 60 29	(703) 100 25
Net cash used in investing activities	(1,569)	(578)
Cash flows from financing activities Interest paid	(182)	(249)
Repayment of hire purchase obligation	(75)	0
Repayment of term loan	(1,125)	0
Net cash used in financing activities	(1,382)	(249)
Net (decrease)/increase in cash and cash equivalents	(764)	798
Cash and cash equivalents brought forward	20,931	8,914
Cash and cash equivalents carried forward	20,167	9,712
Cash and cash equivalents comprise the following:-		
Cash and bank balances	13,567	3,512
Term deposits with licensed banks	6,600	6,200
	20,167	9,712

Note:-

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 January 2010.