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

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 JULY 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

	UNAUDITED 31 JUL 2010 RM'000	AUDITED 31 JAN 2010 RM'000 (Restated)
Non-current assets		(,
Property, plant and equipment	20,658	19,216
Investment property	8,800	8,930
Land held for future development	41,151	41,151
	70,609	69,297
Current assets		
Property development	25,280	21,323
Inventories	3,293	2,359
Trade and other receivables	15,009	10,183
Cash and cash equivalents	16,657	20,931
	60,239	54,796
Current liabilities	·	
Trade and other payables	34,883	26,953
Bank borrowings - secured	4,915	4,514
Current tax liabilities	777	1,405
	40,575	32,872
Net current assets	19,664	21,924
Non-current liabilities		
Bank borrowings - secured	12,045	14,547
Deferred tax liabilities	5,902	6,060
	17,947	20,607
Net assets	72,326	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	45,552	43,840
Shareholders' equity	72,326	70,614
Net assets per share (sen)	33.10	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 31 JULY 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

INDIVIDUAL QUARTER

CUMULATIVE PERIOD

	CURRENT QUARTER ENDED 31 JUL 2010 RM'000	CORRESPONDING PRECEDING QUARTER ENDED 31 JUL 2009 RM'000	CUMULATIVE PERIOD ENDED 31 JUL 2010 RM'000	CORRESPONDING PRECEDING PERIOD ENDED 31 JUL 2009 RM'000
Revenue	15,092	13,250	27,917	28,432
Other income	38	17	261	394
Operating expenses	(14,551)	(11,602)	(25,642)	(23,089)
Finance costs	(183)	(216)	(364)	(440)
Profit before tax	396	1,449	2,172	5,297
Tax expense	(60)	(535)	(460)	(1,744)
Net profit for the period	336	914	1,712	3,553
Earnings per share - Basic (sen) - Diluted (sen)	0.15 	0.42 0.42	0.78 0.78	1.63 1.63

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 31 JULY 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

		Non-Distributable		Distributable		
		<u>. </u>	Reverse Acquisition			
	Share Capital RM'000	Share Premium RM'000	Reserve RM'000	Retained Profits RM'000	Total RM'000	
CUMULATIVE PERIOD ENDED 31 JULY 2010						
Balance as at 1 February 2010	218,488	1,482	(193,196)	43,840	70,614	
Net profit for the period	-	-	-	1,712	1,712	
Balance as at 31 July 2010	218,488	1,482	(193,196)	45,552	72,326	
CORRESPONDING PRECEDING PERIOD ENDED 31 JULY 2009						
Balance as at 1 February 2009	218,488	1,482	(193,196)	39,592	66,366	
Net profit for the period	-	-	-	3,553	3,553	
Balance as at 31 July 2009	218,488	1,482	(193,196)	43,145	69,919	

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 31 JULY 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

	CUMULATIVE PERIOD ENDED 31 JUL 2010 RM'000	CORRESPONDING PRECEDING PERIOD ENDED 31 JUL 2009 RM'000
Cash flows from operating activities Profit before tax	2,172	5,297
Adjustments for:- Non-cash items Non-operating items	151 152	1,425 393
Operating profit before working capital changes	2,475	7,115
Changes in working capital:- Inventories Property development Receivables Payables Progress billing	(934) (8,379) (9,232) 7,930 10,172	(271) (2,019) (3,960) 5,989
Cash generated from operations	2,032	6,854
Tax paid	(1,246)	(167)
Net cash from operating activities	786	6,687
Cash flows from investing activities Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Interest received Net cash used in investing activities	(2,059) 123 91 (1,845)	(711) 100 42 (569)
Cash flows from financing activities Interest paid Repayment of hire purchase obligation Repayment of term loan Net cash used in financing activities	(365) (150) (2,700) (3,215)	(461) - - (461)
Net (decrease)/increase in cash and cash equivalents	(4,274)	5,657
Cash and cash equivalents brought forward	20,931	8,914
Cash and cash equivalents carried forward	16,657	14,571
Cash and cash equivalents comprise the following:- Cash and bank balances Term deposits with licensed banks	9,757 6,900 16,657	9,071 5,500 14,571

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.