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

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

	UNAUDITED 31 OCT 2010 RM'000	AUDITED 31 JAN 2010 RM'000 (Restated)
Non-current assets		
Property, plant and equipment	19,965	19,216
Investment property	8,734	8,930
Land held for future development	41,151	41,151
	69,850	69,297
Current assets		
Property development	25,616	21,323
Inventories	2,735	2,359
Trade and other receivables	12,112	10,183
Accrued billing	2,863	-
Current tax assets	624	-
Cash and Cash balances	17,032	20,931
	60,982	54,796
Current liabilities		
Trade and other payables	36,355	26,953
Bank borrowings	17,212	4,514
Current tax liabilities	654	1,405
	54,221	32,872
Net current assets	6,761	21,924
Non-current liabilities		
Bank borrowings	10,756	14,547
Deferred tax liabilities	5,828	6,060
	16,584	20,607
Net assets	60,027	70,614
Financed by		
Financed by:- Share capital	218,488	218,488
Treasury shares, at cost	(12,901)	-
Share premium	1,482	1,482
Reverse acquisition reserve	(193,196)	(193,196)
Retained profits	46,154	43,840
Shareholders' equity	60,027	70,614
Net assets per share (sen)	28.56	32.32
		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 OCTOBER 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

INDIVIDUAL QUARTER

CUMULATIVE PERIOD

	CURRENT QUARTER ENDED 31 OCT 2010 RM'000	CORRESPONDING PRECEDING QUARTER ENDED 31 OCT 2009 RM'000	CUMULATIVE PERIOD ENDED 31 OCT 2010 RM'000	CORRESPONDING PRECEDING PERIOD ENDED 31 OCT 2009 RM'000
Revenue	14,936	18,908	42,853	47,340
Other income	10	24	254	150
Operating expenses	(13,742)	(16,485)	(39,367)	(39,306)
Finance costs	(347)	(189)	(711)	(629)
Profit before tax	857	2,258	3,029	7,555
Tax expense	(255)	(734)	(715)	(2,478)
Net profit for the period	602	1,524	2,314	5,077
Earnings per share - Basic (sen) - Diluted (sen)	0.29 0.29	0.42 0.42	1.07 1.07	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 OCTOBER 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

			Non-Distri	butable Reverse	Distributable	
	Share Capital RM'000	Treasury share RM'000	Share Premium RM'000	Acquisition Reserve RM'000	Retained Profits RM'000	Total RM'000
CUMULATIVE PERIOD ENDED 31 OCTOBER 20	10					
Balance as at 1 February 2010	218,488	-	1,482	(193,196)	43,840	70,614
Purchased of own shares	-	(12,901)	-	-	-	(12,901)
Net profit for the period	-	-	-	-	2,314	2,314
Balance as at 31 October 2010	218,488	(12,901)	1,482	(193,196)	46,154	60,027
CORRESPONDING PRECEDING PERIOD ENDED 31 OCTOBER 2009						
Balance as at 1 February 2009	218,488	-	1,482	(193,196)	39,592	66,366
Net profit for the period	-	-	-	-	5,077	5,077
Balance as at 31 October 2009	218,488	-	1,482	(193,196)	44,669	71,443

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 OCTOBER 2010 (THE FIGURES HAVE NOT BEEN AUDITED)

	CUMULATIVE PERIOD ENDED 31 OCT 2010 RM'000	CORRESPONDING PRECEDING PERIOD ENDED 31 OCT 2009 RM'000
Cash flows from operating activities Profit before tax	3,029	7,555
Adjustments for:-		
Non-cash items Non-operating items	(145) 489	2,115 565
Operating profit before working capital changes	3,373	10,235
Changes in working capital:-		
Inventories	(376)	1,987
Property development	(11,503)	(4,125)
Receivables	(6,335)	(5,330)
Payables	9,402	10,417
Progress billing	11,158	-
Cash generated from operations	5,719	13,184
Tax paid	(2,322)	(185)
Net cash from operating activities	3,397	12,999
Cash flows from investing activities		
Purchase of property, plant and equipment	(2,065)	(720)
Proceeds from disposal of property, plant and equipment	123	100
Interest received	101	59
Net cash used in investing activities	(1,841)	(561)
Cash flows from financing activities	(74.7)	(004)
Interest paid	(717)	(664)
Repayment of hire purchase obligation Repayment of term loan	(229)	(3,000)
Transaction with owners	(5,077) (12,901)	(3,000)
Net cash used in financing activities	(18,924)	(3,664)
Net (decrease)/increase in cash and cash equivalents	(17,368)	8,774
Cash and cash equivalents brought forward	20,931	8,914
Cash and cash equivalents carried forward	3,563	17,688
Cash and cash equivalents comprise the following:-		
Cash and bank balances	17,032	17.688
Bank overdrafts	(13,469)	-
	3,563	17,688

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.