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

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 JULY 2011 (THE FIGURES HAVE NOT BEEN AUDITED)

## **INDIVIDUAL QUARTER**

## **CUMULATIVE PERIOD**

|  | CURRENT<br>QUARTER ENDED<br>31 JUL 2011<br>RM'000 | CORRESPONDING PRECEDING QUARTER ENDED 31 JUL 2010 RM'000 | CUMULATIVE<br>PERIOD ENDED<br>31 JUL 2011<br>RM'000 | CORRESPONDING PRECEDING PERIOD ENDED 31 JUL 2010 RM'000 |
|--|---|--|---|---|
| Revenue  | 16,244  | 15,092   | 31,158  | 27,917  |
| Other income                                     | 11  | 118  | 39  | 261   |
| Operating expenses                               | (15,691)  | (14,631)   | (30,117)  | (25,642)  |
| Finance costs                                    | (396)   | (183)  | (803)   | (364)   |
| Profit before tax                                | 168   | 396  | 277   | 2,172   |
| Tax expense                                      | (99)  | (60)   | (126)   | (460)   |
| Net profit for the period                        | 69  | 336  | 151   | 1,712   |
| Other comprehensive income for the period        | 5   | -  | 26  | -   |
| Total comprehensive income for the period        | 74  | 336  | 177   | 1,712   |
| ·  |   |  |   |   |
| Earnings per share - Basic (sen) - Diluted (sen) | 0.03<br>0.03                                      | 0.15<br>0.15   | 0.07<br>0.07  | 0.78<br>0.78  |

## Note:-

The Condensed Consolidated Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 January 2011.

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

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 JULY 2011 (THE FIGURES HAVE NOT BEEN AUDITED)

|  | UNAUDITED<br>31 JUL 2011<br>RM'000 | AUDITED<br>31 JAN 2011<br>RM'000 |
|--|------------------------------------|----------------------------------|
| Non-current assets                                       |                                    |                                  |
| Property, plant and equipment                            | 17,405                             | 18,586                           |
| Investment property                                      | 9,223                              | 9,362                            |
| Land held for future development                         | 41,151                             | 41,151                           |
|  | 67,779                             | 69,099                           |
| Current assets   |                                    |                                  |
| Property development                                     | 7,156                              | 22,806                           |
| Accrued billing  | 7,338                              | 6,272                            |
| Inventories  | 3,177                              | 1,752                            |
| Trade and other receivables                              | 11,420                             | 8,370                            |
| Prepayments  | -                                  | 163                              |
| Current tax assets                                       | 276                                | 64                               |
| Cash and cash balances                                   | 13,027                             | 13,751                           |
|  | 42,394                             | 53,178                           |
| Current liabilities                                      | 00.444                             | 00.475                           |
| Trade and other payables                                 | 26,111                             | 30,475                           |
| Bank borrowings  | 19,460                             | 19,891                           |
| Advances payments from customers Current tax liabilities | 77<br>1,463                        | 1,644<br>867                     |
| Current tax nabilities                                   | 1,403                              | 807                              |
|  | 47,111                             | 52,877                           |
| Net current (liabilities)/assets                         | (4,717)                            | 301                              |
| Non-current liabilities                                  |                                    |                                  |
| Bank borrowings  | 1,420                              | 7,414                            |
| Deferred tax liabilities                                 | 4,690                              | 5,211                            |
|  | 6,110                              | 12,625                           |
| Net assets   | 56,952                             | 56,775                           |
| Financed by:-  |                                    |                                  |
| Share capital  | 218,488                            | 218,488                          |
| Treasury shares  | (13,874)                           | (13,874)                         |
| Share premium  | 1,482                              | ` 1,482 <sup>′</sup>             |
| Currency translation reserve                             | 26                                 | -                                |
| Reverse acquisition reserve                              | (193,196)                          | (193,196)                        |
| Retained profits   | 44,026                             | 43,875                           |
| Shareholders' equity                                     | 56,952                             | 56,775                           |
| Not assets nor chara (son)                               | 27.16                              | 27.07                            |
| Net assets per share (sen)                               | 27.16                              | 27.07                            |

Note:-

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 January 2011.

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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 JULY 2011 (THE FIGURES HAVE NOT BEEN AUDITED)

|   |                         |                          |                         | Non-Distributable Currency       | Reverse                          | Distributable              |                 |
|---|-------------------------|--------------------------|-------------------------|----------------------------------|----------------------------------|----------------------------|-----------------|
|   | Share Capital<br>RM'000 | Treasury share<br>RM'000 | Share Premium<br>RM'000 | Translation<br>Reserve<br>RM'000 | Acquisition<br>Reserve<br>RM'000 | Retained Profits<br>RM'000 | Total<br>RM'000 |
| CUMULATIVE PERIOD ENDED 31 JULY 2011              |                         |                          |                         |                                  |                                  |                            |                 |
| Balance as at 1 February 2011                     | 218,488                 | (13,874)                 | 1,482                   | -                                | (193,196)                        | 43,875                     | 56,775          |
| Total comprehensive income for the period         | -                       | -                        | -                       | 26                               | -                                | 151                        | 177             |
| Balance as at 31 July 2011                        | 218,488                 | (13,874)                 | 1,482                   | 26                               | (193,196)                        | 44,026                     | 56,952          |
| CORRESPONDING PRECEDING PERIOD ENDED 31 JULY 2010 |                         |                          |                         |                                  |                                  |                            |                 |
| Balance as at 1 February 2010                     | 218,488                 | -                        | 1,482                   | -                                | (193,196)                        | 43,840                     | 70,614          |
| Total comprehensive income for the period         | -                       | -                        | -                       | -                                | -                                | 1,712                      | 1,712           |
| Balance as at 31 July 2010                        | 218,488                 | -                        | 1,482                   | -                                | (193,196)                        | 45,552                     | 72,326          |

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 2011.

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

## CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 31 JULY 2011 (THE FIGURES HAVE NOT BEEN AUDITED)

| Cook flows from an available activities  | CUMULATIVE<br>PERIOD ENDED<br>31 JUL 2011<br>RM'000 | CORRESPONDING<br>PRECEDING<br>PERIOD ENDED<br>31 JUL 2010<br>RM'000 |
|--|---|---|
| Cash flows from operating activities Profit before tax   | 277   | 2,172   |
| Adjustments for:-  |   |   |
| Non-cash items   | 580   | 151   |
| Non-operating items  | 764   | 152   |
| Operating profit before working capital changes  | 1,621   | 2,475   |
| Changes in working capital:-   |   |   |
| Inventories  | (1,425)   | (934)   |
| Property development   | (2,049)   | (8,379)   |
| Receivables  | (2,887)   | (9,232)   |
| Payables   | (5,931)   | 7,930   |
| Progress billing   | 17,376  | 10,172  |
| Cash generated from operations   | 6,705   | 2,032   |
| Tax paid   | (263)   | (1,246)   |
| Net cash from operating activities   | 6,442   | 786   |
| Cash flows from investing activities Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Interest received  Net cash from/(used in) investing activities | (3)<br>-<br>39<br>-<br>36                           | (2,059)<br>123<br>91<br>(1,845)                                     |
| Cash flows from financing activities Interest paid Repayment of hire purchase obligation   | (814)<br>(175)                                      | (365)<br>(150)  |
| Repayment of term loan   | (6,113)   | (2,700)   |
| Net cash used in financing activities  | (7,102)   | (3,215)   |
| Currency translation differences   | 26  | -   |
| Net decrease in cash and cash equivalents  | (598)   | (4,274)   |
| Cash and cash equivalents brought forward  | (243)   | 20,931  |
| Cash and cash equivalents carried forward  | (841)   | 16,657  |
| Cash and cash equivalents comprise the following:-   | 10.007  | 0.757   |
| Cash and bank balances   | 13,027  | 9,757   |
| Term deposits with licensed banks Bank overdrafts  | (13,868)  | 6,900   |
|  | (841)   | 16,657  |
|  |   |   |

Note:-

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 January 2011.