(Company No. 106173-M)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2012

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE

FOURTH QUARTER ENDED 31 DECEMBER 2012

	Individual Quarter		Cumulative Quarter		
	Current	Preceding Year	Current	Preceding Year	
	Year	Corresponding	Year	Corresponding	
	Quarter	Quarter	To Date	Period	
	31-12-12	31-12-11	31-12-12	31-12-11	
	RM'000	RM'000	RM'000	RM'000	
Revenue	6,481	15,768	54,112	87,188	
Cost of sales	3,045	(3,626)	(23,509)	(49,755)	
Gross Profit	9,526	12,142	30,603	37,433	
Operating expenses	(4,229)	(2,691)	(11,040)	(9,187)	
Other operating income	854	961	3,222	3,104	
Profit before tax	6,151	10,412	22,785	31,350	
Income tax expense	(2,361)	(3,417)	(6,336)	(8,116)	
	2.700	(005	16.440	22 224	
Profit for the period	3,790	6,995	16,449	23,234	
Other comprehensive (loss)/income:	(129)	40	(74)	79	
Currency translation differences in			, í		
respect of foreign operations					
Surplus on revaluation of property,		-		-	
plant and equipment					
Total comprehensive income for the period	3,661	7,035	16,375	23,313	
A44 (1. 44 II. 44)					
Attributable to:	2 700	(005	16 440	22.224	
Equity holders of the parent	3,790	6,995	16,449	23,234	
Minority interest	-	-	-	-	
	3,790	6,995	16,449	23,234	
Earnings per share (sen):					
(i) Basic earnings per ordinary share	4.22	7.76	18.32	25.53	
(ii) Diluted earnings per					
ordinary share	N/A	N/A	N/A	N/A	

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011)

(Company No. 106173-M)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2012

UNAUDITED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2012

	(Unaudited)	(Audited)
	As at	As at
	31-12-12	31-12-11
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, plant & equipment	13,312	12,874
Land held for development	93,911	21,507
Investment properties	42,313	33,898
Other investments	29	26
Deferred tax assets	8,865	5,999
	158,430	74,304
Current assets		
Inventories	40,801	12,942
Property development costs	28,660	39,440
Receivables, deposits and prepayments	31,728	9,407
Cash and cash equivalents	8,680	62,149
	109,869	123,938
Total Assets	268,299	198,242
EQUITY AND LIABILITIES		
EQUITY		
Share capital	95,860	95,860
Treasury shares at cost	(5,225)	(5,157)
Reserves	5,474	5,548
Retained earnings	70,681	58,272
Total equity attributable to shareholders	166,790	154,523
LIABILITIES		
Non-current liabilities		
Deferred tax liabilities	18,503	5,008
	18,503	5,008
Current liabilities		
Payables and accruals	75,518	36,728
Borrowings	4,494	-
Taxation	2,994	1,983
	83,006	38,711
Total Liabilities	101,509	43,719
Total equity and liabilities	268,299	198,242
Net assets per share (RM)	1.74	1.61
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(The Unaudited Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011)

(Company No. 106173-M)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2012

Attributable to Equity Holders of Parent

	Share Capital RM'000	Share Premium RM'000	Retained Profits RM'000	Treasury Shares RM'000	Property Revaluation Reserve RM'000	Exchange Fluctuation Reserve RM'000	Total RM'000
At 1 January 2011	95,860	-	38,626	(3,478)	6,212	(743)	136,477
Net profit for the period	-	-	23,234		-		23,234
Other comprehensive income	-	-		-		79	79
Total comprehensive income for the period	-	-	23,234	-	-	79	23,313
Final Dividends 2010 Treasury shares	-	- -	(3,588)	- (1,679)	-	-	(3,588) (1,679)
At 31 December 2011	95,860	-	58,272	(5,157)	6,212	(664)	154,523
At 1 January 2012	95,860	-	58,272	(5,157)	6,212	(664)	154,523
Net profit for the period	-	-	16,449		-	-	16,449
Other comprehensive income	_	-		-	-	(74)	(74)
Total comprehensive income for the period	-	-	16,449	-	-	(74)	16,375
Final Dividends 2011 Treasury shares	-	-	(4,040)	- (68)	-	-	(4,040) (68)
At 31 December' 2012	95,860	-	70,681	(5,225)	6,212	(738)	166,790

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011)

(Company No. 106173-M)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR FOURTH QUARTER ENDED 31 DECEMBER 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2012

Fig. 1 To Date (orresponding Period) Corresponding Period (Period) 31-December-2011 (Period) 21-December-2011 (Period) 21-December-2011 (Period) 21-December-2011 (Period) 21-December-2011 (Period) 21-December-2011 (Period) 21-December-2011 (Period) 31-350		Current Year	Preceding Year
Profit before taxation 22,785 31,350 Adjustments for non-cashflow:- 832 602 Non-cash items 832 602 Non-operating items (1,328) (1,488) Operating profit before changes in working capital 22,289 30,464 Changes in working capital 4 22,289 3,408 Net changes in current assets (41,186) 25,466 Net changes in current assets 4,302 9,338 Interest received 208 293 3,408 Cash generated from operations 208 293 Tax refund 21 3 Tax refund 4,302 48,966 Investing Activities 4,506 10,669 Property, plant and equipment (1,095) (682 Acquisition of a subsidiary (1,195) (12,292 Proceeds from disposal of property, plant and equipm		To Date	Corresponding Period
Profit before taxation 22,785 31,350 Adjustments for non-cashflow:- 822 60c Non-cash items 8.32 6.0c Non-operating items (1,328) (1,488) Operating profit before changes in working capital 22,289 30,464 Changes in working capital Net changes in current assets (41,186) 25,466 Net changes in current liabilities 23,289 3,408 Cash generated from operations 4,392 59,338 Interest received 208 293 Tax refund 221 3 Tax paid (8,566) (10,699) Net cash (used in)/generated from operating activities 3,745 48,966 Investing Activities 4,506 1 Property, plant and equipment (1,095) (6,82) Acquisition of a subsidiary 4,506 2 Proceeds from disposal of property, plant and equipment 18 6 Improvements in investment in IV 4,00 1 Interest received 1,12 1,314		31-December-2012	31-December-2011
Non-cash items		RM'000	RM'000
Non-cash items 832 602 Non-operating items (1,328) (1,488) Operating profit before changes in working capital 22,289 30,464 Changes in working capital **** **** Net changes in current assets (41,186) 25,466 Net changes in current liabilities 23,289 3,408 Cash generated from operations 4,392 59,338 Interest received 208 293 Tax refund 221 3 Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities *** *** Investing Activities *** *** *** Property, plant and equipment (1,095) (682) *** Acquisition of a subsidiary (41,558) *** *** Proceeds from disposal of property, plant and equipment 18 61 1 61 1 62,225 1 3 61 1 62,225 1 3 61 61 62,225 1 3 <th< th=""><th>Profit before taxation</th><th>22,785</th><th>31,350</th></th<>	Profit before taxation	22,785	31,350
Non-operating items (1,328) (1,488) Operating profit before changes in working capital 22,289 30,464 Changes in working capital 22,289 3,466 Net changes in current assets (41,186) 25,466 Net changes in current liabilities 23,289 3,408 Cash generated from operations 4,392 59,338 Interest received 208 291 Tax refund 221 3 Tax paid (5,566) (10,669) Net cash (used in)/generated from operating activities 3,745 48,966 Investing Activities 2 2 Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,588) 1 Investing Activities (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 6 Investing Activities (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 6 Investing Activities (8,570) (12,925) Pro	Adjustments for non-cashflow :-		
Operating profit before changes in working capital 22,289 30,464 Changes in working capital Changes in current assets (41,186) 25,466 Net changes in current liabilities 23,289 3,408 Cash generated from operations 4,392 59,338 Interest received 208 293 Tax refund 221 3 Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities 3,745 48,966 Investing Activities (1,095) (682) Acquisition of a subsidiary (1,095) (682) Acquisition of a subsidiary (41,558) - Proceeds from disposal of property, plant and equipment 18 61 Improvements in investment in proteities (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) (4,90) (1,242) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) (5,103) (12,412)	Non-cash items	832	602
Changes in working capital (41,186) 25,466 Net changes in current sasets (41,186) 25,466 Net changes in current liabilities 23,289 3,408 Cash generated from operations 4,392 59,338 Interest received 208 293 Tax refund 221 3 Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities 3,745 48,966 Investing Activities Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 6 Investment in JV (40) 1 Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Drawndown of Borrowings (6) - Drawndown of Borrowings (6) - Drawndown of Borrowings (6) - <td>Non-operating items</td> <td>(1,328)</td> <td>(1,488)</td>	Non-operating items	(1,328)	(1,488)
Net changes in current liabilities (41,186) 25,466 Net changes in current liabilities 23,289 3,408 Cash generated from operations 4,392 59,338 Interest received 208 293 Tax refund 221 3 Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities 8,566 (10,669) Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,588) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 6 Investment in IV (40) (40) (40) Interest received 1,142 1,134 1,142 1,144 Net cash used in investing activities (50,103) (12,412) Financing Activities (68) (1,679) Drawndown of Borrowings (68) (1,679) Drawndown of Borrowings (68) (5,267) Net cash generated from/(used in) financing activities	Operating profit before changes in working capital	22,289	30,464
Net changes in current liabilities 23,289 3,488 Cash generated from operations 4,392 59,338 Interest received 208 293 Tax refund 221 3 Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities - Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment (40) (40) Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities (68) (1,679) Purchase of treasury shares (68) (1,679) Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Ef	Changes in working capital		
Cash generated from operations 4,392 59,338 Interest received 208 293 Tax refund 221 3 Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities (3,745) 48,966 Investing Activities - - Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) - Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities (68) (16,79) Drawndown of Borrowings (68) (1,679) Drawndown of Borrowings (68) (1,679) Drawndown of Borrowings (6) - Repayments of borrowings (6) - Net cash generated from/(used in) financing activities (53,	Net changes in current assets	(41,186)	25,466
Interest received	Net changes in current liabilities	23,289	3,408
Tax refind 221 3 Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities 3,745 48,966 Investing Activities Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) 1 Investment eceived 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities (68) (1,679) Drawdown of Borrowings (68) (1,679) Drividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net cash generated from/(used in) financing activities (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate <th< td=""><td>Cash generated from operations</td><td>4,392</td><td>59,338</td></th<>	Cash generated from operations	4,392	59,338
Tax paid (8,566) (10,669) Net cash (used in)/generated from operating activities (3,745) 48,966 Investing Activities (1,095) (682) Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 6 Investment in JV (40) 1 Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities (68) (1,679) Drawdown of Borrowings (68) (1,679) Drawdown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 <	Interest received	208	293
Investing Activities (1,095) 48,966 Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in IV (40) (40) Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities (68) (1,679) Drawndown of Borrowings 4,500 - Drividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Tax refund	221	3
Investing Activities Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) (40) Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Tax paid	(8,566)	(10,669)
Property, plant and equipment (1,095) (682) Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) - Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Net cash (used in)/generated from operating activities	(3,745)	48,966
Acquisition of a subsidiary (41,558) - Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) 1.142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities 8 (1,679) Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Investing Activities		
Improvements in investment properties (8,570) (12,925) Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities V C Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Property, plant and equipment	(1,095)	(682)
Proceeds from disposal of property, plant and equipment 18 61 Investment in JV (40) 1 Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities 2 4,500 - Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Acquisition of a subsidiary	(41,558)	-
Investment in JV (40) Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Improvements in investment properties	(8,570)	(12,925)
Interest received 1,142 1,134 Net cash used in investing activities (50,103) (12,412) Financing Activities Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Proceeds from disposal of property, plant and equipment	18	61
Net cash used in investing activities (50,103) (12,412) Financing Activities V V Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Investment in JV	(40)	
Financing Activities Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Interest received	1,142	1,134
Purchase of treasury shares (68) (1,679) Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Net cash used in investing activities	(50,103)	(12,412)
Drawndown of Borrowings 4,500 - Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Financing Activities		
Dividend paid (4,040) (3,588) Repayments of borrowings (6) - Net cash generated from/(used in) financing activities 386 (5,267) Net changes in cash and cash equivalents (53,462) 31,288 Cash and cash equivalents at beginning of period 62,149 30,847 Effect of exchange rate (7) 14	Purchase of treasury shares	(68)	(1,679)
Repayments of borrowings(6)-Net cash generated from/(used in) financing activities386(5,267)Net changes in cash and cash equivalents(53,462)31,288Cash and cash equivalents at beginning of period62,14930,847Effect of exchange rate(7)14	Drawndown of Borrowings	4,500	-
Net cash generated from/(used in) financing activities386(5,267)Net changes in cash and cash equivalents(53,462)31,288Cash and cash equivalents at beginning of period62,14930,847Effect of exchange rate(7)14	Dividend paid	(4,040)	(3,588)
Net changes in cash and cash equivalents(53,462)31,288Cash and cash equivalents at beginning of period62,14930,847Effect of exchange rate(7)14	Repayments of borrowings	(6)	
Cash and cash equivalents at beginning of period62,14930,847Effect of exchange rate(7)14	Net cash generated from/(used in) financing activities	386	(5,267)
Effect of exchange rate (7) 14	Net changes in cash and cash equivalents	(53,462)	31,288
	Cash and cash equivalents at beginning of period	62,149	30,847
	Effect of exchange rate	(7)	14
	Cash and cash equivalents at end of period	8,680	62,149

(The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011)