

QUARTERLY REPORT
**Unaudited Condensed Consolidated Income Statements
For the quarter ended 31 October 2005**

| | NOTE | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|---------------------------|------|---------------------------------------|---|---|---|
| | | CURRENT QUARTER ENDED 31/10/05 RM'000 | CORRESPONDING QUARTER ENDED 31/10/04 RM'000 | 9 MONTHS CUMULATIVE TO DATE 31/10/05 RM'000 | 9 MONTHS CUMULATIVE TO DATE 31/10/04 RM'000 |
| Revenue | | 34,971 | 41,097 | 93,962 | 120,577 |
| Operating expenses | | (33,107) | (38,113) | (92,166) | (114,112) |
| Other operating income | | 179 | 1,018 | 1,027 | 3,103 |
| Profit from operations | | 2,043 | 4,002 | 2,823 | 9,568 |
| Finance costs | | (461) | (607) | (1,365) | (1,901) |
| Investing results | 20 | (247) | (860) | (496) | (1,943) |
| Profit before taxation | | 1,335 | 2,535 | 962 | 5,724 |
| Taxation | 18 | (256) | (1,297) | (703) | (3,376) |
| Profit after taxation | | 1,079 | 1,238 | 259 | 2,348 |
| Minority interest | | - | (1) | - | 1 |
| Net profit for the period | | 1,079 | 1,237 | 259 | 2,349 |
| EPS (sen) - Basic | | 1.86 | 2.14 | 0.45 | 4.07 |
| - Diluted | | 1.79 | 2.09 | 0.43 | 3.98 |

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2005 and the accompanying explanatory notes attached to the interim financial statements)

Unaudited Condensed Consolidated Balance Sheet
As at 31 October 2005

| | AS AT 31/10/2005 RM'000 | AS AT 31/01/2005 RM'000 (Audited) |
|---|-------------------------------|--|
| Non-Current Assets | | |
| 1 Property, plant and equipment | 61,597 | 61,400 |
| 2 Long term investments | 10,249 | 8,668 |
| 3 Goodwill on consolidation | 1,028 | 1,028 |
| 4 Land held for property development | 8,401 | 6,450 |
| 5 Current Assets | | |
| <i>Inventories</i> | 30,789 | 27,553 |
| <i>Property Development cost</i> | 6,534 | 10,404 |
| <i>Trade receivables</i> | 53,002 | 53,596 |
| <i>Other receivables</i> | 21,679 | 19,335 |
| <i>Fixed deposits with a licence bank</i> | 100 | 300 |
| <i>Cash and bank balances</i> | 758 | 4,902 |
| | 112,862 | 116,090 |
| 6 Current Liabilities | | |
| <i>Trade payables</i> | 7,543 | 9,597 |
| <i>Other payables</i> | 7,686 | 10,794 |
| <i>Short term borrowings</i> | 37,702 | 30,959 |
| <i>Lease payables</i> | 322 | 733 |
| <i>Tax payable</i> | 91 | 461 |
| | 53,344 | 52,544 |
| 7 Net Current Assets | 59,518 | 63,546 |
| | 140,793 | 141,092 |
| 8 Shareholders' Funds | | |
| Share capital | 57,962 | 57,953 |
| Reserves | | |
| <i>Share premium</i> | 24,994 | 24,990 |
| <i>Revaluation reserve</i> | 5,797 | 5,797 |
| <i>Capital reserve</i> | 846 | 846 |
| <i>Retained profit</i> | 44,122 | 43,863 |
| | 133,721 | 133,449 |
| 9 Minority interests | - | - |
| 10 Long term borrowings | 464 | 1,049 |
| 11 Other long term liabilities | 298 | 284 |
| 12 Deferred taxation | 6,310 | 6,310 |
| | 7,072 | 7,643 |
| | 140,793 | 141,092 |
| Net tangible assets per share (RM) | 2.29 | 2.28 |

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2005 and the accompanying explanatory notes attached to the interim financial statements)

**Unaudited Condensed Consolidated Statements of Changes in Equity
For the quarter ended 31 October 2005**

| | ----- Non - Distributable ----- | | | | Distributable | Total RM'000 |
|---|---------------------------------|----------------------------|------------------------------|----------------------------------|------------------------------|-----------------------|
| | Share Capital RM'000 | Share Premium RM'000 | Capital Reserve RM'000 | Revaluation Reserve RM'000 | Retained Profit RM'000 | |
| 9 months ended 31 October 2005 | | | | | | |
| At 1 February 2005 | 57,953 | 24,990 | 846 | 5,797 | 43,863 | 133,449 |
| Movements during the period (cumulative) | <u>9</u> | <u>4</u> | <u>-</u> | <u>-</u> | <u>259</u> | <u>272</u> |
| At 31 October 2005 | <u><u>57,962</u></u> | <u><u>24,994</u></u> | <u><u>846</u></u> | <u><u>5,797</u></u> | <u><u>44,122</u></u> | <u><u>133,721</u></u> |
| 9 months ended 31 October 2004 | | | | | | |
| At 1 February 2004 | 57,413 | 24,778 | 846 | 7,044 | 38,320 | 128,401 |
| Movements during the period (cumulative) | <u>472</u> | <u>187</u> | <u>-</u> | <u>-</u> | <u>2,349</u> | <u>3,008</u> |
| At 31 October 2004 | <u><u>57,885</u></u> | <u><u>24,965</u></u> | <u><u>846</u></u> | <u><u>7,044</u></u> | <u><u>40,669</u></u> | <u><u>131,409</u></u> |

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Report for the financial year ended 31 January 2005 and the accompanying explanatory notes attached to the interim financial statements)

**Unaudited Condensed Consolidated Cash Flow Statement
For the quarter ended 31 October 2005**

| | 9 MONTHS ENDED 31/10/2005 RM'000 | 9 MONTHS ENDED 31/10/2004 RM'000 |
|---|---|---|
| Profit before taxation | 962 | 5,724 |
| Adjustments for non-cash items | 4,305 | 5,375 |
| Operating profit before changes in working capital | <u>5,267</u> | <u>11,099</u> |
| Decrease in WIP/inventories/receivables/payables | (4,361) | (6,601) |
| Adjustment for non-operation expenses | (3,887) | (6,198) |
| Net cash used in operating activities | <u>(2,981)</u> | <u>(1,700)</u> |
| Net cash used in investing activities | (6,903) | (1,909) |
| Net cash generated from /(used in) financing activities | 3,941 | (1,632) |
| Net decrease in cash and cash equivalents | <u>(5,943)</u> | <u>(5,241)</u> |
| Cash and cash equivalents at the beginning of the year | (1,967) | (2,708) |
| Cash and cash equivalents at the end of the period | <u><u>(7,910)</u></u> | <u><u>(7,949)</u></u> |

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