

QUARTERLY REPORT
**Unaudited Condensed Consolidated Income Statements
For the period ended 31 July 2008**

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT QUARTER ENDED 31/07/08 RM'000	CORRESPONDING QUARTER ENDED 31/07/07 RM'000	6 MONTHS CUMULATIVE TO DATE 31/07/08 RM'000	6 MONTHS CUMULATIVE TO DATE 31/07/07 RM'000 (Audited)
Revenue		32,153	27,935	56,621	55,876
Operating expenses		(30,031)	(30,413)	(54,954)	(59,055)
Other operating income		196	275	564	492
Profit from operations		2,318	(2,203)	2,231	(2,686)
Finance costs		(328)	(434)	(664)	(890)
Investing results	20	-	2,148	-	3,045
Share of loss of associates		(16)	17	(18)	(4)
Profit before taxation		1,974	(472)	1,549	(535)
Taxation	18	(456)	(27)	(680)	(47)
Profit after taxation		1,518	(499)	869	(582)
Minority interest		(21)	(23)	(33)	(17)
Net profit for the period		1,497	(522)	836	(599)
EPS (sen) - Basic		2.58	(0.90)	1.44	(1.03)

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2008 and the accompanying explanatory notes attached to the interim financial statements)

Unaudited Condensed Consolidated Balance Sheet
As at 31 July 2008

	AS AT 31/07/2008 RM'000	AS AT 31/01/2008 RM'000 (Audited)
Non-Current Assets		
1 Property, plant and equipment	37,039	37,552
2 Prepaid land lease payments	18,102	18,341
3 Long term investments	13,271	10,085
4 Goodwill on consolidation	970	970
5 Land held for property development	10,135	10,134
6 Investment in associated companies	13	28
7 Current Assets		
Inventories	30,215	32,034
Property Development cost	7,217	4,129
Trade receivables	55,440	52,649
Other receivables	22,544	22,907
Income tax assets	1,816	1,994
Fixed deposits with a licence bank	152	100
Cash and bank balances	5,514	3,868
	122,898	117,681
8 Current Liabilities		
Trade payables	10,182	7,630
Other payables	11,704	11,315
Short term borrowings	25,594	22,430
Lease payables	208	227
Tax payable	644	9
	48,332	41,611
9 Net Current Assets	74,566	76,070
	154,096	153,180
10 Shareholders' Funds		
Share capital	57,962	57,962
Reserves		
Share premium	24,994	24,994
Revaluation reserve	4,603	4,603
Capital & Foreign exchange reserves	204	5
Retained profit	58,511	57,675
11 Minority interests	129	96
	146,403	145,335
12 Long term borrowings	1,253	1,405
13 Other long term liabilities	-	-
14 Deferred taxation	6,440	6,440
	7,693	7,845
	154,096	153,180
Net Assets	146,390	145,307
Net assets per share (RM)	2.53	2.51

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2008 and the accompanying explanatory notes attached to the interim financial statements)

**Unaudited Condensed Consolidated Statements of Changes in Equity
For the period ended 31 July 2008**

	----- Non - Distributable -----				Distributable		Total RM'000
	Share Capital RM'000	Share Premium RM'000	Foreign exchange Reserves RM'000	Revaluation Reserve RM'000	Retained Profit RM'000	Minority Interest RM'000	
6 months ended 31 July 2008							
At 1 February 2008	57,962	24,994	5	4,603	57,675	96	145,335
Movements during the year (cumulative)	-	-	199	-	836	33	1,068
At 31 July 2008	<u>57,962</u>	<u>24,994</u>	<u>204</u>	<u>4,603</u>	<u>58,511</u>	<u>129</u>	<u>146,403</u>
6 months ended 31 July 2007							
At 1 February 2007	57,962	24,994	4	5,797	57,184	343	146,284
Movements during the year (cumulative)	-	-	159	-	(600)	18	(423)
At 31 July 2007	<u>57,962</u>	<u>24,994</u>	<u>163</u>	<u>5,797</u>	<u>56,584</u>	<u>361</u>	<u>145,861</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 2008 and the accompanying explanatory notes attached to the interim financial statements)

**Unaudited Condensed Consolidated Cash Flow Statement
For the year ended 31 July 2008**

	6 MONTHS ENDED 31/07/2008 RM'000	6 MONTHS ENDED 31/07/2007 RM'000
Profit/(Loss) before taxation	1,549	(536)
Adjustments for non-cash items	2,479	(387)
Operating profit before changes in working capital	<u>4,028</u>	<u>(923)</u>
Decrease in WIP/inventories/receivables/payables	340	3,877
Adjustment for non-operation expenses	(1,570)	(690)
Net cash generated from/(used in) operating activities	<u>2,798</u>	<u>2,264</u>
Net cash used in investing activities	(4,238)	(1,073)
Net cash generated from/(used in) financing activities	2,995	(6,142)
Effect of exchange rate changes on cash and cash equivalents	13	5
Net increase/(decrease) in cash and cash equivalents	<u>1,568</u>	<u>(4,946)</u>
Cash and cash equivalents at the beginning of the year	(2,344)	2,753
Cash and cash equivalents at the end of the period/year	<u><u>(776)</u></u>	<u><u>(2,193)</u></u>

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