

**QUARTERLY REPORT**
**Unaudited Condensed Consolidated Income Statements  
For the period ended 31 July 2009**

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT QUARTER ENDED 31/07/09 RM'000	CORRESPONDING QUARTER ENDED 31/07/08 RM'000	6 MONTHS CUMULATIVE TO DATE 31/07/09 RM'000	6 MONTHS CUMULATIVE TO DATE 31/07/08 RM'000
Revenue		24,155	32,153	46,804	56,621
Operating expenses		(23,373)	(30,031)	(46,902)	(54,954)
Other operating income		585	196	873	564
Loss from operations		1,367	2,318	775	2,231
Finance costs		(325)	(328)	(739)	(664)
Investing results	20	(709)	-	(709)	-
Share of loss of associates		-	(16)	-	(18)
(Loss)/Profit before taxation		333	1,974	(673)	1,549
Taxation	18	(243)	(456)	(310)	(680)
(Loss)/Profit after taxation		90	1,518	(983)	869
Minority interest		(4)	(21)	(47)	(33)
Net (loss)/profit for the period		86	1,497	(1,030)	836
EPS (sen) - Basic		0.15	2.58	(1.78)	1.44
- Diluted		0.15	2.58	(1.78)	1.44

**(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2009 and the accompanying explanatory notes attached to the interim financial statements)**

**Unaudited Condensed Consolidated Balance Sheet**  
**As at 31 July 2009**

	AS AT 31/07/2009 RM'000	AS AT 31/01/09 RM'000 (Audited)
<b>Non-Current Assets</b>		
1 Property, plant and equipment	35,413	35,599
2 Prepaid land lease payments	18,013	18,356
3 Long term investments	15,499	13,271
4 Goodwill on consolidation	977	976
5 Land held for property development	10,571	10,188
6 Investment in associated companies	-	2
<b>7 Current Assets</b>		
<i>Inventories</i>	32,271	32,026
<i>Property Development cost</i>	7,067	6,392
<i>Trade receivables</i>	49,665	47,733
<i>Other receivables</i>	20,871	19,427
<i>Income tax assets</i>	1,892	3,240
<i>Fixed deposits with a licence bank</i>	100	100
<i>Cash and bank balances</i>	4,504	5,886
	116,370	114,804
<b>8 Current Liabilities</b>		
<i>Trade payables</i>	7,267	7,711
<i>Other payables</i>	12,876	10,695
<i>Short term borrowings</i>	29,349	26,516
<i>Lease payables</i>	112	169
<i>Tax payable</i>	276	64
	49,880	45,155
<b>9 Net Current Assets</b>	66,490	69,649
	146,963	148,041
<b>10 Shareholders' Funds</b>		
Share capital	57,962	57,962
Reserves		
<i>Share premium</i>	24,994	24,994
<i>Revaluation reserve</i>	4,603	4,603
<i>Capital &amp; Foreign exchange reserves</i>	18	16
<i>Retained profit</i>	53,054	54,084
<b>11 Minority interests</b>	131	84
	140,762	141,743
<b>12 Long term borrowings</b>	180	277
<b>13 Other long term liabilities</b>	-	-
<b>14 Deferred taxation</b>	6,021	6,021
	6,201	6,298
	146,963	148,041
<b>Net Assets</b>	140,762	141,743
Net assets per share (RM)	2.43	2.45

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2009 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 2009**

	----- 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	
<b>6 months ended 31 July 2009</b>							
At 1 February 2009	57,962	24,994	16	4,603	54,084	84	141,743
Movements during the year (cumulative)	-	-	2	-	(1,030)	47	(981)
At 31 July 2009	<u>57,962</u>	<u>24,994</u>	<u>18</u>	<u>-</u>	<u>53,054</u>	<u>131</u>	<u>140,762</u>
<b>6 months ended 31 July 2008</b>							
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>

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Report for the financial year ended 31 January 2009 and the accompanying explanatory notes attached to the interim financial statements)



**Unaudited Condensed Consolidated Cash Flow Statement  
For the period ended 31 July 2009**

	<b>6 MONTHS ENDED 31/07/2009 RM'000</b>	<b>6 MONTHS ENDED 31/07/2008 RM'000</b>
Profit/(Loss) before taxation	(673)	1,549
Adjustments for non-cash items	2,938	2,479
Operating profit before changes in working capital	<u>2,265</u>	<u>4,028</u>
Decrease in WIP/inventories/receivables/payables	(1,324)	340
Adjustment for non-operation expenses	(673)	(1,570)
Net cash generated from/(used in) operating activities	<u>268</u>	<u>2,798</u>
Net cash used in investing activities	(4,277)	(4,238)
Net cash generated from financing activities	3,397	2,995
Effect of exchange rate changes on cash and cash equivalents	1	13
<b>Net increase/(decrease) in cash and cash equivalents</b>	<u>(611)</u>	<u>1,568</u>
<b>Cash and cash equivalents at the beginning of the year</b>	(1,338)	(2,344)
<b>Cash and cash equivalents at the end of the period/year</b>	<u><u>(1,949)</u></u>	<u><u>(776)</u></u>

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