

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

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT QUARTER ENDED 31/10/09 RM'000	CORRESPONDING QUARTER ENDED 31/10/08 RM'000	9 MONTHS CUMULATIVE TO DATE 31/10/09 RM'000	9 MONTHS CUMULATIVE TO DATE 31/10/08 RM'000
Revenue		30,883	28,811	77,687	85,432
Operating expenses		(30,087)	(27,306)	(76,988)	(82,260)
Other operating income		1,090	220	1,963	784
Profit from operations		1,886	1,725	2,662	3,956
Finance costs		(418)	(420)	(1,157)	(1,084)
Investing results	20	438	-	(271)	-
Share of loss of associates		-	-	-	(18)
Profit before taxation		1,906	1,305	1,234	2,854
Taxation	18	9	(492)	(301)	(1,175)
Profit after taxation		1,915	813	933	1,679
Minority interest		(68)	16	(115)	(17)
Net profit for the period		1,847	829	818	1,662
EPS (sen) - Basic		3.19	1.43	1.41	2.87
- Diluted		3.19	1.43	1.41	2.87

(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 October 2009

	AS AT 31/10/2009 RM'000	AS AT 31/01/09 RM'000 (Audited)
Non-Current Assets		
1 Property, plant and equipment	36,835	35,599
2 Prepaid land lease payments	19,183	18,356
3 Long term investments	13,553	13,271
4 Goodwill on consolidation	977	976
5 Land held for property development	10,756	10,188
6 Investment in associated companies	-	2
7 Current Assets		
<i>Inventories</i>	32,305	32,026
<i>Property Development cost</i>	7,133	6,392
<i>Trade receivables</i>	54,716	47,733
<i>Other receivables</i>	19,910	19,427
<i>Income tax assets</i>	2,139	3,240
<i>Fixed deposits with a licence bank</i>	246	100
<i>Cash and bank balances</i>	7,947	5,886
	124,397	114,804
8 Current Liabilities		
<i>Trade payables</i>	12,101	7,711
<i>Other payables</i>	13,917	10,695
<i>Short term borrowings</i>	30,629	26,516
<i>Lease payables</i>	17	169
<i>Tax payable</i>	170	64
	56,835	45,155
9 Net Current Assets	67,562	69,649
	148,866	148,041
10 Shareholders' Funds		
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 & Foreign exchange reserves</i>	22	16
<i>Retained profit</i>	54,902	54,084
11 Minority interests	199	84
	142,682	141,743
12 Long term borrowings	163	277
13 Other long term liabilities	-	-
14 Deferred taxation	6,021	6,021
	6,184	6,298
	148,866	148,041
Net Assets	142,683	141,743
Net assets per share (RM)	2.46	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 October 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	
9 months ended 31 October 2009							
At 1 February 2009	57,962	24,994	16	4,603	54,084	84	141,743
Movements during the year (cumulative)	-	-	6	-	818	115	939
At 31 October 2009	<u>57,962</u>	<u>24,994</u>	<u>22</u>	<u>-</u>	<u>54,902</u>	<u>199</u>	<u>142,682</u>
9 months ended 31 October 2008							
At 1 February 2008	57,962	24,994	5	4,603	57,675	96	145,335
Movements during the year (cumulative)	-	-	13	-	1,665	17	1,695
At 31 October 2008	<u>57,962</u>	<u>24,994</u>	<u>18</u>	<u>4,603</u>	<u>59,340</u>	<u>113</u>	<u>147,030</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 October 2009

	9 MONTHS ENDED 31/10/2009 RM'000	9 MONTHS ENDED 31/10/2008 RM'000
Profit before taxation	1,234	2,854
Adjustments for non-cash items	3,744	3,470
Operating profit before changes in working capital	<u>4,978</u>	<u>6,324</u>
Decrease/(Increase) in WIP/inventories/receivables/payables	393	(3,076)
Adjustment for non-operation expenses	(1,400)	(2,292)
Net cash generated from operating activities	<u>3,971</u>	<u>956</u>
Net cash used in investing activities	(5,565)	(4,168)
Net cash generated from financing activities	4,193	1,097
Effect of exchange rate changes on cash and cash equivalents	6	17
Net increase/(decrease) in cash and cash equivalents	<u>2,605</u>	<u>(2,098)</u>
Cash and cash equivalents at the beginning of the year	(1,338)	(2,344)
Cash and cash equivalents at the end of the period/year	<u><u>1,267</u></u>	<u><u>(4,442)</u></u>

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