

**QUARTERLY REPORT**
**Unaudited Condensed Consolidated Income Statements  
For the period ended 31 January 2010**

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT QUARTER ENDED 31/01/10 RM'000	CORRESPONDING QUARTER ENDED 31/01/09 RM'000	12 MONTHS CUMULATIVE TO DATE 31/01/10 RM'000	12 MONTHS CUMULATIVE TO DATE 31/01/09 RM'000 (Audited)
Revenue		30,281	21,079	107,968	106,511
Operating expenses		(32,487)	(28,250)	(109,475)	(110,510)
Other operating income		154	898	2,117	1,682
(Loss)/Profit from operations		(2,052)	(6,273)	610	(2,317)
Finance costs		(323)	(373)	(1,480)	(1,457)
Investing results	20	538	-	267	-
Share of loss of associates		-	(8)	-	(26)
Loss before taxation		(1,837)	(6,654)	(603)	(3,800)
Taxation	18	(971)	1,369	(1,272)	197
Loss after taxation		(2,808)	(5,285)	(1,875)	(3,603)
Minority interest		(46)	-	(161)	(17)
Net loss for the period		<u>(2,854)</u>	<u>(5,285)</u>	<u>(2,036)</u>	<u>(3,620)</u>
EPS (sen) - Basic		<u>(4.92)</u>	<u>(9.12)</u>	<u>(3.51)</u>	<u>(6.25)</u>
- Diluted		<u>(4.92)</u>	<u>(9.12)</u>	<u>(3.51)</u>	<u>(6.25)</u>

**(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 January 2010**

	AS AT 31/01/10 RM'000	AS AT 31/01/09 RM'000 (Audited)
<b>Non-Current Assets</b>		
1 Property, plant and equipment	37,588	35,599
2 Prepaid land lease payments	19,269	18,356
3 Long term investments	14,902	13,271
4 Goodwill on consolidation	977	976
5 Land held for property development	8,680	10,188
6 Investment in associated companies	-	2
<b>7 Current Assets</b>		
<i>Inventories</i>	41,075	32,026
<i>Property Development cost</i>	4,620	6,392
<i>Trade receivables</i>	52,524	47,733
<i>Other receivables</i>	18,971	19,427
<i>Income tax assets</i>	1,884	3,240
<i>Fixed deposits with a licence bank</i>	255	100
<i>Cash and bank balances</i>	8,142	5,886
<i>Non Current Asset Classified as Held for Sale</i>	3,623	-
	131,094	114,804
<b>8 Current Liabilities</b>		
<i>Trade payables</i>	11,092	7,711
<i>Other payables</i>	7,133	10,695
<i>Short term borrowings</i>	46,774	26,516
<i>Lease payables</i>	121	169
<i>Tax payable</i>	479	64
	65,599	45,155
<b>9 Net Current Assets</b>	65,495	69,649
	146,911	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>	19	16
<i>Retained profit</i>	52,048	54,084
<b>11 Minority interests</b>	245	84
	139,871	141,743
<b>12 Long term borrowings</b>	560	277
<b>13 Other long term liabilities</b>	-	-
<b>14 Deferred taxation</b>	6,481	6,021
	7,041	6,298
	146,911	148,041
<b>Net Assets</b>	139,870	141,743
Net assets per share (RM)	2.41	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	
<b>12 months ended 31 January 2010</b>							
At 1 February 2009	57,962	24,994	16	4,603	54,084	84	141,743
Movements during the year (cumulative)	-	-	3	-	(2,036)	161	(1,872)
At 31 January 2010	<u>57,962</u>	<u>24,994</u>	<u>19</u>	<u>-</u>	<u>52,048</u>	<u>245</u>	<u>139,871</u>
<b>12 months ended 31 January 2009</b>							
At 1 February 2008	57,962	24,994	5	4,603	57,675	96	145,335
Movements during the year (cumulative)	-	-	11	-	(3,591)	(12)	(3,592)
At 31 January 2009	<u>57,962</u>	<u>24,994</u>	<u>16</u>	<u>4,603</u>	<u>54,084</u>	<u>84</u>	<u>141,743</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 January 2010**

	12 MONTHS ENDED 31/01/2010 RM'000	12 MONTHS ENDED 31/01/2009 RM'000
Loss before taxation	(603)	(3,800)
Adjustments for non-cash items	6,525	8,664
Operating profit before changes in working capital	<u>5,922</u>	<u>4,864</u>
Decrease/(Increase) in WIP/inventories/receivables/payables	(8,457)	2,307
Adjustment for non-operation expenses	(1,735)	(2,864)
Net cash generated from operating activities	<u>(4,270)</u>	<u>4,307</u>
Net cash used in investing activities	(9,763)	(5,303)
Net cash generated from financing activities	17,816	1,950
Effect of exchange rate changes on cash and cash equivalents	3	5
<b>Net increase/(decrease) in cash and cash equivalents</b>	<u>3,786</u>	<u>959</u>
<b>Cash and cash equivalents at the beginning of the year</b>	(1,284)	(2,243)
<b>Cash and cash equivalents at the end of the year</b>	<u><u>2,502</u></u>	<u><u>(1,284)</u></u>

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