

QUARTERLY REPORT
**Condensed Consolidated Statement of Comprehensive Income
For the quarter ended 31 July 2010**

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT QUARTER ENDED 31/07/10 RM'000	CORRESPONDING QUARTER ENDED 31/07/09 RM'000	6 MONTHS CUMULATIVE TO DATE 31/07/10 RM'000	6 MONTHS CUMULATIVE TO DATE 31/07/09 RM'000
Revenue		36,257	24,155	72,118	46,804
Operating expenses		(33,657)	(23,373)	(70,018)	(46,902)
Other operating income		126	585	1,308	873
(Loss)/Profit from operations		2,726	1,367	3,407	775
Finance costs		(414)	(325)	(964)	(739)
Investing results	20	(84)	(709)	(91)	(709)
Share of loss of associates		-	-	-	-
Profit/(Loss) before taxation		2,228	333	2,352	(673)
Taxation	18	(366)	(243)	(390)	(310)
Profit/(Loss) for the period		1,862	90	1,962	(983)
Other comprehensive income, net of tax		136	-	136	-
Total Comprehensive income for the period		<u>1,998</u>	<u>90</u>	<u>2,098</u>	<u>(983)</u>
Profit for the period attributable to:					
Owners of the parent		1,771	86	1,730	(1,030)
Minority interest		91	4	232	47
		<u>1,862</u>	<u>90</u>	<u>1,962</u>	<u>(983)</u>
Total Comprehensive income attributable to:					
Owners of the parent		1,906	86	1,866	(1,030)
Minority interest		91	4	232	47
Total Comprehensive income for the period		<u>1,997</u>	<u>90</u>	<u>2,098</u>	<u>(983)</u>
EPS (sen) - Basic		<u>3.06</u>	<u>0.15</u>	<u>2.98</u>	<u>(1.78)</u>
- Diluted		<u>3.06</u>	<u>0.15</u>	<u>2.98</u>	<u>(1.78)</u>

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2010 and the accompanying explanatory notes attached to the interim financial statements)

Condensed Consolidated Statement of Financial Position
As at 31 July 2010

	AS AT 31/07/10 RM'000	AS AT 31/01/10 RM'000 (Audited)
Non-Current Assets		
1 Property, plant and equipment	36,867	37,437
2 Prepaid land lease payments	19,083	19,378
3 Long term investments	3,001	15,312
4 Goodwill on consolidation	977	976
5 Land held for property development	32,828	8,679
6 Investment in associated companies	-	-
7 Current Assets		
<i>Inventories</i>	36,653	41,074
<i>Property Development cost</i>	4,827	4,620
<i>Trade receivables</i>	47,753	53,095
<i>Other receivables</i>	16,294	18,181
<i>Income tax assets</i>	1,895	1,893
<i>Fixed deposits with a licence bank</i>	258	255
<i>Cash and bank balances</i>	10,740	7,729
<i>Non Current Asset Classified as Held for Sale</i>	-	3,623
	118,420	130,470
8 Current Liabilities		
<i>Trade payables</i>	16,394	7,044
<i>Other payables</i>	8,221	11,792
<i>Short term borrowings</i>	35,516	46,714
<i>Lease payables</i>	161	171
<i>Tax payable</i>	309	19
	60,600	65,740
9 Net Current Assets	57,819	64,730
	150,576	146,512
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>	6	19
<i>Retained profit</i>	55,896	52,138
11 Minority interests	373	141
	143,834	139,857
12 Long term borrowings	651	567
13 Other long term liabilities	-	-
14 Deferred taxation	6,090	6,088
	6,741	6,655
	150,575	146,512
Net Assets	143,835	139,857
Net assets per share (RM)	2.48	2.41

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2010 and the accompanying explanatory notes attached to the interim financial statements)

**Condensed Consolidated Statements of Changes in Equity
For the period ended 31 July 2010**

	----- 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 30 April 2010							
At 1 February 2010	57,962	24,994	19	4,603	52,138	141	139,857
Effect of adopting FRS 139	-	-	-	-	1,892	-	1,892
Movements during the year (cumulative)	-	-	(13)	-	1,866	232	2,085
At 31 January 2010	<u>57,962</u>	<u>24,994</u>	<u>6</u>	<u>4,603</u>	<u>55,896</u>	<u>373</u>	<u>143,834</u>
6 months ended 30 April 2009							
At 1 February 2009	57,962	24,994	16	4,603	54,084	84	141,743
Movements during the year (cumulative)	-	-	21	-	(1,030)	47	(962)
At 30 April 2009	<u>57,962</u>	<u>24,994</u>	<u>37</u>	<u>4,603</u>	<u>53,054</u>	<u>131</u>	<u>140,781</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 2010 and the accompanying explanatory notes attached to the interim financial statements)

**Condensed Consolidated Statement of Cash Flows**
For the period ended 31 July 2010

	6 MONTHS ENDED 31/07/2010 RM'000	6 MONTHS ENDED 31/07/2009 RM'000
Profit/(Loss) before taxation	2,352	(673)
Adjustments for non-cash items	2,168	2,938
Operating profit before changes in working capital	<u>4,520</u>	<u>2,265</u>
Decrease/(Increase) in WIP/inventories/receivables/payables	16,058	(1,324)
Adjustment for non-operation expenses	(1,330)	(673)
Net cash generated from operating activities	<u>19,249</u>	<u>268</u>
Net cash used in investing activities	(7,401)	(4,277)
Net cash generated from financing activities	(11,856)	3,397
Effect of exchange rate changes on cash and cash equivalents	(2)	1
Net increase/(decrease) in cash and cash equivalents	<u>(10)</u>	<u>(611)</u>
Cash and cash equivalents at the beginning of the year	2,448	(1,338)
Cash and cash equivalents at the end of the year	<u><u>2,438</u></u>	<u><u>(1,949)</u></u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the financial year ended 31 January 2010 and the accompanying explanatory notes attached to the interim financial statements)