

**QUARTERLY REPORT**
**Condensed Consolidated Statement of Comprehensive Income  
For the quarter ended 30 April 2011**

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT QUARTER ENDED 30/4/2011 RM'000	CORRESPONDING QUARTER ENDED 30/4/2010 RM'000	3 MONTHS CUMULATIVE TO DATE 30/4/2011 RM'000	3 MONTHS CUMULATIVE TO DATE 30/4/2010 RM'000 (Audited)
Revenue		55,112	35,861	55,112	35,861
Operating expenses		(53,774)	(36,361)	(53,774)	(36,361)
Other operating income		453	1,182	453	1,182
Profit from operations		1,791	682	1,791	682
Finance costs		(784)	(550)	(784)	(550)
Investing results	20	(82)	(7)	(82)	(7)
Share of loss of associates		-	-	-	-
Profit before taxation		925	125	925	125
Taxation	18	(525)	(24)	(525)	(24)
Profit for the period		400	101	400	101
Other comprehensive income, net of tax		-	-	-	-
Total Comprehensive income for the period		400	101	400	101
Profit for the period attributable to:					
Owners of the parent		289	(40)	289	(40)
Minority interest		111	141	111	141
		400	101	400	101
Total Comprehensive income attributable to:					
Owners of the parent		289	(40)	289	(40)
Minority interest		111	141	111	141
Total Comprehensive income for the period		400	101	400	101
EPS (sen) - Basic		0.50	(0.07)	0.50	(0.07)
- Diluted		0.50	(0.07)	0.50	(0.07)

**(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2011 and the accompanying explanatory notes attached to the interim financial statements)**



**Condensed Consolidated Statement of Financial Position**  
**As at 30 April 2011**

	AS AT 30/4/2011 RM'000	AS AT 31/1/2011 RM'000 (Audited)
<b>Non-Current Assets</b>		
1 Property, plant and equipment	36,871	36,823
2 Prepaid land lease payments	17,535	17,628
3 Long term investments	5,392	5,474
4 Goodwill on consolidation	970	970
5 Land held for property development	36,371	36,371
6 Investment in associated companies	-	-
<b>7 Current Assets</b>		
<i>Inventories</i>	38,572	42,463
<i>Property Development cost</i>	5,074	4,980
<i>Trade receivables</i>	80,983	62,587
<i>Other receivables</i>	15,233	15,070
<i>Income tax assets</i>	1,613	2,387
<i>Fixed deposits with a licence bank</i>	716	1,682
<i>Cash and bank balances</i>	4,891	12,976
	147,082	142,145
<b>8 Current Liabilities</b>		
<i>Trade payables</i>	25,490	19,395
<i>Other payables</i>	6,616	7,198
<i>Short term borrowings</i>	38,129	38,883
<i>Lease payables</i>	578	395
<i>Tax payable</i>	751	1,394
	71,564	67,265
<b>9 Net Current Assets</b>	75,518	74,880
	172,657	172,146
<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>	25	15
<i>Retained profit</i>	64,312	64,023
<b>11 Minority interests</b>	330	219
	152,226	151,816
<b>12 Long term borrowings</b>	15,208	15,117
<b>13 Other long term liabilities</b>	-	-
<b>14 Deferred taxation</b>	5,223	5,213
	20,431	20,330
	172,657	172,146
<b>Net Assets</b>	152,226	151,816
Net assets per share (RM)	2.63	2.62

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2011 and the accompanying explanatory notes attached to the interim financial statements)

**Condensed Consolidated Statements of Changes in Equity  
For the period ended 30 April 2011**

	----- 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>3 months ended 30 April 2011</b>							
At 1 February 2011	57,962	24,994	15	4,603	64,023	219	151,816
Movements during the year (cumulative)	-	-	10	-	289	111	410
At 30 April 2011	<u>57,962</u>	<u>24,994</u>	<u>25</u>	<u>4,603</u>	<u>64,312</u>	<u>330</u>	<u>152,226</u>
<b>3 months ended 30 April 2010</b>							
At 1 February 2010	57,962	24,994	19	4,603	52,138	141	139,857
Effect of adopting FRS 139	-	-	-	-	1,882	-	1,882
Movements during the year (cumulative)	-	-	(18)	-	(40)	141	83
At 30 April 2010	<u>57,962</u>	<u>24,994</u>	<u>1</u>	<u>4,603</u>	<u>53,980</u>	<u>282</u>	<u>141,822</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 2011 and the accompanying explanatory notes attached to the interim financial statements)



Condensed Consolidated Statement of Cash Flows  
For the period ended 30 April 2011

	3 MONTHS ENDED 30/4/2011 RM'000	3 MONTHS ENDED 30/04/2010 RM'000
Profit before taxation	925	125
Adjustments for non-cash items	1,670	2,415
Operating profit before changes in working capital	<u>2,595</u>	<u>2,540</u>
Decrease/(Increase) in WIP/inventories/receivables/payables	(9,204)	3,098
Adjustment for non-operation expenses	(1,047)	(773)
Net cash generated from operating activities	<u>(7,656)</u>	<u>4,865</u>
Net cash used in investing activities	(1,067)	363
Net cash generated from financing activities	(7,742)	(9,251)
Effect of exchange rate changes on cash and cash equivalents	4	(5)
<b>Net increase in cash and cash equivalents</b>	<u>(16,461)</u>	<u>(4,028)</u>
<b>Cash and cash equivalents at the beginning of the year</b>	13,017	2,448
<b>Cash and cash equivalents at the end of the year</b>	<u><u>(3,444)</u></u>	<u><u>(1,580)</u></u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the financial year ended 31 January 2011 and the accompanying explanatory notes attached to the interim financial statements)