

**QUARTERLY REPORT**
**Condensed Consolidated Statement of Comprehensive Income  
For the quarter ended 31 July 2011**

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT QUARTER ENDED 31/7/2011 RM'000	CORRESPONDING QUARTER ENDED 31/7/2010 RM'000	6 MONTHS CUMULATIVE TO DATE 31/7/2011 RM'000	6 MONTHS CUMULATIVE TO DATE 31/7/2010 RM'000
Revenue		44,603	36,257	99,715	72,118
Operating expenses		(42,439)	(33,657)	(96,213)	(70,019)
Other operating income		577	126	1,030	1,308
Profit from operations		2,741	2,726	4,532	3,407
Finance costs		(836)	(414)	(1,620)	(964)
Investing results	20	312	(84)	230	(91)
Share of loss of associates		-	-	-	-
Profit before taxation		2,217	2,228	3,142	2,352
Taxation	18	(347)	(366)	(872)	(390)
Profit for the period		1,870	1,862	2,270	1,962
Other comprehensive income, net of tax		-	136	-	136
Total Comprehensive income for the period		<u>1,870</u>	<u>1,998</u>	<u>2,270</u>	<u>2,098</u>
Profit for the period attributable to:					
Owners of the parent		1,798	1,771	2,087	1,730
Minority interest		72	91	183	232
		<u>1,870</u>	<u>1,862</u>	<u>2,270</u>	<u>1,962</u>
Total Comprehensive income attributable to:					
Owners of the parent		1,798	1,907	2,087	1,866
Minority interest		72	91	183	232
Total Comprehensive income for the period		<u>1,870</u>	<u>1,998</u>	<u>2,270</u>	<u>2,098</u>
EPS (sen) - Basic		<u>3.10</u>	<u>3.06</u>	<u>3.60</u>	<u>2.98</u>
- Diluted		<u>3.10</u>	<u>3.06</u>	<u>3.60</u>	<u>2.98</u>

**(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 31 July 2011**

	AS AT 31/7/2011 RM'000	AS AT 31/1/2011 RM'000 (Audited)
<b>Non-Current Assets</b>		
1 Property, plant and equipment	37,549	36,823
2 Prepaid land lease payments	17,600	17,628
3 Long term investments	5,704	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>	34,978	42,463
<i>Property Development cost</i>	5,188	4,980
<i>Trade receivables</i>	63,117	62,587
<i>Other receivables</i>	26,345	15,070
<i>Income tax assets</i>	1,372	2,387
<i>Fixed deposits with a licence bank</i>	682	1,682
<i>Cash and bank balances</i>	12,973	12,976
	144,655	142,145
<b>8 Current Liabilities</b>		
<i>Trade payables</i>	19,830	19,395
<i>Other payables</i>	6,081	7,198
<i>Short term borrowings</i>	40,237	38,883
<i>Lease payables</i>	1,151	395
<i>Tax payable</i>	749	1,394
	68,048	67,265
<b>9 Net Current Assets</b>	76,607	74,880
	174,801	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>	34	15
<i>Retained profit</i>	66,110	64,023
<b>11 Minority interests</b>	402	219
	154,105	151,816
<b>12 Long term borrowings</b>	15,483	15,117
<b>13 Other long term liabilities</b>	-	-
<b>14 Deferred taxation</b>	5,213	5,213
	20,696	20,330
	174,801	172,146
<b>Net Assets</b>	154,105	151,816
Net assets per share (RM)	2.66	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 31 July 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>6 months ended 31 July 2011</b>							
At 1 February 2011	57,962	24,994	15	4,603	64,023	219	151,816
Movements during the year (cumulative)	-	-	19	-	2,087	183	2,289
At 31 July 2011	<u>57,962</u>	<u>24,994</u>	<u>34</u>	<u>4,603</u>	<u>66,110</u>	<u>402</u>	<u>154,105</u>
<b>6 months ended 31 July 2010</b>							
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 July 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>

(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 31 July 2011

	6 MONTHS ENDED 31/7/2011 RM'000	6 MONTHS ENDED 31/7/2010 RM'000
Profit before taxation	3,142	2,352
Adjustments for non-cash items	3,714	2,168
Operating profit before changes in working capital	<u>6,856</u>	<u>4,520</u>
Decrease/(Increase) in WIP/inventories/receivables/payables	(5,649)	16,058
Adjustment for non-operation expenses	(1,754)	(1,330)
Net cash generated from operating activities	<u>(547)</u>	<u>19,248</u>
Net cash used in investing activities	(2,949)	(7,401)
Net cash generated from financing activities	543	(11,856)
Effect of exchange rate changes on cash and cash equivalents	12	(2)
<b>Net increase in cash and cash equivalents</b>	<u>(2,941)</u>	<u>(11)</u>
<b>Cash and cash equivalents at the beginning of the year</b>	12,981	2,448
<b>Cash and cash equivalents at the end of the year</b>	<u><u>10,040</u></u>	<u><u>2,437</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)