



QUARTERLY REPORT

Condensed Consolidated Statement of Comprehensive Income For the quarter ended 31 January 2016

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER ENDED NOTE 31/01/2016 RM'000	CORRESPONDING QUARTER ENDED 31/01/2015 RM'000	12 MONTHS CUMULATIVE TO DATE 31/01/2016 RM'000	12 MONTHS CUMULATIVE TO DATE 31/01/2015 RM'000
Revenue	72,636	51,102	185,643	174,189
Cost of Sales	<u>(47,380)</u>	<u>(46,017)</u>	<u>(151,467)</u>	<u>(154,199)</u>
Gross Profit	25,256	5,085	34,176	19,990
Other income	943	1,391	2,389	3,885
Other operating expenses	<u>(9,120)</u>	<u>(14,334)</u>	<u>(24,919)</u>	<u>(29,646)</u>
Profit/(loss) from operations	17,079	(7,858)	11,646	(5,771)
Finance costs	(1,138)	(792)	(4,617)	(4,173)
Share of loss of associates	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Profit/(loss) before taxation	15,941	(8,650)	7,029	(9,944)
Taxation	19 <u>(628)</u>	<u>1,809</u>	<u>(1,565)</u>	<u>1,606</u>
Profit/(loss) for the period	15,313	(6,841)	5,464	(8,338)
Other comprehensive income, net of tax	41	76	147	33
Total Comprehensive income for the period	<u>15,354</u>	<u>(6,765)</u>	<u>5,611</u>	<u>(8,305)</u>
Profit for the period attributable to:				
Owners of the parent	15,440	(6,806)	5,582	(8,208)
Non controlling interest	(127)	(35)	(118)	(130)
	<u>15,313</u>	<u>(6,841)</u>	<u>5,464</u>	<u>(8,338)</u>
Total Comprehensive income attributable to:				
Owners of the parent	15,481	(6,730)	5,729	(8,175)
Non controlling interest	(127)	(35)	(118)	(130)
Total Comprehensive income for the period	<u>15,354</u>	<u>(6,765)</u>	<u>5,611</u>	<u>(8,305)</u>
EPS (sen) - Basic	<u>26.64</u>	<u>(11.74)</u>	<u>9.63</u>	<u>(14.16)</u>
- Diluted	<u>26.64</u>	<u>(11.74)</u>	<u>9.63</u>	<u>(14.16)</u>

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2015 and the accompanying explanatory notes attached to the interim financial statements)



Condensed Consolidated Statement of Financial Position
As at 31 January 2016

	AS AT 31/01/2016 RM'000 (Unaudited)	AS AT 31/01/2015 RM'000 (Audited)
Non-Current Assets		
1 Property, plant and equipment	42,872	42,731
2 Prepaid land lease payments	27,074	27,392
3 Long term investments	1,189	1,896
4 Goodwill on consolidation	970	970
5 Land held for property development	36,318	36,319
6 Deferred Tax Assets	307	581
7 Current Assets		
<i>Inventories</i>	29,227	28,715
<i>Property Development cost</i>	35,563	36,237
<i>Trade receivables</i>	64,297	67,577
<i>Other receivables</i>	6,027	6,335
<i>Income tax assets</i>	2,799	2,667
<i>Fixed deposits with a licence bank</i>	4,544	720
<i>Cash and bank balances</i>	14,428	14,481
	156,885	156,732
8 Current Liabilities		
<i>Trade payables</i>	23,595	29,769
<i>Other payables</i>	4,798	5,069
<i>Progress Billings for Property Development</i>	21,570	24,988
<i>Short term borrowings</i>	64,099	60,450
<i>Lease payables</i>	1,158	1,237
<i>Tax payable</i>	600	253
	115,820	121,766
9 Net Current Assets	41,065	34,966
	149,795	144,855
10 Shareholders' Funds		
Share capital	57,962	57,962
Reserves		
<i>Share premium</i>	24,994	24,994
<i>Revaluation reserve</i>	-	-
<i>Capital & Foreign exchange reserves</i>	323	176
<i>Retained earnings</i>	53,759	48,177
11 Non Controlling interest	608	726
	137,646	132,035
12 Long term borrowings	10,668	11,020
13 Other long term liabilities	-	-
14 Deferred taxation	1,481	1,800
	12,149	12,820
	149,795	144,855
Net Assets	137,646	132,035
Net assets per share (RM)	2.37	2.28

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2015 and the accompanying explanatory notes attached to the interim financial statements)

**Condensed Consolidated Statements of Changes in Equity
For the period ended 31 January 2016**

	----- Non - Distributable -----				Distributable		Total RM'000
	Share Capital RM'000	Share Premium RM'000	Foreign exchange Reserves RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Minority Interest RM'000	
12 months ended 31 January 2016							
At 1 February 2015	57,962	24,994	176	-	48,177	726	132,035
Movements during the year (cumulative)	-	-	147	-	5,582	(118)	5,611
At 31 January 2016	<u>57,962</u>	<u>24,994</u>	<u>323</u>	<u>-</u>	<u>53,759</u>	<u>608</u>	<u>137,646</u>
12 months ended 31 January 2015							
At 1 February 2014	57,962	24,994	143	-	56,843	856	140,798
Movements during the year (cumulative)	-	-	33	-	(8,208)	(130)	(8,305)
At 31 January 2015	<u>57,962</u>	<u>24,994</u>	<u>176</u>	<u>-</u>	<u>48,635</u>	<u>726</u>	<u>132,493</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 2015 and the accompanying explanatory notes attached to the interim financial statements)



Condensed Consolidated Statement of Cash Flows
For the period ended 31 January 2016

	12 MONTHS ENDED 31/01/2016 RM'000	12 MONTHS ENDED 31/01/2015 RM'000
Profit before taxation	7,029	(1,294)
Adjustments for non-cash items	9,126	5,945
Operating profit before changes in working capital	<u>16,155</u>	<u>4,651</u>
(Increase)/Decrease in property development cost	8,525	(7,731)
(Increase)/Decrease in inventories	(654)	5,039
(Increase)/Decrease in receivables	(8,613)	(11,604)
Increase/(Decrease) in payables	666	12,013
Cash generated from operations	<u>16,079</u>	<u>2,368</u>
Adjustment for non-operation expenses	(4,590)	(3,408)
Net cash generated from operating activities	<u>11,489</u>	<u>(1,040)</u>
Cash flow used in investing activities		
Acquisition of property, plant & equipments	(2,678)	(1,954)
Issuance of shares at subsidiary level	-	-
Purchase of investment securities	(687)	-
Disposal of investment securities	1,266	-
Prepayment of land lease	-	-
Proceeds from disposal of land held for development	-	-
Proceeds from disposal of property, plant & equipments	66	10
Transfer to prepaid land lease to development cost	-	-
Development expenditure on land held for development	-	-
Dividends received	(2)	-
Interest received	1,344	30
Net cash used in investing activities	<u>(691)</u>	<u>(1,914)</u>
Cash flow generated from / (used in) financing activities		
Proceeds from/(repayment of) bank borrowings	7,391	(12,702)
Dividends paid	-	-
Net cash generated from financing activities	<u>7,391</u>	<u>(12,702)</u>
Effect of exchange rate changes on cash and cash equivalents	<u>(22)</u>	<u>(5)</u>
Net increase/(decrease) in cash and cash equivalents	18,167	(15,661)
Cash and cash equivalents at the beginning of the year	8,363	4,167
Cash and cash equivalents at the end of the year	<u>26,530</u>	<u>(11,494)</u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the financial year ended 31 January 2015 and the accompanying explanatory notes attached to the interim financial statements)