(Company No. 325935-U) (Incorporated in Malaysia)

INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 30 JUNE 2006

Condensed Consolidated Balance Sheet

Property, plant & equipment Investment properties 20,969 6,072 Prepaid lease payments 3,176 3,212 Land held for development 15,631 15,561 Other investments 285 285 Current Assets 46,429 31,124 Inventories 4,050 2,174 Property development cost - 2,382 Trade receivables 10,653 5,966 Other receivables 504 1,638 Tax refundable 611 60 Cash & cash equivalents 16,901 31,902 TOTAL ASSETS 79,148 75,246 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 41,998 41,998 Reserves 23,720 22,141 Total equity 65,718 64,139 Non-current liabities 3,830 2,060 2,765 3,616 Current liabilities 1,830 2,060 2,765 3,616 Current liabilities 3,422 1,197 7,491 <t< th=""><th>ASSETS Non-current assets</th><th>UNAUDITED AS AT 30/6/2006 RM'000</th><th>AUDITED AS AT 31/12/2005 RM'000 (restated)</th></t<>	ASSETS Non-current assets	UNAUDITED AS AT 30/6/2006 RM'000	AUDITED AS AT 31/12/2005 RM'000 (restated)
Prepaid lease payments 3,176 3,212 Land held for development 15,631 15,561 Other investments 285 285 46,429 31,124 Current Assets Inventories 4,050 2,174 Property development cost - 2,382 Trade receivables 10,653 5,966 Other receivables 504 1,638 Tax refundable 611 60 Cash & cash equivalents 16,901 31,902 TOTAL ASSETS 79,148 75,246 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 41,998 41,998 Reserves 23,720 22,141 22,141 70tal equity 65,718 64,139 Non-current liabities 935 1,556 3,616 Current liabilities 1,830 2,060 Deferred tax liabilities 1,830 2,060 Current payables 5,430 4,992 Current tax payable 300 128 <tr< th=""><th></th><th></th><th></th></tr<>			
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Other investments 285 285 Current Assets 46,429 31,124 Inventories 4,050 2,174 Property development cost - 2,382 Trade receivables 10,653 5,966 Other receivables 504 1,638 Tax refundable 611 60 Cash & cash equivalents 16,901 31,902 TOTAL ASSETS 79,148 75,246 EQUITY AND LIABILITIES 20,714 75,246 Equity attributable to equity holders of the parent 8 41,998 41,998 Reserves 23,720 22,141 701 66,718 64,139 Non-current liabilities 935 1,556 64,139 Non-current liabilities 1,830 2,060 Deferred tax liabilities 1,830 2,060 Current liabilities 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Current liabilities 10,665 7,491			
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TOTAL ASSETS 32,719 44,122 TOTAL ASSETS 44,122 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 41,998 41,998 Reserves 23,720 22,141 Total equity 665,718 64,139 Non-current liabities Borrowings 935 1,556 Deferred tax liabilities 1,830 2,060 Current liabilities 1 Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Total liabilities 13,430 11,107			
TOTAL ASSETS 79,148 75,246 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 41,998 41,998 Reserves 23,720 22,141 Total equity 65,718 64,139 Non-current liabitities 935 1,556 Deferred tax liabilities 1,830 2,060 Current liabilities 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Total liabilities 13,430 11,107	Cash & cash equivalents		
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 41,998 41,998 Reserves 23,720 22,141 Total equity 65,718 64,139 Non-current liabities Borrowings 935 1,556 Deferred tax liabilities 1,830 2,060 2,765 3,616 Current liabilities Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Current tax payable 10,665 7,491 Total liabilities 13,430 11,107	TOTAL ASSETS		
Non-current liabities Borrowings 935 1,556 Deferred tax liabilities 1,830 2,060 2,765 3,616 Current liabilities Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Total liabilities 13,430 11,107	Equity attributable to equity holders of the parent Share capital Reserves	23,720	22,141
Borrowings 935 1,556 Deferred tax liabilities 1,830 2,060 2,765 3,616 Current liabilities Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Total liabilities 13,430 11,107	Total equity	65,718	64,139
Deferred tax liabilities 1,830 2,060 2,765 3,616 Current liabilities Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Total liabilities 13,430 11,107	Non-current liabities		
Current liabilities 3,616 Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Total liabilities 13,430 11,107			
Current liabilities Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 Total liabilities 13,430 11,107	Deferred tax liabilities		
Borrowings 1,513 1,174 Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 10,665 7,491 Total liabilities 13,430 11,107		2,765	3,616
Trade payables 3,422 1,197 Other payables 5,430 4,992 Current tax payable 300 128 10,665 7,491 Total liabilities 13,430 11,107			
Other payables 5,430 4,992 Current tax payable 300 128 10,665 7,491 Total liabilities 13,430 11,107			
Current tax payable 300 128 10,665 7,491 Total liabilities 13,430 11,107			
10,665 7,491 Total liabilities 13,430 11,107		,	,
	Current tax payable		
TOTAL EQUITY AND LIABILITIES 79,148 75,246	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
	TOTAL EQUITY AND LIABILITIES	79,148	75,246

(The condensed consolidated Balance Sheet should be read in conjuction with the audited financial statements for the year ended 31 December 2005 and the accompanying explanatory notes attached to the interim financial statements).

(Company No. 325935-U) (Incorporated in Malaysia)

INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 30 JUNE 2006

Condensed Consolidated Income Statement

Continuing Operations	3 MONTH CURRENT QUARTER ENDED 30/6/2006 RM'000	IS ENDED COMPARATIVE QUARTER ENDED 30/6/2005 RM'000 (restated)	CUMULATIVE 6 CURRENT QUARTER ENDED 30/6/2006 RM'000	MONTHS ENDED COMPARATIVE QUARTER ENDED 30/6/2005 RM'000 (restated)
Revenue	8.841	5,215	13,229	9,500
Cost of sales	(5,919)	(3,650)	(8,834)	
Gross profit	2,922	1,565	4,395	2,586
Other income	559	161	722	273
Administrative and Distribution expenses Other expenses	(597) (658)	(647) (165)	(1,109) (882)	, , ,
Finance costs	(46)	(67)	(100)	, ,
· manoo oodo	(10)	(0.)	(100)	()
Profit before tax	2,180	847	3,026	1,217
Income tax expense	(507)	(64)	(634)	(18)
Profit for the period	1,673	783	2,392	1,199
Attributable to:				
Equitable holders of the parent	1,673	783	2,392	1,199
Minority interests	- 1.070	- 700		- 1 100
	1,673	783	2,392	1,199
Earning per share attributables to equity holders of the parents:				
Basis, for profit for the period (sen)	3.98	1.86	5.69	2.85
Diluted, for profit for the period (sen)	3.98	1.86	5.69	2.85

(The Condensed Consolidated Income Statement should be read in conjuction with the audited financial statement for the year ended 31 December 2005 and the accompanying explanatory notes attached to the interim financial statements).

(Company No. 325935-U) (Incorporated in Malaysia)

INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 30 JUNE 2006

Condensed Consolidated Statement of Changes in Equity

	<attributable equity="" holders="" of="" parent="" the="" to=""> < Distributable</attributable>				Minority Interests	Total Equity	
	Share Capital RM'000	Share Premium RM'000	Capital Reserve RM'000	Retained Earnings RM'000	Total RM'000	RM'000	RM'000
At 1 January 2005	41,998	1,511	583	17,075	61,167		
Profit for the period		-	-	1,199	1,199		
Total recognised income and expense for the period	-	-	-	1,199	1,199	-	-
Dividend	-	-	-	(840)	(840)		
Issue of ordinary shares pursuant to ESOS	-	-	-	-	-	-	-
Share-based payment under ESOS	-	-	-	-	-	-	-
At 30 June 2005	41,998	1,511	583	17,434	61,526		
At 1 January 2006 As previously stated	41,998	1,511	583	20,258	64,350	-	-
Restating investment properties to cost	-	-	-	(211)	(211)	-	-
At 1 January 2006 (restated)	41,998	1,511	583	20,047	64,139	-	-
Profit for the period				2,392	2,392		
Total recognised income and expense for the period	-	-	-	2,392	2,392	-	-
Dividend paid	-	-	-	(840)	(840)	-	-
Share-based ESOS expense	-	-	27	-	27	-	-
At 30 June 2006	41,998	1,511	610	21,599	65,718	-	-

(The Condensed Consolidated Statement of Changes in Equity should be read in conjuction with the audited financial statements for the year ended 31 December 2005 and the accompanying explanatory notes attached to the interim financial statements).

(Company No. 325935-U) (Incorporated in Malaysia)

INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 30 JUNE 2006

Condensed Consolidated Cash Flow Statement

	6 months period ended 30 June 2006 2005		
	2006 RM'000	2005 RM'000	
CASH FLOWS FROM OPERATING ACTIVITIES	KW 000	KIVI 000	
Net Profit/(Loss) before tax	3,026	1,217	
Adjustment for:-	3,323	.,	
Depreciation	583	624	
Interest expense	100	144	
Interest income	(722)	(251)	
Others	16	`- ´	
Operating profit before working capital changes	3,003	1,734	
Decrease/(Increase) in:			
Inventories	(1,876)	(327)	
Receivables	(3,117)	(1,138)	
Development cost	2,382	899	
(Decrease)/Increase in payables	2,663	435	
Cash generated from/(used in) operating activities	3,055	1,603	
Net Tax paid	(1,243)	(1,000)	
Interest paid	(100)	(144)	
Net cash generated from/(used in) operating activities	1,712	459	
CASH FLOW FROM INVESTING ACTIVITIES	.,		
Interest received	285	251	
Purchase of plant & equipment	(875)	-	
Purchase of investment property	(14,784)	(1,650)	
Proceeds from disposal of fixed assets	50	- 1	
Purchase of subsidiary (Note A)	(266)	-	
Net cash generated used in investing activities	(15,590)	(1,399)	
CASH FLOW FROM FINANCING ACTIVITIES			
Repayment of term loan	(574)	(680)	
Dividend paid	(840)	(840)	
Net cash generated used in financing activities	(1,414)	(1,520)	
Net decrease in cash and cash equivalents	(15,292)	(2,460)	
Cash and cash equivalents at 1 January	31,902	23,904	
Cash and cash equivalents at 1 dandary	16,610	21,444	
Sash and sash squivalents at 50 bune	10,010	21,777	
Note A:	RM'000		
Purchase of subsidiary			
Property	3,279		
Other receivable	10		
Payables	(3,023)		
Net assets acquired	266		
Cash outflow on purchase of subsidiary	266		

(The Condensed Consolidated Cash Flow Statement should be read in conjuction with the audited financial statements for the year ended 31 December 2005 and the accompanying explanatory notes attached to the interim financial statements).