Quarterly Report for the third quarter ended 30 September 2009

The Board of Directors is pleased to submit its quarterly report on the consolidated results of the Group for the third quarter ended 30 September 2009. The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENTS

	3 Months e	ended	9 Months ended		
	30.09.2009	30.09.2008	30.09.2009	30.09.2008	
	RM'000	RM'000	RM'000	RM'000	
Revenue	53,817	54,014	167,208	160,495	
Expenses excluding finance costs					
and tax	(47,037)	(52,437)	(148,893)	(153,845)	
Other operating income	595	744	2,853	1,888	
Profit from operations	7,375	2,321	21,168	8,538	
Finance costs	(160)	(428)	(717)	(1,287)	
Share of results of associated					
company	(25)	(61)	(188)	(385)	
Profit before tax	7,190	1,832	20,263	6,866	
Tax expense	(1,173)	(245)	(3,194)	(726)	
Profit for the period	6,017	1,587	17,069	6,140	
Attributable to:					
Equity holders of the parent	5,913	1,500	16,708	5,886	
Minority Interest	104	87	361	254	
=	6,017	1,587	17,069	6,140	
Earnings per ordinary share attributable to equity holders of the parent - Basic (sen)	7.79	1.98	22.01	7.75	
- basic (sen)	7.79	1.98	22.01	7.75	

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.)

Quarterly Report for the third quarter ended 30 September 2009

CONDENSED CONSOLIDATED BALANCE SHEETS

	Unaudited As At 30.09.2009 RM'000	Audited As At 31.12.2008 RM'000
ASSETS Non-current assets		
Property, plant and equipment Land held for development Prepaid lease payments Investment in associated company Deferred tax assets Total non-current assets	54,605 12,180 6,124 22,818 37 95,764	55,015 11,896 6,180 23,006 29 96,126
Current assets		
Inventories Property development costs Tax recoverable Trade and other receivables Short-term deposits, cash and bank balances Total current assets	34,661 3,744 50 43,441 8,835 90,731	41,121 4,230 96 41,427 10,398 97,272
Total assets	186,495	193,398
EQUITY AND LIABILITIES Capital and reserves		
Share capital Share premium Treasury shares Translation reserves Retained earnings Equity attributable to equity holders of the parent Minority interest Total equity	75,902 1,224 (43) 104 45,851 123,038 1,385 124,423	75,902 1,224 (1) (187) 36,733 113,671 820 114,491
Non current liabilities		
Borrowings - interest bearing Deferred tax liabilities Total non current liabilities	4,877 6,903 11,780	6,046 7,028 13,074
Current liabilities		
Trade and other payables Borrowings - others (interest bearing) Current tax liabilities Total current liabilities	32,457 15,245 2,590 50,292	33,522 31,934 377 65,833
Total liabilities	62,072	78,907
Total equity and liabilities	186,495	193,398

(The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Report for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.)

Quarterly Report for the third quarter ended 30 September 2009

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Attributable to Equity Holders of The Parent

			Non-Distributable Reserves -		Distributable Reserves -			
	Issued Capital RM'000	Treasury shares RM'000	Share Premium RM'000	Translation Reserve RM'000	Retained Earnings RM'000	Total RM'000	Minority Interest RM'000	Total equity RM'000
Balance as at 1 January 2009	75,902	(1)	1,224	(187)	36,733	113,671	820	114,491
Net income recognised directly in equity - exchange differences arising on translation of foreign operation	-	-	-	291	-	291	278	569
Profit for the period	-	-	-	-	16,708	16,708	361	17,069
Total recognised income for the period	-	-	-	291	16,708	16,999	639	17,638
Dividend paid for the financial year ended: - 31 December 2008 - 31 December 2009	- -	- -	- -	- -	(4,554) (3,036)	(4,554) (3,036)	-	(4,554) (3,036)
Dividend paid to minority shareholders of a subsidiary company	-	-	-	-	-	-	(74)	(74)
Shares buy-back	-	(42)	-	-	-	(42)	-	(42)
Balance as at 30 September 2009	75,902	(43)	1,224	104	45,851	123,038	1,385	124,423
Balance as at 1 January 2008	75,902	(1)	1,224	20	33,131	110,276	983	111,259
Net income recognised directly in equity - exchange differences arising on translation of foreign operation	_			(72)	_	(72)	(69)	(141)
Profit for the period	_	_	_	-	5,886	5,886	254	6,140
Total recognised income								-,,,,,
for the period	-	-	-	(72)	5,886	5,814	185	5,999
Final dividend paid for the financial year ended: - 31 December 2007	-	-	-	-	(4,554)	(4,554)	-	(4,554)
Dividend paid to minority shareholders of a subsidiary company	-	-	-	-	-	-	(135)	(135)
Balance as at 30 September 2008	75,902	(1)	1,224	(52)	34,463	111,536	1,033	112,569

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Report for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.)

Quarterly Report for the third quarter ended 30 September 2009

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

Unaudited 9 Months ended 30.09.2009	Unaudited 9 Months ended 30.09.2008 RM'000
29,996	11,703
(5,487)	(17,874)
(26,116)	5,556
(1,607)	(615)
10,398	6,041
44	(34)
8,835	5,392
r consist of :-	
3,000	900
,	4,363
156	154
8,835	(25) 5,392
	9 Months ended 30.09.2009 RM'000 29,996 (5,487) (26,116) (1,607) 10,398 44 8,835 r consist of :- 3,000 5,679 156

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.)