Quarterly Report for the third quarter ended 30 September 2010

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 2010. The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	3 Months ended		9 Months ended	
	30.09.2010	30.09.2009	30.09.2010	30.09.2009
	RM'000	RM'000	RM'000	RM'000
Revenue	71,427	53,817	192,287	167,208
Expenses excluding finance costs	,	, -	, -	,
and tax	(65,424)	(47,037)	(173,933)	(148,893)
Other operating (expense)/income	658	595	869	2,853
Profit from operations	6,661	7,375	19,223	21,168
Finance costs	(262)	(160)	(663)	(717)
Share of results of associated	(===)	(122)	()	(* ,
company	(102)	(25)	(201)	(188)
Profit before tax	6,297	7,190	18,359	20,263
Tax expense	(1,367)	(1,173)	(3,995)	(3,194)
Profit for the period	4,930	6,017	14,364	17,069
Other comprehensive income, net of tax: Exchange differences arising on translation of foreign operation	262	169	(54)	569
Other comprehensive income, net of tax	262	169	(54)	569
Total Comprehensive Income for the period	5,192	6,186	14,310	17,638
Profit attributable to:				
Owners of the Parent	4,825	5,913	14,031	16,708
Non-Controlling Interest	105	104	333	361
	4,930	6,017	14,364	17,069
Total comprehensive income attributable to:				
Owners of the Parent	4,959	6,000	14,004	16,999
Non-Controlling Interest	233	186	306	639
Their controlling interest	5,192	6,186	14,310	17,638
Earnings per ordinary share attributable to			·	<u> </u>
owners of the parent				
- Basic (sen)	6.40	7.79	19.07	22.01

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

Quarterly Report for the third quarter ended 30 September 2010

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As At 30.09.2010 RM'000	Audited As At 31.12.2009 RM'000
ASSETS Non-current assets		
Property, plant and equipment Prepaid lease payments Investment in associated company Deferred tax assets Total non-current assets	55,852 6,050 22,704 37 84,643	54,289 6,106 22,905 38 83,338
Current assets		
Inventories Property development costs Trade and other receivables Short-term deposits, cash and bank balances Assets classified as held for sale Total current assets	41,063 15,191 56,412 7,891 120,557 4,502 125,059	36,913 15,146 46,551 5,761 104,371
Total assets	209,702	187,709
EQUITY AND LIABILITIES Capital and reserves		
Share capital Share premium Treasury shares Translation reserves Retained earnings Equity attributable to owners of the parent Non-controlling interest Total equity	75,902 2,356 (199) 76 52,808 130,943 1,385 132,328	75,902 1,224 (2,124) 103 48,150 123,255 1,444 124,699
Non current liabilities		
Borrowings - interest bearing Deferred tax liabilities Total non current liabilities	5,375 6,261 11,636	3,785 6,692 10,477
Current liabilities		
Trade and other payables Derivative financial liabilities Borrowings	36,969 420	34,443 -
- bank overdraft (interest bearing) - others (interest bearing) Current tax liabilities Total current liabilities	4,050 21,838 2,461 65,738	1,203 15,505 1,382 52,533
Total liabilities	77,374	63,010
Total equity and liabilities	209,702	187,709

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

Quarterly Report for the third quarter ended 30 September 2010

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Attributable to Owners 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	Non- Controlling Interest RM'000	Total equity RM'000
Balance as at 1 January 2010	75,902	(2,124)	1,224	103	48,150	123,255	1,444	124,699
Total comprehensive income for the period	-	-	-	(27)	14,031	14,004	306	14,310
Dividend paid for the financial year ended: - 31 December 2009 - 31 December 2010	-	-	-	-	(4,882) (4,491)	(4,882) (4,491)	-	(4,882) (4,491)
Dividend paid to minority shareholders of a subsidiary company	-	-	-	-	-	-	(365)	(365)
Share buy-back	-	(1,701)	-	-	-	(1,701)	-	(1,701)
Disposal of treasury shares	-	3,626	1,132	-	-	4,758	-	4,758
Balance as at 30 September 2010	75,902	(199)	2,356	76	52,808	130,943	1,385	132,328
Balance as at 1 January 2009	75,902	(1)	1,224	(187)	36,733	113,671	820	114,491
Total comprehensive income for the period	-	-	-	291	16,708	16,999	639	17,638
Final dividend paid for the financial year end - 31 December 2008 - 31 December 2009	ded: - -	- -	- -	-	(4,554) (3,036)	(4,554) (3,036)	- -	(4,554) (3,036)
Dividend paid to minority shareholders of a subsidiary company	-	-	-	-	-	-	(74)	(74)
Share 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

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

Quarterly Report for the third quarter ended 30 September 2010

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Unaudited 9 Months ended 30.09.2010 RM'000	Unaudited 9 Months ended 30.09.2009 RM'000
Net Cash From Operating Activities	7,914	29,996
Net Cash Used In Investing Activities	(8,700)	(5,487)
Net Cash From/(Used In) Financing Activities	52	(26,116)
Net decrease in cash and cash equivalents	(734)	(1,607)
Cash and cash equivalents at the beginning of the year	4,558	10,398
Effect of exchange differences	17	44
Cash and cash equivalents at the end of the period	3,841	8,835
* Cash and cash equivalents at end of the period consist of :- Short-term deposits with licensed banks Cash and bank balances Housing Development Account with licensed bank Bank overdrafts	3,747 3,987 157 (4,050)	3,000 5,679 156 - 8,835

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Report for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)