Quarterly Report for the fourth quarter ended 31 December 2010

The Board of Directors is pleased to submit its quarterly report on the consolidated results of the Group for the fourth quarter ended 31 December 2010. The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	3 Months ended		12 Months ended	
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	RM'000	RM'000	RM'000	RM'000
Revenue	75,462	54,580	267,749	221,788
Expenses excluding finance costs				
and tax	(71,164)	(47,958)	(245,097)	(196,851)
Other operating (expense)/income	1,042	289	1,911	3,142
Profit from operations	5,340	6,911	24,563	28,079
Finance costs	(246)	(120)	(909)	(837)
Share of results of associated				
company	373	87	172	(101)
Profit before tax	5,467	6,878	23,826	27,141
Tax expense	(1,123)	(763)	(5,118)	(3,957)
Profit for the period	4,344	6,115	18,708	23,184
Other comprehensive income, net of tax: Exchange differences arising on translation of		(4)	450	500
foreign operation	204	(1)	150	568
Other comprehensive income, net of tax	204	(1)	150	568
Total Comprehensive Income for the period	4,548	6,114	18,858	23,752
Profit attributable to:				
Owners of the Parent	4,155	6,055	18,186	22,763
Non-Controlling Interest	189	60	522	421
	4,344	6,115	18,708	23,184
Total comprehensive income attributable to:				
Owners of the Parent	4,259	6,054	18,263	23,053
Non-Controlling Interest	289	60	595	699
	4,548	6,114	18,858	23,752
Earnings per ordinary share attributable to owners of the parent				
- Basic (sen)	5.50	8.04	24.17	30.05

(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 fourth quarter ended 31 December 2010

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As At 31.12.2010 RM'000	Audited As At 31.12.2009 RM'000
ASSETS Non-current assets		
Property, plant and equipment	63,400	60,395
Investment in associated company	23,076	22,905
Deferred tax assets	69	38
Total non-current assets	86,545	83,338
Current assets		
Inventories	48,586	36,913
Property development costs	12,243	15,146
Trade and other receivables	58,393	46,551
Short-term deposits, cash and bank balances	6,305	5,761
Total current assets	125,527	104,371
Total assets	212,072	187,709
10101 033013	212,072	107,700
EQUITY AND LIABILITIES Capital and reserves		
Share capital	75,902	75,902
Share premium	2,356	1,224
Treasury shares	(1,669)	(2,124)
Translation reserves	180	103
Retained earnings	54,697	48,150
Equity attributable to owners of the parent	131,466	123,255
Non-controlling interest	1,654	1,444
Total equity	133,120	124,699
Non current liabilities		
Borrowings		0.705
- interest bearing	4,101	3,785
Deferred tax liabilities Total non current liabilities	6,018	6,692 10,477
Total non current habilities	10,119	10,477
Current liabilities		
Trade and other payables	41,449	34,443
Derivative financial liabilities	132	-
Borrowings		
- bank overdraft (interest bearing)	2,928	1,203
- others (interest bearing)	22,503	15,505
Current tax liabilities Total current liabilities	1,821	1,382 52,533
i otai cuitetti ilabiiities	68,833	IJ∠,IJIJ
Total liabilities	78,952	63,010
Total equity and liabilities	212,072	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 fourth quarter ended 31 December 2010

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Attributable to Owners of The Parent

			Non-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	-	-	-	77	18,186	18,263	595	18,858
Dividends					(11,639)	(11,639)	-	(11,639)
Dividend paid to minority shareholders of a subsidiary company	-	-	-	-	-	-	(385)	(385)
Share buy-back	-	(3,171)	-	-	-	(3,171)	-	(3,171)
Disposal of treasury shares	-	3,626	1,132	-	-	4,758	-	4,758
Balance as at 31 December 2010	75,902	(1,669)	2,356	180	54,697	131,466	1,654	133,120
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	-	-	-	290	22,763	23,053	699	23,752
Dividends					(11,346)	(11,346)	-	(11,346)
Dividend paid to minority shareholders of a subsidiary company	-	-	-	-	-	-	(75)	(75)
Share buy-back	-	(2,123)	-	-	-	(2,123)	-	(2,123)
Balance as at 31 December 2009	75,902	(2,124)	1,224	103	48,150	123,255	1,444	124,699

(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 fourth quarter ended 31 December 2010

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

Net Cash From Operating Activities 13,203 34,342 Net Cash Used In Investing Activities (9,975) (7,339) Net Cash Used In Investing Activities (9,975) (7,339) Net Cash Used In Financing Activities (4,391) (32,889) Net decrease in cash and cash equivalents (1,163) (5,886) Cash and cash equivalents at the beginning of the year 4,558 10,398 Effect of exchange differences (18) 46 Cash and cash equivalents at the end of the period consist of:- 3,377 4,558 * Cash and cash equivalents at end of the period consist of:- Short-term deposits with licensed banks 2,103 2,400 Cash and bank balances 4,043 3,205 Housing Development Account with licensed bank 159 156 Bank overdrafts (2,928) (1,203)		Unaudited	Audited
Net Cash From Operating Activities 13,203 34,342 Net Cash Used In Investing Activities (9,975) (7,339) Net Cash Used In Financing Activities (4,391) (32,889) Net decrease in cash and cash equivalents (1,163) (5,886) Cash and cash equivalents at the beginning of the year 4,558 10,398 Effect of exchange differences (18) 46 Cash and cash equivalents at the end of the period consist of the peri		12 Months ended	12 Months ended
Net Cash From Operating Activities 13,203 34,342 Net Cash Used In Investing Activities (9,975) (7,339) Net Cash Used In Financing Activities (4,391) (32,889) Net decrease in cash and cash equivalents (1,163) (5,886) Cash and cash equivalents at the beginning of the year 4,558 10,398 Effect of exchange differences (18) 46 Cash and cash equivalents at the end of the period consist of the period con		31.12.2010	31.12.2009
Net Cash Used In Investing Activities(9,975)(7,339)Net Cash Used In Financing Activities(4,391)(32,889)Net decrease in cash and cash equivalents(1,163)(5,886)Cash and cash equivalents at the beginning of the year4,55810,398Effect of exchange differences(18)46Cash and cash equivalents at the end of the period3,3774,558* Cash and cash equivalents at end of the period consist of :-5hort-term deposits with licensed banks2,1032,400Cash and bank balances4,0433,205Housing Development Account with licensed bank159156Bank overdrafts(2,928)(1,203)		RM'000	RM'000
Net Cash Used In Financing Activities (4,391) (32,889) Net decrease in cash and cash equivalents (1,163) (5,886) Cash and cash equivalents at the beginning of the year 4,558 10,398 Effect of exchange differences (18) 46 Cash and cash equivalents at the end of the period consist of:- Short-term deposits with licensed banks 2,103 2,400 Cash and bank balances 4,043 3,205 Housing Development Account with licensed bank 159 156 Bank overdrafts (2,928) (1,203)	Net Cash From Operating Activities	13,203	34,342
Net decrease in cash and cash equivalents Cash and cash equivalents at the beginning of the year 4,558 Effect of exchange differences (18) Cash and cash equivalents at the end of the period consist of: Short-term deposits with licensed banks Cash and bank balances Housing Development Account with licensed bank Bank overdrafts (1,163) (5,886) (1,163) (1,163) (5,886) (18) 4,558 10,398 10,398 2,400 2,103 2,400 2,400 1,558 1,568 1,568	Net Cash Used In Investing Activities	(9,975)	(7,339)
Cash and cash equivalents at the beginning of the year 4,558 10,398 Effect of exchange differences (18) 46 Cash and cash equivalents at the end of the period consist of:- Short-term deposits with licensed banks 2,103 2,400 Cash and bank balances 4,043 3,205 Housing Development Account with licensed bank 159 156 Bank overdrafts (2,928) (1,203)	Net Cash Used In Financing Activities	(4,391)	(32,889)
of the year 4,558 10,398 Effect of exchange differences (18) 46 Cash and cash equivalents at the end of the period 3,377 4,558 * Cash and cash equivalents at end of the period consist of :- Short-term deposits with licensed banks 2,103 2,400 Cash and bank balances 4,043 3,205 Housing Development Account with licensed bank 159 156 Bank overdrafts (2,928) (1,203)	Net decrease in cash and cash equivalents	(1,163)	(5,886)
Cash and cash equivalents at the end of the period consist of:- * 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 * Cash and cash equivalents at end of the period consist of:- \$ 2,103		4,558	10,398
* Cash and cash equivalents at end of the period consist of :- * Short-term deposits with licensed banks 2,103 2,400 Cash and bank balances 4,043 3,205 Housing Development Account with licensed bank 159 156 Bank overdrafts (2,928) (1,203)	Effect of exchange differences	(18)	46
* 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 * Cash and cash equivalents at end of the period consist of :- 2,103 2,400 4,043 3,205 156 (2,928) (1,203)	Cash and cash equivalents at the end		
Short-term deposits with licensed banks 2,103 2,400 Cash and bank balances 4,043 3,205 Housing Development Account with licensed bank 159 156 Bank overdrafts (2,928) (1,203)	of the period	3,377	4,558
Cash and bank balances4,0433,205Housing Development Account with licensed bank159156Bank overdrafts(2,928)(1,203)	* Cash and cash equivalents at end of the period consist of :-		
Housing Development Account with licensed bank Bank overdrafts 159 (2,928) (1,203)	Short-term deposits with licensed banks	2,103	2,400
Bank overdrafts (2,928) (1,203)	Cash and bank balances	4,043	3,205
	Housing Development Account with licensed bank	159	156
A A /	Bank overdrafts	(2,928)	(1,203)
		3,377	4,558

(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.)