

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2012

(The figures have not been audited)

Individual Uastral Current Year Corresponding Quarter Year Course Preceding Year Vear Corresponding Quarter 31-Dec-12 31		1 5 1 10 1		Common lations Consents in		
Vear Quarter Corresponding Quarter Vear Quarter Corresponding Quarter To-dite Corresponding Period 81-Dec-12 31-Dec-12 31-Dec-12 31-Dec-12 31-Dec-12 31-Dec-12 31-Dec-11 31-Dec-12 31-Dec-11 MR000 RM000 RM0000 RM0000 RM0000 RM0000 RM0000 RM0000						
Quarter Quarter Quarter To-date Period 31-Dec-12 31-Dec-11 31-Dec-12 31-Dec-11 RM'000 RM'000 RM'000 RM'000 Continuing operations: Image: Continuing operations:			_		-	
Continuing operations: RM'000 RM'000 RM'000 RM'000 Continuing operations: 8,395 6,706 32,115 19,279 Cost of Sales (7,156) (1,179) (19,153) (8,434) Gross Profit (761) 5,527 12,962 10,845 Other items of income: 1 1,5527 12,962 10,845 Other items of income: 375 65 522 184 Other items of expenses: 2,55 199 559 957 Other items of expenses: 2,234 (2,815) (9,601) (9,391) Finance costs (707) 180 (774) (429) Profit/(Loss) before tax from continuing operations (4,072) 3,156 3,668 2,166 Income tax expense (130) (241) (2,356) (417) Profit/(Loss) from continuing operations, net of tax 1,060 - 1,084 - Profit/(Loss) net of tax 3,142 2,915 2,307 2,158 Profit/(Loss) perphensive income for the per			•			
Continuing operations: Revenue 6.395 6.706 32,115 19,279		31-Dec-12	31-Dec-11	31-Dec-12	31-Dec-11	
Revenue 6,395 6,706 32,115 19,279		RM'000	RM'000	RM'000	RM'000	
Cost of Sales (7,156) (1,179) (19,153) (8,434)	Continuing operations:					
Cross Profit Cross Cross	Revenue	6,395	6,706	32,115	19,279	
Other items of income: 375 65 522 184 Interest income 255 199 559 957 Other icome 255 199 559 957 Other items of expenses: (3,234) (2,815) (9,601) (9,391) Finance costs (707) 180 (774) (429) Profit/(Loss) before tax from continuing operations (4,072) 3,156 3,668 2,166 Income tax expense (130) (241) (2,356) (417) Profit/(Loss) from continuing operations, net of tax (4,022) 2,915 1,312 1,749 Discontinued operation: Gain from discontinued operation, net of tax 1,060 - 1,084 - Profit/(Loss) net of tax 1,060 - 1,084 - Profit/(Loss) net of tax 1,260 2,915 2,396 1,749 Other comprehensive income for the period (3,130) 2,605 2,307 2,158 Profiti	Cost of Sales	(7,156)	(1,179)	(19,153)	(8,434)	
Interest income 375 65 522 184 Other income 255 199 559 957 Other items of expense:		(761)	5,527	12,962	10,845	
Other items of expense: 255 199 559 957 Other items of expenses 3,234) (2,815) (9,601) (9,391) Incinance costs (707) 180 (774) (429) Profit/(Loss) before tax from continuing operations (4,072) 3,156 3,668 2,166 Income tax expense (130) (241) (2,356) (417) Profit/(Loss) from continuing operations, net of tax (4,202) 2,915 1,312 1,749 Discontinued operation: Gain from discontinued operation, net of tax 1,060 - 1,084 - Profit/(Loss) net of tax 1,060 - 1,084 - Profit/(Loss) net of tax 1,249 2,915 2,396 1,749 Other comprehensive income for the period, net of tax 12 (310) (89) 409 Profit/(Loss) attributable to: Equity holders of the parent (3,130) 2,605 2,307 2,158 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) (2,65) 1,23 0,		375	65	522	184	
Administration expenses (3,234) (2,815) (9,601) (9,391) Finance costs (707) 180 (774) (429) Profit/(Loss) before tax from continuing operations (4,072) 3.156 3.668 2.166 Income tax expense (130) (241) (2,356) (417) Profit/(Loss) from continuing operations (4,072) 2.915 1,312 1,749 Discontinued operation: Gain from discontinued operation: Gain from discontinued operation, net of tax 1,060 - 1,084 - Operation, net of tax 2,3142 2,915 2,396 1,749 Other comprehensive income for the period, net of tax 12 (310) (89) 409 Total comprehensive income for the period, net of tax 12 (310) (89) 409 Total comprehensive income for the period (3,130) 2,605 2,307 2,158 Profit/(Loss) attributable to: Equity holders of the parent (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 Equity holders of the parent (sen per share) Basic (2,65) 1,23 0,45 0,573 Fully diluted (0,91) 0,75 0,68 0,50 Profit/ per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0,62 - 0,62 - 0,62 - 0,62 -						
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Profit/(Loss) before tax from continuing operations	·		· · ·			
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Income tax expense (130) (241) (2,356) (417)		(4.072)	3.156	3.668	2.166	
Profit/(Loss) from continuing operations, net of tax (4,202) 2,915 1,312 1,749 Discontinued operation: Gain from discontinued operation, net of tax 1,060 - 1,084 - Profit/(Loss) net of tax 1,060 - 1,084 - Profit/(Loss) net of tax (3,142) 2,915 2,396 1,749 Other comprehensive income for the period, net of tax 12 (310) (89) 409 Total comprehensive income for the period (3,130) 2,605 2,307 2,158 Profit/(Loss) attributable to: Equity holders of the parent (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 (3,130) 2,605 2,307 2,157 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) 3 5 (6) 8 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) 3 0.45 0.68 0.50						
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operation, net of tax 1,060 - 1,084 - Profit/(Loss) net of tax (3,142) 2,915 2,396 1,749 Other comprehensive income for the period, net of tax 12 (310) (89) 409 Total comprehensive income for the period (3,130) 2,605 2,307 2,158 Profit/(Loss) attributable to:						
Other comprehensive income for the period, net of tax 12 (310) (89) 409 Total comprehensive income for the period (3,130) 2,605 2,307 2,158 Profit/(Loss) attributable to: Equity holders of the parent (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 8 (3,130) 2,605 2,307 2,157 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) Basic (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 -		1,060		1,084		
the period, net of tax 12 (310) (89) 409 Total comprehensive income for the period (3,130) 2,605 2,307 2,158 Profit/(Loss) attributable to: Equity holders of the parent (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) 0.62 - 0.62 - 0.62 - Basic 0.62 - 0.62 - - 0.62 -	Profit/(Loss) net of tax	(3,142)	2,915	2,396	1,749	
Total comprehensive income for the period (3,130) 2,605 2,307 2,158 Profit/(Loss) attributable to: Equity holders of the parent (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) Basic (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) 0.62 - 0.62 - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - 0.62 - - - -	Other comprehensive income for					
For the period (3,130) 2,605 2,307 2,158 Profit/(Loss) attributable to: Equity holders of the parent (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) 8 0.62 - 0.62 - 0.62 - - 0.62 - - 0.62 -	· · · · · · · · · · · · · · · · · · ·	12	(310)	(89)	409	
Equity holders of the parent Minority interests (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) Basic (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 - 0.62 -		(3,130)	2,605	2,307	2,158	
Equity holders of the parent Minority interests (3,127) 2,600 2,313 2,149 Minority interests (3) 5 (6) 8 Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) Basic (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 - 0.62 -	Drofit//Loop) ottributable to					
Comparison (Comparison to equity holders of the parent (sen per share)		(3,127)	2,600	2,313	2,149	
Profit/(Loss) per share attributable from continuing operations to equity holders of the parent (sen per share) Basic (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 -	Minority interests	(3)	5	(6)	8	
from continuing operations to equity holders of the parent (sen per share) Basic (2.65) 1.23 0.45 0.73 Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 -		(3,130)	2,605	2,307	2,157	
Fully diluted (0.91) 0.75 0.68 0.50 Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 -	from continuing operations to equity					
Profit per share attributable from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 -	Basic	(2.65)	1.23	0.45	0.73	
from discontinued operation to equity holders of the parent (sen per share) Basic 0.62 - 0.62 -	Fully diluted	(0.91)	0.75	0.68	0.50	
	from discontinued operation to equity					
Fully diluted 0.32 - 0.32 -	Basic	0.62		0.62		
	Fully diluted	0.32		0.32		

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying notes attached to the interim financial statements.



CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2012

(The figures have not been audited)

(The lightes have not been dudited)	31-Dec-12	(Audited) 31-Dec-11
	RM'000	RM'000
ASSETS Property, Plant and Equipment	5,753	6,331
Investment Securities	9,066	9,085
Investment Properties	10,246	10,376
Land held for Property Development	162,750	173,021
Development Expenditure	4,856	5,654
Goodwill on Consolidation	9,636	9,636
TOTAL NON-CURRENT ASSETS	202,307	214,103
Inventories	4,183	4,162
Trade Receivables	30,017	24,705
Other Receivables, Deposits and Prepayments	11,915	11,752
Property Development Cost	5,603	5,419
Contract Work In Progress	704	-
Amount Due from Related Companies	9,679	10,602
Cash and Cash Equivalents	15,345	7,249
TOTAL CURRENT ASSETS	77,446	63,889
TOTAL ASSETS	279,753	277,992
LIABILITIES		
Trade Payables	2,528	4,023
Other Payables and Accruals	7,014	9,913
Amount Due to Related Companies	9,633	9,742
Amount Due to Ultimate Holding Corporation	1,673	8,491 275
Bank Borrowings Bank Overdraft	3,250 436	269
Hire Purchase Payables	28	68
Income Tax Payables	2,058	667
TOTAL CURRENT LIABILTIES	26,620	33,448
NET CURRENT ASSETS	50,826	30,441
Hire Purchase Payables Deferred Taxation	139 28,102	310 29,343
Amount Due to Ultimate Holding Corporation	13,189	7,104
	41,430	
TOTAL NON CURRENT LIABILITIES		36,757
TOTAL LIABILITIES	68,050	70,205
NET ASSETS	211,703	207,787
EQUITY		
Share Capital	87,588	84,686
Irredeemable Convertible Preference Shares	58,483	62,629
Share Premium	33,522	32,278
Investment Revaluation Reserve	409	409
Retained Earnings	31,130	27,208
Minority Interests	211,132 571	207,210 577
TOTAL EQUITY	211,703	207,787
TOTAL EQUITY & LIABILITIES	279,753	277,992
	,	
Net Assets Per Share attributable to ordinary share holders of the company (RM)		
Based on 175,176,168 ordinary shares	4.04	4.00
(2011: 169,371,698 ordinary shares)	1.21	1.22

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying notes attached to the interim financial statements.



CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2012

(The figures have not been audited)

< Attributable to the Equity Holders of the Company>						
Share	Irredeemable	Investment	Share	Retained	TOTAL	

	Share Capital	Irredeemable Convertible Preference Shares ("ICPS")	Investment Revaluation Reserve	Share Premium	Retained Earnings	TOTAL	Non- controlling Interests	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2011	80,979	67,925	-	30,689	26,117	205,710	573	206,283
Total comprehensive income for the year Transactions with owners in their capacity as owners:	-	-	409	-	1,740	2,149	8	2,157
Dividend of 1% per ICPS paid on 27 July 2011 Conversion of ICPS to	-	-	-	-	(649)	(649)	(4)	(653)
ordinary shares @RM0.70	3,707	(5,296)	-	1,589	-	-	-	-
As at 31 December 2011	84,686	62,629	409	32,278	27,208	207,210	577	207,787
As at 1 January 2012	84,686	62,629	409	32,278	27,208	207,210	577	207,787
Total comprehensive income for the period Transactions with owners in their capacity as owners:	-	-	-	-	2,313	2,313	(6)	2,307
Dividend of 1% per ICPS paid on 25 July 2012 Conversion of ICPS to	-	-	-	-	(603)	(603)	-	(603)
ordinary shares @RM0.70	2,902	(4,146)	-	1,244	-	-	-	-
Winding up two subsidiaries company	-	-	-	-	976	976	-	976
Reversal of deferred tax liability	-	-	-	-	1,236	1,236	-	1,236
As at 31 December 2012	87,588	58,483	409	33,522	31,130	211,132	571	211,703

The Condensed Consolidated Statements Of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2011 and the accompanying notes attached to the interim financial statements.



CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2012

(The figures have not been audited)

	Current Year To-date 31-Dec-12 RM'000	Preceeding Year Corresponding Period 31-Dec-11 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	3,668	2,166
Adjustments for:		
Depreciation of property, plant and equipments Loss/(Gain) on disposal of property, plant & equipments (Gain) on disposal of quoted investments Depreciation of investment properties Recovery of doubtful debts Interest expenses Interest received	471 579 - 74 (132) 769 (522)	490 (21) (23) 86 (224) 429 (35)
Operating profit/(loss) before working capital changes	4,907	2,868
(Increase)/Decrease in inventories (Increase)/Decrease in land held for property development (Increase) in land & development cost (Increase) in contract work in progress (Increase)/Decrease in trade and other receivables (Increase)/Decrease in development expenditure (Decrease)/Increase in amount due from/(to) related companies (Decrease) in trade and other payables Increase/(Decrease) in amount due to holding corporation (Decrease) in deferred taxation Cash generated from operating activities Income taxes paid	(21) 9,944 (184) (703) (3,155) 798 755 (1,607) (429) (1,149) 9,156 (1,581)	2,719 (2,548) (638) - 13,957 (4,121) (952) (1,476) 731 - 10,540 (2,384)
	7,575	8,156
Net cash generated from operating activities CASH FLOW FROM INVESTING ACTIVITIES	7,373	0,130
Interest received Purchase of property, plant and equipment Purchase of investment properties Proceed from disposal of investment properties Proceed from disposal of investment securities Proceed from disposal of property, plant and equipment Net cash generated from/(used in) investing activities	522 - - 173 20 576 1,291	35 (699) (4,314) - 47 71 (4,860)



CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2012

(The figures have not been audited)

	Current Year To-date 31-Dec-12 RM'000	Preceeding Year Corresponding Period 31-Dec-11 RM'000
CASH FLOW FROM FINANCING ACTIVITIES		
Issuance of share capital Issuance of share premium ICPS Dividend paid Interest paid Redemption of ICPS Repayment of borrowings Repayment of hire purchase payables	2,902 1,244 (603) (118) (4,146) - (215)	3,202 1,372 (649) (54) (4,574) (183) (74)
Net cash used in financing activities	(936)	(960)
Net increase in cash and cash equivalents	7,929	2,336
Cash and cash equivalents at beginning of financial year	6,980	4,644
Cash and cash equivalents at end of financial year	14,909	6,980
Cash and cash equivalents at the end of the year comprise as follows:		
	Current Year To-date 31-Dec-12 RM'000	Preceeding Year Corresponding Period 31-Dec-11 RM'000
Cash and bank balances Fixed Deposits with licensed banks Bank overdraft	7,457 7,888 (436) 14,909	1,863 5,386 (269) 6,980

The Statement of cash flows should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011 and the accompanying notes attached to the interim financial statements.