



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME  
FOR THE THREE MONTHS PERIOD ENDED 31 MARCH 2014**

*(The figures have not been audited)*

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31-Mar-14 RM'000	Preceding Year Corresponding Quarter 31-Mar-13 RM'000	Current Year To-date 31-Mar-14 RM'000	Preceding Year Corresponding Period 31-Mar-13 RM'000
<b>Continuing operations:</b>				
Revenue	1,061	4,267	1,061	4,267
Cost of Sales	(305)	(2,545)	(305)	(2,545)
Gross Profit/(loss)	756	1,722	756	1,722
<b>Other items of income:</b>				
Interest income	16	26	16	26
Other income	51	602	51	602
<b>Other items of expense:</b>				
Administration expenses	(1,513)	(2,207)	(1,513)	(2,207)
Finance costs	(33)	(31)	(33)	(31)
<b>Profit/(loss) before tax from continuing operations</b>	<b>(723)</b>	112	<b>(723)</b>	112
Income tax expense	-	(93)	-	(93)
<b>Profit/(loss) from continuing operations, net of tax</b>	<b>(723)</b>	19	<b>(723)</b>	19
<b>Discontinued operation:</b>				
Loss from discontinued operation, net of tax	-	19	-	19
<b>Profit/(loss) net of tax</b>	<b>(723)</b>	38	<b>(723)</b>	38
Other comprehensive income for the year, net of tax	-	-	-	-
<b>Total comprehensive income for the year</b>	<b>(723)</b>	38	<b>(723)</b>	38
Profit attributable to:				
Equity holders of the parent	(720)	33	(720)	33
Minority interests	(3)	5	(3)	5
	<b>(723)</b>	38	<b>(723)</b>	38
<b>Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)</b>				
Basic	(0.39)	(0.24)	(0.39)	(0.24)
Fully diluted	(0.28)	0.01	(0.28)	0.01
<b>Profit/(loss) per share attributable from discontinued operation to equity holders of the parent (sen per share)</b>				
Basic	-	0.011	-	0.011
Fully diluted	-	0.007	-	0.007

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013 and the accompanying notes attached to the interim financial statements.

**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2014***(The figures have not been audited)*

	31-Mar-14	(Audited) 31-Dec-13
	RM'000	RM'000
<b>ASSETS</b>		
Property, Plant and Equipment	6,176	6,337
Investment Securities	9,904	9,904
Investment in jointly controlled entity	271	271
Investment Properties	10,105	10,117
Land held for Property Development	166,113	167,644
Development Expenditure	9,137	7,845
Goodwill on Consolidation	9,636	9,636
<b>TOTAL NON-CURRENT ASSETS</b>	<b>211,342</b>	<b>211,754</b>
Inventories	2,383	2,390
Trade Receivables	16,114	15,607
Other Receivables, Deposits and Prepayments	11,206	11,203
Property Development Cost	7,219	5,961
Contract Work In Progress	763	745
Amount Due from Related Companies	8,456	9,064
Cash and Cash Equivalents	16,519	17,734
<b>TOTAL CURRENT ASSETS</b>	<b>62,660</b>	<b>62,704</b>
	<b>274,002</b>	<b>274,458</b>
<b>LIABILITIES</b>		
Trade Payables	4,665	3,721
Other Payables and Accruals	4,840	5,838
Amount Due to Related Companies	9,324	9,213
Amount Due to Ultimate Holding Corporation	6,223	6,162
Bank Borrowings	1,156	1,440
Bank Overdraft	1,551	-
Hire Purchase Payables	13	24
Income Tax Payables	1,164	1,224
<b>TOTAL CURRENT LIABILITIES</b>	<b>28,936</b>	<b>27,622</b>
<b>NET CURRENT ASSETS</b>	<b>33,724</b>	<b>35,082</b>
Hire Purchase Payables	111	108
Bank borrowings	2,650	2,650
Deferred Taxation	28,091	28,091
Amount Due to Ultimate Holding Corporation	6,054	7,104
	<b>36,906</b>	<b>37,953</b>
<b>TOTAL LIABILITIES</b>	<b>65,842</b>	<b>65,575</b>
<b>NET ASSETS</b>	<b>208,160</b>	<b>208,883</b>
<b>EQUITY</b>		
Share Capital	91,712	91,291
Irredeemable Convertible Preference Shares	52,592	53,194
Share Premium	35,289	35,108
Investment Revaluation Reserve	1,247	1,247
Retained Earnings	26,619	27,339
	<b>207,459</b>	<b>208,179</b>
Minority Interests	701	704
<b>TOTAL EQUITY</b>	<b>208,160</b>	<b>208,883</b>
<b>TOTAL EQUITY &amp; LIABILITIES</b>	<b>274,002</b>	<b>274,458</b>
Net Assets Per Share attributable to ordinary share holders of the company (RM)		
Based on 183,423,638 ordinary shares		
(2013: 182,581,538 ordinary shares)	<b>1.13</b>	<b>1.14</b>

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013 and the accompanying notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE THREE MONTHS PERIOD ENDED 31 MARCH 2014**

*(The figures have not been audited)*

	<---- Attributable to the Equity Holders of the Company ---->							
	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 2013	87,588	58,483	421	33,522	31,205	211,219	571	211,790
Total comprehensive income for the year	-	-	826	-	(3,288)	(2,462)	(14)	(2,476)
<b>Transactions with owners in their capacity as owners:</b>								
Dividend of 1% per ICPS paid on 25 July 2013	-	-	-	-	(578)	(578)	-	(578)
Conversion of ICPS to ordinary shares @RM0.70	3,703	(5,289)	-	1,586	-	-	-	-
Acquisition of subsidiary company	-	-	-	-	-	-	147	147
As at 31 December 2013	<u>91,291</u>	<u>53,194</u>	<u>1,247</u>	<u>35,108</u>	<u>27,339</u>	<u>208,179</u>	<u>704</u>	<u>208,883</u>
As at 1 January 2014	91,291	53,194	1,247	35,108	27,339	208,179	704	208,883
Total comprehensive income for the year	-	-	-	-	(720)	(720)	(3)	(723)
<b>Transactions with owners in their capacity as owners:</b>								
Conversion of ICPS to ordinary shares @RM0.70	421	(601)	-	180	-	-	-	-
As at 31 March 2014	<u>91,712</u>	<u>52,593</u>	<u>1,247</u>	<u>35,288</u>	<u>26,619</u>	<u>207,459</u>	<u>701</u>	<u>208,160</u>

The Condensed Consolidated Statements Of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013 and the accompanying notes attached to the interim financial statements.

**INTERIM FINANCIAL REPORT FOR THE 3 MONTHS ENDED 31 MARCH 2014  
CONDENSED CONDOLIDATED STATEMENT OF CASHFLOWS**

	<b>3 MONTHS ENDED</b>	
	<b>31-Mar 2014 RM'000</b>	<b>31-Mar 2013 RM'000</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Cash collection from trade/other receivables	2,344	9,450
Cash advances received from PKNP	176	-
Cash advances received from related company (company in PKNP)	3,913	
Cash received from other income	72	45
Cash paid to employees	(614)	(705)
Cash paid for other expenses	(732)	(868)
Cash paid to suppliers	(40)	(41)
Cash paid to trade/other payables	(4,382)	(1,524)
Cash paid to repay PKNP	(101)	(1,380)
Cash paid to repay advances received from related company	(60)	(80)
Cash paid for tax	(70)	(363)
Net cash generated from operating activities	<u>506</u>	<u>4,534</u>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest received	14	15
Dividend received (net of tax)	-	9
Purchase of PPE	-	(105)
Proceed From Disposal of investment properties	-	18
Development costs	(492)	(268)
Net cash used in investing activities	<u>(478)</u>	<u>(331)</u>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Cash repayment from amounts borrowed to bank	(172)	(573)
Repayment of hire purchase principal	(7)	(15)
Cash paid for interest costs for hire purchase	(1)	-
Cash paid for interest costs for loans	(21)	-
Net cash used in financing activities	<u>(201)</u>	<u>(588)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(173)	3,615
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	16,692	15,365
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>16,519</u>	<u>18,980</u>
Cash and cash equivalents comprise :		
Cash and bank balances	4,629	4,671
Bank overdraft	-	(280)
Bank balances and deposits pledged for guarantees and other banking facilities granted to certain subsidiaries	11,890	14,589
	<u>16,519</u>	<u>18,980</u>