



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2014**

(The figures have not been audited)

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30-Jun-14 RM'000	Preceding Year Corresponding Quarter 30-Jun-13 RM'000	Current Year To-date 30-Jun-14 RM'000	Preceding Year Corresponding Period 30-Jun-13 RM'000
Continuing operations:				
Revenue	406	4,667	1,730	8,934
Cost of Sales	(71)	(700)	(503)	(3,245)
Gross Profit/(loss)	335	3,967	1,227	5,689
Other items of income:				
Interest income	46	120	182	146
Other income	65	144	165	746
Other items of expense:				
Administration expenses	(733)	(2,711)	(2,548)	(4,918)
Finance costs	(12)	(26)	(55)	(57)
Profit/(loss) before tax from continuing operations	(299)	1,494	(1,029)	1,606
Income tax expense	(15)	(884)	(17)	(977)
Profit/(loss) from continuing operations, net of tax	(314)	610	(1,046)	629
Discontinued operation:				
Loss from discontinued operation, net of tax	-	(27)	-	(8)
Profit/(loss) net of tax	(314)	583	(1,046)	621
Other comprehensive income for the year, net of tax	-	20	-	20
Total comprehensive income for the year	(314)	603	(1,046)	641
Profit attributable to:				
Equity holders of the parent	(306)	599	(1,034)	632
Minority interests	(8)	4	(12)	9
	(314)	603	(1,046)	641
Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)				
Basic	(0.17)	0.11	(0.56)	0.12
Fully diluted	(0.12)	0.23	(0.40)	0.25
Profit/(loss) per share attributable from discontinued operation to equity holders of the parent (sen per share)				
Basic	-	(0.015)	-	(0.005)
Fully diluted	-	(0.011)	-	(0.003)

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 30 JUNE 2014***(The figures have not been audited)*

	30-Jun-14	(Audited) 31-Dec-13
	RM'000	RM'000
ASSETS		
Property, Plant and Equipment	6,081	6,337
Investment Securities	9,904	9,904
Investment in jointly controlled entity	271	271
Investment Properties	10,063	10,117
Land held for Property Development	166,110	167,644
Development Expenditure	11,786	7,845
Goodwill on Consolidation	9,636	9,636
TOTAL NON-CURRENT ASSETS	213,851	211,754
Inventories	2,320	2,390
Trade Receivables	16,161	15,607
Other Receivables, Deposits and Prepayments	11,803	11,203
Property Development Cost	7,228	5,961
Contract Work In Progress	1,375	745
Amount Due from Related Companies	8,236	9,064
Cash and Cash Equivalents	14,099	17,734
TOTAL CURRENT ASSETS	61,222	62,704
	275,073	274,458
LIABILITIES		
Trade Payables	5,029	3,721
Other Payables and Accruals	5,371	5,838
Amount Due to Related Companies	9,455	9,213
Amount Due to Ultimate Holding Corporation	6,285	6,162
Bank Borrowings	1,131	1,440
Bank Overdraft	2,103	-
Hire Purchase Payables	13	24
Income Tax Payables	1,127	1,224
TOTAL CURRENT LIABILITIES	30,514	27,622
NET CURRENT ASSETS	30,708	35,082
Hire Purchase Payables	104	108
Bank borrowings	2,650	2,650
Deferred Taxation	28,091	28,091
Amount Due to Ultimate Holding Corporation	5,878	7,104
	36,723	37,953
TOTAL LIABILITIES	67,237	65,575
NET ASSETS	207,836	208,883
EQUITY		
Share Capital	91,789	91,291
Irredeemable Convertible Preference Shares	52,481	53,194
Share Premium	35,322	35,108
Investment Revaluation Reserve	1,247	1,247
Retained Earnings	26,305	27,339
	207,144	208,179
Minority Interests	692	704
TOTAL EQUITY	207,836	208,883
TOTAL EQUITY & LIABILITIES	275,073	274,458
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)	1.13	1.14

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 SIX MONTHS PERIOD ENDED 30 JUNE 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)
Transactions with owners in their capacity as owners:								
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	-	-	-	-	(1,034)	(1,034)	(12)	(1,046)
Transactions with owners in their capacity as owners:								
Conversion of ICPS to ordinary shares @RM0.70	421	(601)	-	180	-	-	-	-
As at 30 June 2014	<u>91,712</u>	<u>52,593</u>	<u>1,247</u>	<u>35,288</u>	<u>26,305</u>	<u>207,145</u>	<u>692</u>	<u>207,837</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 6 MONTHS ENDED 30 JUNE 2014
CONDENSED CONDOLIDATED STATEMENT OF CASHFLOWS**

	6 MONTHS ENDED	
	30-Jun 2014 RM'000	30-Jun 2013 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Cash collection from trade/other receivables	1,802	9,450
Cash advances received from PKNP	327	-
Cash advances received from related company (company in PKNP)	2,887	
Cash received from other income	73	45
Cash paid to employees	(989)	(705)
Cash paid for other expenses	(779)	(868)
Cash paid to suppliers	-	(41)
Cash paid to trade/other payables	(6,786)	(1,524)
Cash paid to repay PKNP	-	(1,380)
Cash paid to repay advances received from related company	(454)	(80)
Cash paid for tax	(300)	(363)
Net cash generated from operating activities	<u>(4,219)</u>	<u>4,534</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Interest received	132	15
Dividend received (net of tax)	-	9
Purchase of PPE	(59)	(105)
Proceed From Disposal of investment properties	-	18
Development costs	(295)	(268)
Net cash used in investing activities	<u>(222)</u>	<u>(331)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Cash repayment from amounts borrowed to bank	(210)	(573)
Repayment of hire purchase principal	(5)	(15)
Cash paid for interest costs for hire purchase	(1)	-
Cash paid for interest costs for loans	(39)	-
Net cash used in financing activities	<u>(255)</u>	<u>(588)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(4,696)	3,615
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	16,692	15,365
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>11,996</u>	<u>18,980</u>
Cash and cash equivalents comprise :		
Cash and bank balances	5,610	4,671
Bank overdraft	(2,103)	(280)
Bank balances and deposits pledged for guarantees and other banking facilities granted to certain subsidiaries	8,489	14,589
	<u>11,996</u>	<u>18,980</u>