MAH SING GROUP BERHAD

Company No.: 230149-P

(Incorporated in Malaysia)

Interim Financial Statements

30 June 2007

MAH SING GROUP BERHAD

Company No.: 230149-P

(Incorporated in Malaysia)

Interim Financial Statements - 30 June 2007

MAH SING GROUP BERHAD

(Company No.: 230149 P)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEETS

AS AT 30 June 2007

	(UNAUDITED) AS AT 30/06/2007 (RM'000)	(AUDITED) AS AT 31/12/2006 (RM'000) (restated)
ASSETS		
Non-current assets		
Property, plant and equipment	**52,851**	52,159
Investment in associated companies	**26**	26
Investments	**1**	1
Intangible assets	**24**	28
Prepaid lease rental	**5,482**	5,714
	58,384	57,928
Current Assets		
Property development cost	**526,263**	490,168
Inventories	**15,826**	16,254
Trade and other receivables	**226,382**	139,026
Prepaid lease rental	**349**	353
Deposits with licensed banks	**201,023**	7,616
Cash and bank balances	**40,225**	35,397
	1,010,068	688,814
TOTAL ASSETS	**1,068,452**	746,742
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	**256,436**	152,044
Share premium	**184,053**	31,104
Other reserves	**6,080**	6,335
Retained profit	**164,630**	126,295
	611,199	315,778
Minority interest	**5,238**	4,522
Total equity	**616,437**	320,300
Non-current liabilities		
Long term borrowings	**166,483**	73,396
Deferred payables	**53,016**	59,318
Deferred taxation	**1,691**	1,543
	221,190	134,257
Current Liabilities		
Trade and other payables	**184,107**	232,998
Term loans	**1,991**	24,890
Short term borrowings	**23,710**	22,540
Bank overdrafts	**3,261**	643
Taxation	**17,756**	11,114
	230,825	292,185
Total liabilities	**452,015**	426,442
TOTAL EQUITY AND LIABILITIES	**1,068,452**	746,742
Net assets per share attributable to equity holders of the parent (RM)	**1.19**	1.04

(The net assets per share for both periods have been adjusted for the effect of share split)

The Condensed Consolidated Balance Sheets should be read in conjunction with the audited financial statements for the year ended 31 December 2006 and the accompanying explanatory notes attached to the interim financial statements.

Mah Sing Group Berhad

(Company No.: 230149 P)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED INCOME STATEMENTS

For the financial period ended 30 June 2007

(The figures have not been audited)

		3 months ended		Period ended	
		30/06/2007	30/06/2006	**30/06/2007**	30/06/2006
		(RM'000)	(RM'000)	**(RM'000)**	(RM'000)
			(restated)		(restated)
Revenue		**144,537**	150,207	**286,098**	243,437
Cost of Sales		**(100,743)**	(112,262)	**(203,613)**	(178,024)
Gross profit		**43,794**	37,945	**82,485**	65,413
Other income		**126**	779	**703**	1,907
Administrative expenses		**(10,281)**	(8,782)	**(19,961)**	(14,869)
Selling and marketing expenses		**(3,865)**	(3,294)	**(7,189)**	(6,068)
Interest income		**1,266**	341	**1,352**	824
Finance costs		**(1,975)**	(2,075)	**(3,329)**	(2,822)
Profit before taxation		**29,065**	24,914	**54,061**	44,385
Income tax expense		**(8,182)**	(8,410)	**(15,017)**	(12,878)
Profit for the period		**20,883**	16,504	**39,044**	31,507
Attributable to:					
Equity holders of the parent		**20,421**	16,487	**38,335**	31,379
Minority interest		**462**	17	**709**	128
Net profit for the period		**20,883**	16,504	**39,044**	31,507
Earnings per share attributable to equity holders of the parent					
- Basic (sen)	Note B13	**4.00**	4.35	**8.10**	8.33
- Diluted (sen)	Note B13	**3.75**	3.91	**7.30**	7.50

The Condensed Consolidated Income Statements should be read in conjunction with the audited financial statements for the year ended 31 December 2006 and the accompanying explanatory notes attached to the interim financial statements.

Mah Sing Group Berhad

(Company No.: 230149 P)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the financial period ended 30 June 2007

(The figures have not been audited)

6 months ended 30 June 2007	**Attributable to equity holders of the parent**						**Minority Interest**	**Total Equity**
		Non-Distributable			**Distributable**			
	Share capital	**Share premium**	**Exchange fluctuation reserve**	**Equity-settled Employees Benefit Reserve**	**Retained earnings**	**Total**		
	(RM'000)	**(RM'000)**	**(RM'000)**	**(RM'000)**	**(RM'000)**	**(RM'000)**	**(RM'000)**	**(RM'000)**
Balance at 1/1/2007	**152,044**	**31,104**	**5,092**	**1,243**	**126,295**	**315,778**	**4,522**	**320,300**
Amount recognised directly in equity:								
Foreign exchange fluctuation	**-**	**-**	**(255)**	**-**	**-**	**(255)**	**(83)**	**(338)**
Net profit for the financial period	**-**	**-**	**-**	**-**	**38,335**	**38,335**	**709**	**39,044**
Total recognised income and expense for the period	**-**	**-**	**(255)**	**-**	**38,335**	**38,080**	**626**	**38,706**
Issue of ordinary shares of subsidiaries to minority interest	**-**	**-**	**-**	**-**	**-**	**-**	**90**	**90**
Issue of ordinary shares:								
- pursuant to exercise of warrants	**37,925**	**-**	**-**	**-**	**-**	**37,925**	**-**	**37,925**
- pursuant to Rights Issue	**51,267**	**117,915**	**-**	**-**	**-**	**169,182**	**-**	**169,182**
- pursuant to Private Placement	**15,200**	**37,424**	**-**	**-**	**-**	**52,624**	**-**	**52,624**
Expenses for issuance of equity securities	**-**	**(2,390)**	**-**	**-**	**-**	**(2,390)**	**-**	**(2,390)**
Balance at 30/6/2007	**256,436**	**184,053**	**4,837**	**1,243**	**164,630**	**611,199**	**5,238**	**616,437**

6 months ended 30 June 2006	Attributable to equity holders of the parent						Minority Interest	Total Equity
		Non-Distributable			Distributable			
	Share capital	Share premium	Exchange fluctuation reserve	Equity-settled Employees Benefit Reserve	Retained earnings	Total		
	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Balance at 1/1/2006	145,131	31,104	5,860	-	73,965	256,060	4,467	260,527
Amount recognised directly in equity:								
Foreign exchange fluctuation	-	-	(261)	-	-	(261)	(88)	(349)
Employees Share Options Scheme	-	-	-	757	-	757	-	757
Net profit for the financial period	-	-	-	-	31,379	31,379	128	31,507
Total recognised income and expense for the period		-	(261)	757	31,379	31,875	40	31,915
Issue of ordinary shares:								
- pursuant to exercise of warrants	5,389	-	-	-	-	5,389	-	5,389
Balance at 30/6/2006	150,520	31,104	5,599	757	105,344	293,324	4,507	297,831

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2006 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS

For the financial period ended 30 June 2007

(The figures have not been audited)

	6 months ended 30/06/2007 (RM'000)	6 months ended 30/06/2006 (RM'000)
Net cash (used in)/from operating activities	**(128,675)**	50,933
Net cash used in investing activities	**(3,368)**	(1,684)
Net cash from/(used in) financing activities	**327,664**	(33,612)
Net increase in cash and cash equivalents	**195,621**	15,637
Effects of exchange rate changes	**(4)**	-
Cash and cash equivalents at beginning of financial period	**42,305**	38,486
Cash and cash equivalents at end of financial period	**237,922**	54,123

Cash and cash equivalents at the end of the financial period comprise the following:

	As at 30/06/2007 (RM'000)	As at 30/06/2006 (RM'000)
Cash and bank balances	**241,248**	54,880
Bank overdraft	**(3,261)**	(692)
	237,987	54,188
Less: Deposits with licensed banks pledged as collateral	**(65)**	(65)
	237,922	54,123

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statements for the year ended 31 December 2006 and the accompanying explanatory notes attached to the interim financial statements.

A Explanatory Notes Pursuant To FRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with FRS 134 Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 December 2006. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2006.

A2 Changes in Accounting Policies

The accounting policies and methods of computation adopted for the interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2006 except for the adoption of the following new/revised Financial Reporting Standards ("FRS") effective for financial year beginning 1 January 2007:

FRS 117	Leases
FRS 124	Related Party Disclosure

The adoption of the above FRSs does not have significant financial impact on the Group. The principal effect of the changes in accounting policies resulting from the adoption of FRS 117 is set out below:

(a) FRS 117: Leases

Prior to 1 January 2006, the leasehold land was classified as Property, plant and equipment and was stated at cost less accumulated depreciation and impairment losses.

The adoption of the revised FRS 117 has affected the classification of the leasehold land which is now required to be presented as prepaid lease payments, as a separate line item under non current and current assets and is amortised on a straight-line basis over the lease terms. The unamortised revalued amount of leasehold land is retained as the surrogate carrying amount of prepaid lease payments as allowed by the transitional provisions of FRS 117. This took effect retrospectively and accordingly, certain comparatives have been restated.

With the adoption of FRS 117, the leasehold land of RM6,634,457 has been reclassified to non-current and current prepaid lease payments on 1 January 2006.

A3 Preceding annual audit report status

The auditors' report on the financial statements for the financial year ended 31 December 2006 was not subject to any qualification.

A4 Seasonality or cyclicality factors

The Group's operations during the financial period under review were not materially affected by any seasonal or cyclical factors.

A5 Nature and amount of unusual items

In the opinion of the directors, there was no item of a material and unusual nature which would affect substantially the assets, liabilities, equity, net income or cash flows of the Group for the current quarter ended 30 June 2007.

A6 Changes in estimates

There were no material changes in estimates which have a material effect in the current quarter period results.

A7 Debts and equity securities

During the financial period ended 30 June, 2007, the Company increased its issued and paid up ordinary share capital from RM152,044,349 to RM256,435,755 by way of:

a) issuance of 15,200,000 new ordinary shares of RM1.00 each pursuant to private placement which was completed on 28 February 2007,

b) issuance of 51,267,197 new ordinary shares of RM1.00 each pursuant to rights issue which was completed on 26 June 2007,

c) issuance of 37,901,140 new ordinary shares of RM1.00 each pursuant to the exercise of Warrants prior to the completion of share split, and

d) issuance of 46,138 new ordinary shares of RM0.50 each pursuant to the exercise of Warrants post completion of share split.

Save for the above, there were no issuance and repayment of debts and equity securities, share buybacks, share cancellations, share held as treasury shares and resale of treasury shares during the financial period under review.

A8 Dividends paid

No dividend was paid for the financial period ended 30 June 2007.

A9 Segment reporting

6 months ended 30 June 2007

REVENUE	**Properties (RM'000)**	**Plastics (RM'000)**	**Investment Holding & Others (RM'000)**	**Elimination (RM'000)**	**Consolidated (RM'000)**
External Sales					
Malaysia	**222,754**	**36,298**	**479**	**-**	**259,531**
Indonesia	**-**	**26,567**	**-**	**-**	**26,567**
Inter-segment	**-**	**-**	**102**	**(102)**	**-**
Total revenue	**222,754**	**62,865**	**581**	**(102)**	**286,098**
RESULTS					
Operating profit	**53,664**	**5,256**	**(1,709)**	**(1,173)**	**56,038**
Finance expense					**(3,329)**
Interest income					**1,352**
Income tax					**(15,017)**
Net profit					**39,044**
OTHER INFORMATION					
Capital expenditure	**2,657**	**2,438**	**7**	**-**	**5,102**
Depreciation	**771**	**3,308**	**12**	**-**	**4,091**
Amortisation	**7**	**172**	**-**	**-**	**179**
Reversal of impairment loss	**-**	**(76)**	**-**	**-**	**(76)**

6 months ended 30 June 2006

REVENUE	Properties (RM'000)	Plastics (RM'000)	Investment Holding & Others (RM'000)	Elimination (RM'000)	Consolidated (RM'000)
External Sales					
Malaysia	191,894	33,549	179	-	225,622
Indonesia	-	17,815	-	-	17,815
Inter-segment	-	-	101	(101)	-
Total revenue	191,894	51,364	280	(101)	243,437
RESULTS					
Operating profit	43,321	3,949	(661)	(226)	46,383
Finance expense					(2,822)
Interest income					824
Income tax					(12,878)
Net profit					31,507

	Properties RM'000	Plastics RM'000	Investment Holding RM'000	Elimination RM'000	Consolidated RM'000
OTHER INFORMATION					
Capital expenditure	499	1,463	18		1,980
Depreciation	650	3,764	10	-	4,424
Amortisation	-	4	-	-	4
Impairment loss	-	-	1	(1)	-
Reversal of impairment loss	-	(245)	-	-	(245)

A10 Valuation of Property, Plant and Equipment

Land and buildings are stated at cost or valuation less accumulated amortisation, depreciation and impairment losses. Other property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

The valuation of Property, Plant and Equipment have been brought forward without amendment from annual financial statements for the year ended 31 December 2006.

A11 Material events subsequent to the end of the interim period

Save for the following items and information disclosed in Note B8, there were no other material events and transactions subsequent to the end of the current quarter till 20 August 2007 (being the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial statements).

a) The listing and quotation of 102,653,753 new ordinary shares at RM0.50 each and 1,440,255 additional new warrants 2004/2009, pursuant to the completion of Bonus Issue on 10 July 2007.

b) The issuance of 4,320,678 new ordinary shares of RM0.50 each pursuant to the exercise of employees share options.

c) The issuance of 945,888 new ordinary shares of RM0.50 each pursuant to the exercise of warrants.

A12 Changes in the composition of the Group

a) During the period under review, the Company acquired the entire issued and paid up share capital of the following companies for a cash consideration of RM2.00 each respectively:

i) Suria Lagenda Development Sdn Bhd, a private limited company incorporated in Malaysia with an authorised share capital of RM100,000, comprising 100,000 ordinary shares of RM1.00 each, of which 2 ordinary shares of RM1.00 each have been issued and fully paid-up.

ii) Ideal Sierra Development Sdn Bhd, a private limited company incorporated in Malaysia with an authorised share capital of RM100,000, comprising 100,000 ordinary shares of RM1.00 each, of which 2 ordinary shares of RM1.00 each have been issued and fully paid-up.

iii) Enrich Property Development Sdn Bhd, a private limited company incorporated in Malaysia with an authorised share capital of RM100,000, comprising 100,000 ordinary shares of RM1.00 each, of which 2 ordinary shares of RM1.00 each have been issued and fully paid-up.

iv) Vienna Home Sdn Bhd, a private limited company incorporated in Malaysia with an authorised share capital of RM100,000 comprising 100,000 ordinary shares of RM1.00 each, of which 2 ordinary shares of RM1.00 each have been issued and fully paid-up.

b) On 13 June 2007, the Company subscribed for further 69,998 new ordinary shares of RM1.00 each in its subsidiaries companies, namely Vienna View Development Sdn Bhd, Enrich Property Development Sdn Bhd and Vienna Home Sdn Bhd, at cash consideration of RM69,998 respectively ("Further Subscription"). Pursuant to the Further Subscription, the issued and paid up share capital of the aforementioned companies have respectively increased from RM2.00 to RM100,000 comprising 100,000 ordinary shares of RM1.00 each, of which 70,000 ordinary shares are held by the Company, whilst the remaining 30,000 ordinary shares are held by minority shareholder.

c) On 8 June 2007, the Company incorporated a wholly owned subsidiary known as Mah Sing Investment Singapore Pte Ltd in Singapore with paid up share capital of SGD1.00.

Save for the above, there were no changes in the composition of the Group during the current financial period, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinuing of operations.

A13 Changes in contingent liabilities or contingent assets

Company	Contingent Liabilities	
Corporate guarantees	**30/06/2007 (RM'000)**	31/12/2006 (RM'000)
Corporate guarantees issued to financial institutions in respect of credit facilities granted to subsidiaries	**152,177**	74,791
Corporate guarantees issued to a third party in respect of the acquisition of development land	**-**	70,131
	152,177	144,922

Save for the above, there were no changes in the contingent liabilities or the contingent assets of the Group since the last annual balance sheet as at 31 December 2006.

B Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

B1 Review of performance

The Group recorded profit after tax of RM39.04 million for the half year ended 30 June 2007; a 23.9% improvement compared to RM31.51 million for the previous corresponding half year ended 30 June 2006. The improvement in profit after tax was attributed to contribution from more projects, especially when the Company has grown from 4 launched projects in the 2nd quarter of 2006 to 8 launched projects in the 2nd quarter of 2007. The main contributors to profit after tax during the financial period under review are Perdana Residence and Aman Perdana (Klang Valley) and Austin Perdana and Sri Pulai Perdana (Johor Bahru). Today, the Group has 14 projects in prime locations- 10 in the Klang Valley, 3 in Johor Bahru and 1 in Penang. Apart from that, encouraging performance of the Group's Plastic Division for the 1st half of 2007 has also contributed to the overall improvement of the Group results.

B2 Material change in the profit before taxation-current quarter and immediate preceding quarter

The Group charted a 16.3% growth in profit before tax in the quarter under review compared to the immediate preceding quarter. This is due to encouraging performance of the Group's property and plastic divisions.

B3 Prospects for the remaining period

The Board of Directors is confident that the Group's focus in the lifestyle medium to high end residential market and commercial segment will continue giving positive results in 2007. Government incentives earlier this year have boosted the property sector and we believe forthcoming budget will contain more incentives to spur the country's economy. Spillover from the Ninth Malaysia Plan, conducive interest rate environment, low unemployment, high savings and sustained economic growth will continue to contribute to the property market's positive run. Having sold one wing of its Grade A office development, The Icon Jalan Tun Razak (JTR) on an en-bloc basis, the Group hopes to conclude more en-bloc sales to institutional investors for The Icon Mont' Kiara and the remaining wing of The Icon JTR.

The Group's strong track record, premium branding and innovative offerings should continue to attract good take up for new projects (The Icon Mont' Kiara and iHub, a gated light industrial park in Puchong) and existing projects (Damansara Legenda, Perdana Residence, Kemuning Residence, Hijauan Residence and Aman Perdana in the Klang Valley, and Sierra Perdana, Austin Perdana and Sri Pulai Perdana in South Johor within the IDR.)

B4 Profit forecast

Not applicable as the Group has not issued profit forecast or profit guarantee in a public document.

B5 Income tax expense

	3 months ended		Period ended	
	30/06/2007	30/06/2006	**30/06/2007**	30/06/2006
	(RM'000)	(RM'000)	**(RM'000)**	(RM'000)
Current tax:				
Malaysian income tax	**7,856**	8,354	**14,799**	12,498
Foreign tax	**326**	(199)	**326**	21
	8,182	8,155	**15,125**	12,519
Over provision of Malaysian income tax in prior years	**-**	457	**(256)**	(10)
	8,182	8,612	**14,869**	12,509
Transfer to / (from) deferred taxation				
Malaysian deferred tax	**-**	(375)	**148**	369
Foreign deferred tax	**-**	173	**-**	-
	8,182	8,410	**15,017**	12,878

The effective tax rate of the Group for the current financial periods was higher than the applicable statutory tax rate due to certain expenses not deductible for tax purposes and no deferred tax assets recognised on the unutilised tax losses of the loss making investment holding companies.

B6 Sale of unquoted investments & properties

There were no sales of unquoted investments and properties which are not in the ordinary course of the Group's business during the current quarter.

B7 Quoted securities

(a) There was no purchase or sale of quoted securities for the current financial periods ended 30 June 2007.

(b) Total investments in quoted securities are as follows:

	30/06/2007 (RM'000)	31/12/2006 (RM'000)
(i) At cost	**4**	4
(ii) At carrying value/book value	**1**	1
(iii) At market value	**1**	1

B8 Status of corporate proposals

The following corporate proposals announced by the Company have not been completed as at 20 August 2007 being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Statements:-

a) On 29 January 2007, the Company's wholly-owned subsidiary, Sierra Peninsular Development Sdn Bhd ("SPD"), entered into a development agreement with Firasat Bijak Sdn Bhd ("FBSB") to develop a piece of prime land measuring approximately 64 acres in Puchong ("Land"). SPD has been granted the exclusive rights to develop the Land in return for a cash consideration of RM21,000,000 payable to FBSB over a period of more than 5 years.

b) On 28 February 2007, the Company's wholly-owned subsidiary, Maxim Heights Sdn Bhd ("MHSB"), entered into a joint development agreement with Global Flame Properties Sdn Bhd ("GFP") to develop a piece of commercial land measuring approximately 2.57 acres in Mont Kiara ("land"). MHSB has been granted the exclusive rights to develop the land in return for a cash consideration of RM11,000,000 payable to GFP progressively over a period of 2 years. The proposed joint venture development is subject to the procurement of the acknowledgement by Majlis Islam Wilayah Persekutuan which was obtained on 21 March 2007.

c) On 13 June 2007, the Company's wholly-owned subsidiaries, namely Vienna View Development Sdn Bhd, Enrich Property Development Sdn Bhd and Vienna Home Sdn Bhd, entered into sale and purchase agreements with Kembang Biru Sdn Bhd for acquisition of prime freehold land measuring approximately 86.78 acres in Penang for a cash consideration of RM115,750,000.

d) On 26 July 2007, the Company's wholly owned subsidiary company, Star Residence Sdn Bhd ("SRSB") entered into the following agreements with Koperasi Permodalan Felda Berhad ("KPFB"):

i) Sale and Purchase Agreement for the en bloc sale of net lettable area of 243,830 square feet out of a total of 507,265 square feet and 301 car park bays in a purpose-built grade A office building ("Subject Property), known as The Icon, for a total cash consideration of RM174,398,000, and;

ii) Leaseback and Guaranteed Rental Return Agreement for the leaseback of the Subject Property by SRSB from KPFB for a period of 3 years.

On 22 August 2007, the Company received notification that the transaction had been approved by the Foreign Investment Committee.

e) On 27 July 2007, the Company's wholly-owned subsidiary, Jastamax Sdn Bhd, entered into a sale and purchase agreement with Nichii Fashion Sdn Bhd for acquisition of prime freehold land measuring approximately 4.76 acres in Kuala Lumpur for a cash consideration of RM52,000,000.

f) The total gross proceeds raised by the Company from Private Placement and Rights Issue ("Corporate Exercise") amounted to RM52,624,000 and RM169,181,750 respectively. The status of the utilisation of proceeds is as follow:

	Approved utilisation RM'000	Utilised as at 20/08/2007 RM'000	Balance yet to be utilised RM'000
Working Capital for property development projects	219,216	(70,995)	148,221
Expenses incidental to the Corporate Exercise	2,590	(2,065)	525
	221,806	(73,060)	148,746

B9 Group borrowings and debt securities

Total group borrowings as at 30 June 2007 are as follows:

	Secured (RM'000)	Secured (RM'000)	Secured (RM'000)	Unsecured (RM'000)	Total (RM'000)
(Denominated in)	*(RM)*	*(Indonesian Rupiah)*	*(USD)*	*(RM)*	
Term loans payable					
- within 12 months	596	817	578	-	1,991
- after 12 months	162,091	2,673	1,719	-	166,483
	162,687	3,490	2,297	-	168,474
Short term borrowings	12,500	-	1,380	9,830	23,710
Bank overdrafts	445	261	-	2,555	3,261
	12,945	261	1,380	12,385	26,971
Finance lease and hire purchase					
- within 12 months	2,449	-	-	-	2,449
- after 12 months	2,921	-	-	-	2,921
	5,370	-	-	-	5,370
Total	181,002	3,751	3,677	12,385	200,815

B10 Off balance sheet financial instruments

A foreign subsidiary has entered into a cross currency swap transaction contract with a foreign bank with termination date in November 2008.
At 30 June 2007, the foreign currency amounts to be paid and contractual exchange rates of the Group's outstanding loan were as follows:

Hedged item	Currency to be paid	RM equivalent	Contractual rate
Borrowing: Rp3,750,163,138	US Dollar	1,434,375	1USD = Rp9,020

The cross currency swap contract of the foreign subsidiary entitles it to pay interest at fixed rates on notional principal amounts. The foreign subsidiary agreed to receive interest rate equal to SIBOR plus certain margin on the USD amount and pay interest rate of 13.25% on Rupiah amount.

B11 Material litigation

The Group is not engaged in any material litigation since 31 December 2006, being the latest annual balance sheet date until 20 August 2007, being the latest practicable date which is not earlier than 7 days from the date of issuance of this quarterly report.

B12 Dividend proposed

No dividend has been proposed for the current quarter ended 30 June 2007.

B13 Earnings per share ("EPS")

(a) Basic EPS

The basic earnings per share has been calculated by dividing the Group's net profit attributable to ordinary equity holders for the period by the weighted average number of ordinary shares in issue.

	3 months ended		Period ended	
	30/06/2007	30/06/2006	**30/06/2007**	30/06/2006
Net Profit for the period (RM'000)	**20,421**	16,487	**38,335**	31,379
Weighted average number of ordinary shares in issue ('000)	**510,962**	379,803	**473,081**	376,808
Basic EPS (sen)	**4.00**	4.35	**8.10**	8.33

(b) Diluted EPS

The diluted earnings per share has been calculated by dividing the Group's net profit attributable to ordinary equity holders for the period by the weighted average number of ordinary shares that would have been issued upon full exercise of the remaining options under the ESOS and the Warrants, adjusted for the number of such ordinary shares that would have been issued at fair value.

	3 months ended		Period ended	
	30/06/2007	30/06/2006	**30/06/2007**	30/06/2006
Net Profit for the period (RM'000)	**20,421**	16,487	**38,335**	31,379
Weighted average number of ordinary shares in issue ('000)	**510,962**	379,803	**473,081**	376,808
Weighted average number of ordinary shares deemed issued at no consideration ('000):				
ESOS	**3,745**	-	**3,592**	-
Warrants	**30,147**	41,367	**48,718**	41,367
Fully diluted weighted average number of shares	**544,854**	421,169	**525,392**	418,174
Diluted EPS (sen)	**3.75**	3.91	**7.30**	7.50

The weighted average number of ordinary shares have been adjusted for the effect of :

a) The Rights Issue and Share Split which were completed on 26 June 2007, and

b) The Bonus Issue which was completed on 10 July 2007.

The reduction in earnings per share is mainly due to:

a) The increase in weighted average number of ordinary shares deemed issued at no consideration based on assumed exercise of outstanding warrants resulted from increase in average market price of ordinary shares, and

b) The increase in weighted average number of ordinary shares in issue arising from the equity funds raising whereby proceeds raised were not deployed immediately to generate income in the current quarter.

BY ORDER OF THE BOARD

YANG BAO LING
KUAN HUI FANG

Secretaries

Kuala Lumpur
27 August 2007