A1. <u>Basis of Preparation</u>

The condensed interim financial statements have been prepared on the historical cost basis, unless otherwise stated,

The condensed interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS134: Interim Financial Reporting issued by the Malaysian Accounting Standard Board ("MASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The condensed interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2011. 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 financial position and performance of Group since the year ended 31 December 2011.

<u>First-Time Adoption of Malaysian Financial Reporting Standards ("MFRS")</u>

The Group prepared its financial statements in accordance with Financial Reporting Standards ("FRS") for periods up to and including the financial year ended 31 December 2011. The Group has adopted MFRS framework issued by MASB with effect from 1 January 2012. The MFRS framework was introduced by MASB in order to fully converge Malaysia's existing Financial Reporting Standards framework with the International Financial Reporting Standards ("IFRS") framework issued by the International Accounting Standard Board.

These condensed interim financial statements are the Group's first MFRS condensed interim financial statements for part of the period covered by the Group's first MFRS annual financial statements for the year ending 31 December 2012. The Group has applied MFRS 1: First-Time adoption Malaysia Financial Reporting Standards with effect from 1 January 2012. The transition to MFRS framework does not have any financial impact to the financial statements of the Group.

A2. Adoption of Revised Financial Reporting Standards

The following MFRSs, Amendment to MFRSs and IC Interpretation were issued but not yet effective and have not been applied by the Group:-

MFRSs, Amendments to MFRSs and IC Interpretation		Effective for annual periods beginning or after
MFRS 10	Consolidated Financial Statements	1 January 2013
MFRS 11	Joint Arrangement	1 January 2013
MFRS 12	Disclosure of Interests in Other Entities	1 January 2013
MFRS 13	Fair Value Measurement	1 January 2013
MFRS 119	Employees Benefits (2011)	1 January 2013
MFRS 127	Separate Financial Statements	1 January 2013
MFRS 128	Investment in Associate and Joint Ventures (2011)	1 January 2013
Amendment to MFRS 7	Disclosure - Offsetting Financial Assets and Financial Liabilities	1 January 2013
IC Interpretation 20	Stripping Costs in the Production Phase of Surface Mind	1 January 2013
Amendment to MFRS 132	Offsetting Financial Assets and Financial Liabilities	1 January 2014
MFRS 9	Financial Instruments (2009)	1 January 2015
MFRS 9	Financial Instruments (2010)	1 January 2015

A3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 December 2011 was not qualified.

A4. Segment Information

Period ended 31 March 2012

Business Segments	Construction and Property RM'000	Hostel Management RM'000	Manufacturing RM'000	Elimination RM'000	Total RM'000
Revenue from external customers	2,240	1,787	26,250	-	30,277
Inter-segment revenue	11	-	-	(11)	-
Total revenue	2,251	1,787	26,250	(11)	30,277
Operating (loss)/profit	(56)	780	1,666	-	2,390
Financing expenses					(729)
Financing income					8
Profit before taxation					1,669
Taxation					(165)
Profit after taxation					1,504

A5. Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial quarter under review.

A6. Changes in Estimates

There were no changes in estimates that have had a material effect in the current quarter's results.

A7. Comments about Seasonal or Cyclical Factors

The business of the Group was not affected by any significant seasonal or cyclical factors for the financial quarter under review.

A8. Dividends Paid

No interim or final dividend were paid in the current quarter under review.

A9. Carrying Amount of Revalued Assets

The valuations of property, plant and equipment have been brought forward without amendments from the financial statements for the year ended 31 December 2011

A10. Debt and Equity Securities

During the 3 months ended 31 March 2012, the issued and paid-up capital of the Company has been increased from RM60,956,620 to RM62,710,490 by way of

a) the issuance of 1,008,870 ordinary shares of RM1.00 each pursuant to the conversion of RM1,043,500 of 5% 10 years nominal value Irredeemable Convertible Unsecured Loan Stock 2002/2012 at the exercise price of RM1.08 per ordinary share; and

b) the issuance of 745,000 ordinary shares of RM1.00 each arising from the conversion of 745,000 2002/2012 warrants at the exercise price of RM1.08 per ordinary share.

A11. Changes in Composition of the Group

a) On 8 November 2011, Jetson Development (Asia) Sdn. Bhd., a wholly-owned subsidiary of the Company had entered into a Share Sale Agreement ("SSA") to acquire entire proposed issued and paid-up share capital of Asian Corporation Limited ("ACL") and its subsidiaries for a total cash consideration of RM11,000,000.

   The SSA was entered into with a director of the Company who also has substantial financial interest in ACL. The conditions precedent set out in the SSA have been met and/or waived, where relevant and accordingly, the acquisition of ACL was completed on 9 February 2012.

b) Jetson (Singapore) Pte Ltd, a dormant wholly-owned subsidiary of the Company incorporated in Singapore with a paid-up share capital of SGD1.00 had been struck off on 10 February 2012.

c) On 28 June 2011, Kumpulan Jebco (M) Sdn. Bhd. ("Jebco"), a wholly-owned subsidiary of the Company, had entered into a Share Sale Agreement to acquire 168,000 ordinary shares of RM1.00 each from a director of Jebco Engineering Sdn. Bhd. ("JESB"). The acquisition was completed on 14 February 2012. Subsequent to the acquisition, JESB became a 99.99% owned subsidiary of Jebco.

Other than the above, there were no other changes in the composition of the Group during the quarter under review.

A12. Capital Commitments

	31.03.2012 RM'000	31.12.2011 RM'000
Approved and contracted for:-		
Acquisition of shares in subsidiaries	-	9,900
Investment in associate	2,966	2,966
Investment in subsidiary	22,335	-
Property, plant and equipment	171	639
	25,472	13,505

A13. Changes in Contingent Liabilities and Contingent Assets

Contingent liabilities of the Company refer to bank guarantees and corporate guarantees extended in support of banking and credit facilities utilised by its subsidiaries. Contingent liabilities increased from RM74.40 million as at 31 December 2011 to RM76.39 million as at 31 March 2012.

A14. Subsequent Events

a) On 3 April 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM62,710,490 to RM62,765,490 by way of issuance of 55,000 ordinary shares of RM1 each arising from the conversion of 55,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

b) On 10 April 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM62,765,490 to RM62,800,490 by way of issuance of 35,000 ordinary shares of RM1 each arising from the conversion of 35,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

c) On 13 April 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM62,800,490 to RM62,860,490 by way of issuance of 60,000 ordinary shares of RM1 each arising from the conversion of 60,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

d) On 19 April 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM62,860,490 to RM62,880,490 by way of issuance of 20,000 ordinary shares of RM1 each arising from the conversion of 20,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

A14. <u>Subsequent Events (Cont'd)</u>

e) On 23 April 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM62,880,490 to RM62,883,490 by way of issuance of 3,000 ordinary shares of RM1 each arising from the conversion of 3,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

f) On 4 May 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM62,883,490 to RM63,093,460 by way of issuance of 209,970 ordinary shares of RM1 each arising from the conversion of 209,970 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

The new ordinary shares as per (a) to (f) above ranked pari passu in all respect with the existing ordinary shares of the Company.

Except for the above, there were no other material events subsequent to the end of the quarter under review.

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Performance Review

The Group recorded revenue of RM30.28 million in the Q1 2012 compared to RM30.09 million in the Q1 2011, representing a slight increase of 1%. Despite that, the Group reported a pre-tax profit of RM1.67 million in Q1 2012 as opposed to a pre-tax loss of RM0.97 million in the Q1 2011 mainly contributed by the manufacturing and hostel management divisions.

The performance of the respective division in the current quarter is as follows:-

a) Construction and Property Division

Revenue was down by approximately 50% from RM4.5 million in Q1 2011 to RM2.25 million in current quarter as the Ijok Alam Perdana project is currently at almost 'full completion' stage. Accordingly, loss before tax in Q1 2012 was higher at RM0.29 million as compared to Q1 2011, which was RM0.19 million.

b) Hostel Management Division

Revenue reported in Q1 2012 was higher at RM1.79 million against RM1.48 million in Q1 2011, mainly due to higher occupancy rate in the quarter under review.

The pre-tax profit recorded for Q1 2012 was RM0.63 million as compared to pre-tax loss of RM1.21 million in Q1 2011, mainly due to lower amortisation cost on the concession asset. In Q1 2011, the division adopted the new IC Interpretation 12 - Service Contract which resulted to additional amortisation of RM1.41 million being provided.

c) Manufacturing Division

Revenue recorded in this quarter was RM26.25 million as compared to RM24.12 million in Q1 2011. This is mainly contributed by the increase in revenue from sales of Kumpulan Jebco (M) Sdn Bhd following a surge in the demand of automotive parts from local and oversea customers.

Profit before taxation jumped by approximately RM1.06 million from RM0.93 million in Q1 2011 to RM1.99 in Q1 2012 attributed mainly to:-

i) Improved sales as explained above; and
ii) Improved profit margin especially Kumpulan Jebco (M) Sdn Bhd which recorded a higher margin following the lower price of raw materials as compared to the preceding corresponding quarter.

B2. Comment on Material Change in Results against the Preceding Quarter

The Group's revenue decreased from RM37.52 million in Q4 2011 to RM30.28 million in the current quarter. The decrease in revenue was mainly due to the lower revenue contributed by construction division as Ijok Alam Perdana project was almost at its tail end in last year and there was no major contract on-going in the current quarter.

Despite lower revenue, the Group recorded profit before taxation of RM1.67 million for Q1 2012 as compared to loss before taxation of RM2.03 million in the preceding quarter as a result of the followings:-

a) Lower amortisation on concession asset in the current quarter. In Q4 2011, the hostel management division adopted the new IC Interpretation 12 - Service Concession Arrangements which resulted additional amortisation of approximately RM1.41 million being provided in the book.

b) Despite lower revenue contribution from Ijok Alam Perdana project in current quarter, the profit was higher driven by the recognition of variation of price for additional contract works done as required by the owner of the project.

c) Improvement in the profit margin of the Manufacturing division as the cost of raw material is lower and less volatile in the current quarter.

B3. Commentary on Prospect

The global economic outlook is anticipated to remain murky amidst the debt debacle in the Euro zone. However, the Malaysian economy is expected to be resilient with projected gross domestic product growth (GDP) of 4.4% in 2012.

The property and construction division is expected to expand further with the maiden projects in Penang and Yangzhou besides continuing to seek opportunities to form alliance/partnership/ joint venture with other parties to participate in mega projects, whether private or with the Government.

Meanwhile, the manufacturing division will proceed with its plan of setting up its manufacturing facilities in China. The Division will also be continuously on the lookout to diversify its product range as well as to expand the market boundaries.

As part of the precautionary measures, the Group will continue to adopt a more cautious approach; focusing unequivocally on containing costs and place emphasis on the efficient execution and implementation of projects whilst at the same time, continue to explore growth opportunities in the overseas market as a means of diversifying its risk profile arising from focusing on local markets.

B4. Profit Forecast or Profit Guarantee

Not applicable.

B5. Profit/(Loss) before taxation

Profit/(Loss) before taxation is arrived at after charging/(crediting):-

	Current Quarter		Current Quarter	
	31.03.2012 RM'000	**31.03.2011 RM'000**	**31.03.2012 RM'000**	**31.03.2011 RM'000**
Profit/(Loss) before taxation is arrived after charging/(crediting):-				
Amortisation of concession assets	467	1,866	467	1,866
Depreciation of property, plant and equipment	999	1,096	999	1,096
Interest expense	729	550	729	550
Inventories written off	-	12		12
Gain on disposal of property, plant and equipment	(12)	-	(12)	-
Interest income	(8)	(20)	(8)	(20)
Net gain on foreign exchange - realised	(2)	-	(2)	-
Net (gain)/loss on foreign exchange - unrealised	(8)	7	(8)	7

B6. Taxation

	Current Quarter		Current Quarter	
	31.03.2012 RM'000	**31.03.2011 RM'000**	**31.03.2012 RM'000**	**31.03.2011 RM'000**
Current tax:-				
Current period's provision	(165)	(82)	(165)	(82)

B7. Status of Corporate Proposal

There are no corporate proposals announced but not completed as at 11 May 2012 (being the latest practicable date which is not earlier than 7 days from the date of this announcement).

B8. Borrowings

	31.03.2012 RM'000	31.12.2011 RM'000
Current:		
Bank overdrafts	7,775	9,247
Revolving credits	2,000	2,000
Trust receipts and bankers' acceptance	7,457	10,232
Term loans	9,277	9,227
Finance lease payables	808	739
	27,317	31,445
Non-current		
Term loans	31,316	32,767
Finance lease payables	2,229	2.261
	33,545	35,028

The Group's borrowings at the end of the quarter under review are secured by:

a) deposits with licensed banks of the subsidiaries;

b) corporate guarantee executed by the Company;

c) negative pledges over all assets of subsidiaries; and

d) legal charge over the concession rights and freehold land of the Group (including property development cost).

B9. Off Balance Sheet Financial Instruments

There is no financial instrument with off balance sheet risk at the date of this report.

B10. Status of Material Litigation

The Group is not in any material litigation for the period under review.

B11. Retained Profits

The breakdown of the retained earnings of the Group as at 31 December 2011 into realised and unrealised profits is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Main Market Listing Requirements, as issued by the Malaysian Institute of Accountants.

	31.03.2012 RM'000	31.12.2011 RM'000
Total retained earnings of the Group		
- realised	27,617	28,908
- unrealised	2,309	2,537
	29,926	31,445
Total share of retained earnings from associated		
- realised	-	(89)
Less: Consolidation adjustments	(8,796)	(11,646)
Total retained earnings	21,130	19,710

B12. Dividend Payable

No dividend has been recommended by the Board of Directors during the three months ended 31 March 2012.

B13. Earnings/(Loss) Per Share

(a) Basic

Basic earnings/(loss) per share amounts are calculated by dividing earnings/(loss) for the financial period attributable to ordinary equity holders of the company by the weighted average number of ordinary shares in issue during the financial period.

	Current Quarter/Cumulative quarter to date	
	31.03.2012 RM'000	**31.03.2011 RM'000**
Net profit/(loss) attributable to the owners of the Company	1,369	(1,089)
Weighted average number of ordinary shares in issue	61,180	60,869
Effect of conversion of 5% ICULS 2002/2012	2,693	3,529
Adjusted weighted average number of ordinary shares in issue and issuable	63,873	64,398
Basic earnings/(loss) per share (sen)	2.14	(1.69)

B13. Earnings/(Loss) Per Share (Cont'd)

(b) Diluted

For the purpose of calculating diluted earnings/(loss) per share, the profit/(loss) for the financial period attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares in issue during the financial period have been adjusted for the dilutive effects of all potential ordinary shares, i.e. detachable warrants ("Warrants").

	Current Quarter/Cumulative quarter to date	
	31.03.2012 RM'000	**31.03.2011 RM'000**
Net profit/(loss) attributable to the owners of the Company	1,369	(1,089)
Weighted average number of ordinary shares in issue	61,180	60,869
Effect of conversion of 5% ICULS 2002/2012	2,693	3,529
	63,873	64,398
Effect of dilution - Warrants 2002/2012	3,536	2,656
Adjusted weighted average number of ordinary shares in issue and issuable	67,409	67,054
Basic earnings/(loss) per share (sen)	2.03	(1.62)