A1. Basis of Preparation

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.

First-Time Adoption of Malaysian Financial Reporting Standards ("MFRS")

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 30 June 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	7,230	3,528	50,937	-	61,695
Inter-segment revenue	29	-	-	(29)	-
Total revenue	7,259	3,528	50,937	(29)	61,595
Operating (loss)/profit	(610)	1,289	3,347	-	4,026
Financing expenses					(1,423)
Financing income					26
Profit before taxation					2,629
Taxation					(298)
Profit after taxation					2,331

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 6 months ended 30 June 2012, the issued and paid-up capital of the Company has been increased from RM60,956,620 to RM64,064,260 by way of:-

a) the issuance of 1,012,470 ordinary shares of RM1.00 each pursuant to the conversion of RM1,047,100 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 2,095,170 ordinary shares of RM1.00 each arising from the conversion of 2,095,170 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.

d) On 24 May 2012, Jetson Construction Sdn. Bhd., a wholly owned-subsidiary of the Company had incorporated a wholly-owned subsidiary in the Kingdom of Cambodia known as Jetson (Cambodia) Ltd with an issued and paid-up capital of 20,000,000 Riels (equivalent to approximately RM15,500) divided into 1,000 shares of 20,000 Riels each.

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

A12. Capital Commitments

	30.06.2012 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	21,166	-
Property, plant and equipment	108	639
	24,240	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 RM75.46 million as at 31 December 2011 to RM83.71 million as at 30 June 2012.

A14. Subsequent Events

a) On 4 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,064,260 to RM64,118,160 by way of issuance of 53,900 ordinary shares of RM1 each arising from the conversion of 53,900 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

b) On 5 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,118,160 to RM64,158,160 by way of issuance of 40,000 ordinary shares of RM1 each arising from the conversion of 40,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

c) On 9 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,158,160 to RM64,171,060 by way of issuance of 12,900 ordinary shares of RM1 each arising from the conversion of 12,900 5% ICULS 2002/2012 at the exercise price of RM1.08 per ordinary share.

d) On 12 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,171,060 to RM64,194,260 by way of issuance of 23,200 ordinary shares of RM1 each arising from the conversion of 23,200 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

e) On 16 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,194,260 to RM64,234,260 by way of issuance of 40,000 ordinary shares of RM1 each arising from the conversion of 40,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

A14. Subsequent Events (Cont'd)

f) On 20 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,234,260 to RM64,609,660 by way of issuance of 375,400 ordinary shares of RM1 each arising from the conversion of 375,400 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

g) On 24 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,609,660 to RM64,751,660 by way of issuance of 142,000 ordinary shares of RM1 each arising from the conversion of 142,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

h) On 27 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,751,660 to RM64,810,660 by way of issuance of 59,000 ordinary shares of RM1 each arising from the conversion of 59,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

i) On 31 July 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,810,660 to RM64,845,660 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.

j) On 9 August 2012, the issued and fully paid-up ordinary share capital of the Company was increased from RM64,845,660 to RM64,860,660 by way of issuance of 15,000 ordinary shares of RM1 each arising from the conversion of 15,000 Warrants 2002/2012 at the exercise price of RM1.08 per ordinary share.

The new ordinary shares as per (a) to (j) 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 RM31.42 million in Q2 2012, a decrease of RM9.24 million or 22.7% compared to Q2 2011 of RM40.66 million. Despite that, the Group reported a pre-tax profit of RM0.96 million in Q2 2012 as opposed to a pre-tax loss of RM0.49 million in the Q2 2011. Pre-tax profit for the current quarter was 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 63% from RM13.36 million in Q2 2011 to RM4.99 million in current quarter as the Ijok Alam Perdana project is completed and not contributing to the current quarter revenue. Despite the lower revenue, loss before tax in Q2 2012 was lower at RM0.44 million as compared to RM0.58 million for Q2 2011. This is due to the profit contributed from the disposal of a factory unit in Yangzhou, China, by its newly acquired subsidiary, Jetson (Yangzhou) Development Co., Ltd.

b) *Hostel Management Division*

Revenue reported in Q2 2012 was higher at RM1.74 million against RM1.45 million in Q2 2011, mainly due to higher occupancy rate in the quarter under review.

The pre-tax profit recorded for Q2 2012 was RM0.39 million as compared to pre-tax loss of RM1.07 million in Q2 2011. This is mainly due to lower amortisation cost on the concession asset during the current quarter. In 2011, the division adopted the new IC Interpretation 12 - Service Concession Arrangements which resulted to additional amortisation of RM1.41 million being provided in Q2 2011.

c) *Manufacturing Division*

Revenue recorded in this quarter was RM24.69 million as compared to RM25.85 million in Q2 2011. This is mainly due to lower demand of automotive parts from local and oversea customers. Following the lower revenue achieved for the Q2 2012, profit before taxation dropped by approximately RM0.15 million from RM1.17 million in Q2 2011 to RM1.02 million in Q2 2012.

B1. Performance Review (Cont'd)

For the six months ended 30 June 2012 ("H1 2012"), the Group's revenue was RM61.70 million, a drop of RM9.05 million or 12.8% as compared to the six months ended 30 June 2011 ("H1 2011"). The Group reported pre-tax profit of RM2.63 million for the H1 2012 as opposed of pre-tax loss of RM1.46 million for H1 2011.

The performance of the respective division for H1 2012 is analysed as follows:-

a) *Construction and Property Division*

Revenue for the H1 2012 reported was RM7.23 million, a decrease of approximately 59% or RM10.62 million as compared to H1 2011, which was recorded at RM17.85 million. This is mainly due to the completion of the Ijok Alam Perdana project which contributed revenue of RM14.43 million in H2 2011 as compared to RM0.97 million in H2 2012. Despite the huge decrease in revenue, the pre-tax loss only increased by 10% from RM1.27 million in H1 2011 to RM1.40 million in H1 2012. The loss for the period due to lower revenue is mitigated by the profit arising from the disposal of a unit of factory.

b) *Hostel Management Division*

Hostel Management Division reported revenue of RM3.53 million for the H1 2012 as compared to RM2.93 million for the corresponding period in the previous year. This is mainly due to higher occupancy rate in the period under review.

The pre-tax profit recorded for H1 2012 was RM1.02 million as compared to pre-tax loss of RM2.28 million in H1 2011, which was mainly due to lower amortisation cost on the concession asset. In 2011, the division adopted the new IC Interpretation 12 - Service Concession Arrangements which resulted to additional amortisation of RM2.82 million being provided.

c) *Manufacturing Division*

Revenue recorded in H1 2012 was RM50.94 million as compared to RM49.97 million in H1 2011. This is mainly due to an increase in revenue from sale of adhesive while sale of automotive parts remain unchanged for the period.

Profit before taxation increased by approximately RM0.91 million from RM2.09 million in H1 2011 to RM3.00 in H1 2012 attributed mainly to slight improvement in sales and profit margin for Kumpulan Jebco (M) Sdn. Bhd. Improvement in profit margin is due to lower rubber price during the financial period.

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

The Group's revenue increased from RM30.28 million in Q1 2012 to RM31.42 million in the current quarter. This slight increase in revenue was mainly attributed to the higher revenue contributed by construction division, which is mainly from MBSA and Menara Bangkok Bank projects.

Despite of the higher revenue on Q2 2012, the Group recorded profit before taxation of RM0.96 million for Q2 2012 as compared to profit before taxation of RM1.67 million in the preceding quarter. This is mainly due to lower gross profit contributed by manufacturing division and hostel management division in 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

	3 months ended		6 months ended	
	30.06.2012 RM'000	**30.06.2011 RM'000**	**30.06.2012 RM'000**	**30.06.2011 RM'000**
Profit/(Loss) before taxation is arrived after charging/(crediting):-				
Amortisation of concession assets	467	1,994	934	3,860
Depreciation of property, plant and equipment	869	1,114	1,868	2,210
Interest expense	693	520	1,422	1,070
Gain on disposal of property, plant and equipment	(2,128)	(26)	(2,140)	(26)
Interest income	(18)	(9)	(26)	(29)
Net gain on foreign exchange - realised	(13)	(32)	(14)	(32)
Net (gain)/loss on foreign exchange - unrealised	(58)	13	(82)	20

B6. Taxation

	3 months ended		6 months ended	
	30.06.2012 RM'000	**30.06.2011 RM'000**	**30.06.2012 RM'000**	**30.06.2011 RM'000**
Current tax:-				
Current period's provision	(72)	(48)	(237)	(130)
Deferred tax:-				
Current period's provision	(61)	-	(61)	-
	(133)	(48)	(298)	(130)

B7. Status of Corporate Proposal

There are no corporate proposals announced but not completed as at 21 August 2012 (being the latest practicable date which is not earlier than 7 days from the date of this announcement).

B8. Borrowings

	30.06.2012 RM'000	31.12.2011 RM'000
Current:		
Bank overdrafts	12,482	9,247
Revolving credits	2,207	2,000
Trust receipts and bankers' acceptance	6,933	10,232
Term loans	9,327	9,227
Finance lease payables	880	739
	31,829	31,445
Non-current		
Term loans	29,867	32,767
Finance lease payables	2,261	2,261
	32,128	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.

	30.06.2012 RM'000	31.12.2011 RM'000
Total retained earnings of the Group		
- realised	28,387	28,908
- unrealised	2,327	2,537
	30,714	31,445
Total share of retained earnings from associated		
- realised	-	(89)
Less: Consolidation adjustments	(8,817)	(11,646)
Total retained earnings	21,897	19,710

B12. Dividend Payable

No dividend has been recommended by the Board of Directors during the six months ended 30 June 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.

	3 months ended		**6 months ended**	
	30.06.2012 RM'000	**30.06.2011 RM'000**	**30.06.2012 RM'000**	**30.06.2011 RM'000**
Net profit/(loss) attributable to the owners of the Company	767	850	2,136	(239)
Weighted average number of ordinary shares in issue	63,185	60,957	62,183	60,868
Effect of conversion of 5% ICULS 2002/2012	2,690	3,529	2,690	3,529
Adjusted weighted average number of ordinary shares in issue and issuable	65,875	64,486	64,873	64,397
Basic earnings/(loss) per share (sen)	1.16	1.32	3.29	(0.37)

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").

	3 months ended		6 months ended	
	30.06.2012 RM'000	30.06.2011 RM'000	30.06.2012 RM'000	30.06.2011 RM'000
Net profit/(loss) attributable to the owners of the Company	767	850	2,136	(239)
Weighted average number of ordinary shares in issue	63,185	60,957	62,183	60,868
Effect of conversion of 5% ICULS 2002/2012	2,690	3,529	2,690	3,529
	65,875	64,486	64,873	64,397
Effect of dilution - Warrants 2002/2012	3,316	1,700	3,290	1,700
Adjusted weighted average number of ordinary shares in issue and issuable	69,191	66,186	68,163	66,097
Basic earnings/(loss) per share (sen)	1.11	1.28	3.13	(0.36)