Unaudited Condensed Consolidated Income Statements

| | Note | 2008 Current quarter ended 31 Dec (RM'000) | 2007 Comparative quarter ended 31 Dec (RM'000) | 2008 12 months period ended 31 Dec (RM'000) | 2007 12 months period ended 31 Dec (RM'000) |
|--|------|--|--|---|---|
| Continuing Operations | | | | | |
| Revenue | 4 | 9,504 | 6,842 | 36,306 | 29,390 |
| Cost of sales | | (9,512) | (5,869) | (34,042) | (27,642) |
| Gross profit | | (8) | 973 | 2,264 | 1,748 |
| Other income | | 24 | 1,798 | 331 | 1,822 |
| Administrative expenses | | (4,378) | (12,362) | (7,219) | (15,104) |
| Selling and marketing expenses | | (372) | (281) | (1,418) | (1,600) |
| Operating loss | | (4,734) | (9,872) | (6,042) | (13,134) |
| Finance costs | | (638) | (881) | (2,448) | (2,627) |
| Share of loss of an associate | | | | | |
| Loss before tax | | (5,372) | (10,753) | (8,490) | (15,761) |
| Income tax expense Loss for the period attributable to the equity | 19 | (12) | (7) | (12) | (7) |
| holders of the Company | | (5,384) | (10,760) | (8,502) | (15,768) |
| Loss per share attributable to equity holders of the Company: | | | | | |
| Basic, for loss for the period (sen) | 27 | (7.32) | (14.62) | (11.56) | (21.43) |
| Diluted, for loss for the period (sen) | 27 | (7.32) | (14.62) | (11.56) | (21.43) |

The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 December 2007.

Unaudited Condensed Consolidated Balance Sheets

| | Note | As At 31 December 2008 (Unaudited) (RM'000) | As At 31 December 2007 (Audited) (RM'000) |
|---|-------|---|--|
| ASSETS | 11010 | (IIII 000) | (1411 000) |
| Non-current assets | | | |
| Property, plant and equipment | 9 | 38,266 | 41,405 |
| Prepaid land lease payments | | 14,836 | 15,261 |
| | [| 53,102 | 56,666 |
| Current assets | | | |
| Property development costs | | 19,515 | 20,619 |
| Amount due from contract customers | | 775 | - |
| Inventories | | 18,796 | 22,635 |
| Trade receivables | | 6,136 | 7,545 |
| Other receivables | | 660 | 1,453 |
| Cash & bank balances | | 1,822 | 350 |
| | | 47,704 | 52,602 |
| TOTAL ASSETS | | 100,806 | 109,268 |
| TOTAL ASSETS | • | 100,800 | 107,200 |
| EQUITY AND LIABILITIES | | | |
| Equity attributable to equity holders of parent | - | | |
| Share capital | | 73,578 | 73,578 |
| Share premium | | 5,097 | 5,097 |
| Accumulated losses | | (25,241) | (16,739) |
| Revaluation reserve | | 3,685 | 3,685 |
| Total equity | L | 57,119 | 65,621 |
| Non-current liabilities | | | |
| Borrowings | 23 | 20,975 | 25,267 |
| Deferred taxation | | 610 | 610 |
| Land premium payable | | 613 | - |
| | | 22,198 | 25,877 |
| Current liabilities | | | |
| Borrowings | 23 | 6,852 | 5,735 |
| Trade payables | | 8,458 | 7,411 |
| Other payables | | 6,179 | 4,624 |
| Provision for taxation | | - | - |
| | | 21,489 | 17,770 |
| Total liabilities | | 43,687 | 43,647 |
| TOTAL EQUITY AND LIABILITIES | | 100,806 | 109,268 |
| Net assets per share (RM) | : | 0.78 | 0.89 |

The Unaudited Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 31 December 2007

Unaudited Condensed Consolidated Statements of Changes in Equity

| | Share capital (RM'000) | Non-distributable Share Reva premium res (RM'000) (RN | butable Revaluation reserve (RM'000) | Distributable retained earnings/ (Accumulated losses) (RM'000) | Total (RM'000) |
|--|------------------------------|---|---|--|-------------------|
| At 1 January 2007 | 73,578 | 5,097 | 3,685 | (940) | 81,390 |
| Loss for the year, representing total recognised income and expense for the year | • | ı | • | (15,769) | (15,769) |
| At 31 December 2007 | 73,578 | 5,097 | 3,685 | (16,739) | 65,621 |
| Loss for the period, representing total recognised income and expense for the period | 1 | ı | ı | (8,502) | (8,502) |
| At 31 December 2008 | 73,578 | 5,097 | 3,685 | (25,241) | 57,119 |

The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2007.

Unaudited Condensed Consolidated Cash Flow Statement

| | 12 Months period ended 31 December 2008 RM'000 | 12 Months period ended 31 December 2007 RM'000 |
|--|---|---|
| Cash flows from operating activities | (0.400) | (4.7.7.6) |
| Loss before taxation | (8,490) | (15,762) |
| Adjustment for: | | |
| Non-cash items/non-operating items | 9,191 | 15,353 |
| Operating profit before working capital changes | 701 | (409) |
| Decrease in current assets | 3,498 | 721 |
| Increase in current liabilities | 2,865 | 243 |
| Cash generated from operations | 7,064 | 555 |
| Taxation refund/(paid) | 47 | (101) |
| Others | (2,359) | (2,368) |
| Net cash generated from/(used in) operating activities | 4,752 | (1,914) |
| Cash flows from investing activities | | |
| Acquisition of property, plant and equipment | (226) | (1,723) |
| Acquisition of prepaid land lease | - | (967) |
| Proceeds from disposal of property, plant & equipment | 80 | 5,027 |
| Proceeds from disposal of prepaid land lease | - | 2,625 |
| Interest received | 160 | 17 |
| Net cash generated from investing activities | 14 | 4,979 |
| Cash flows from financing activities | | |
| Repayment of borrowings | (3,355) | (2,940) |
| Fixed deposits pledged to a bank | (92) | (30) |
| Net cash used in financing activities | (3,447) | (2,970) |
| Net increase in cash and cash equivalents | 1,319 | 95 |
| Cash and cash equivalents at the beginning of the period | 197 | 102 |
| Cash and cash equivalents at the end of the period | 1,516 | 197 |
| Cash and cash equivalents at the end of the financial period comprise the fo | ollowing: | |
| Cash and bank balances | 1,822 | 350 |
| Bank overdraft (included within short term borrowings in Note 23) | (184) | (123) |
| Less: Fixed deposit pledged | (122) | (30) |
| | 1,516 | 197 |

The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 December 2007.