

(Company No: 278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2011

THE FIGURES HAVE NOT BEEN AUDITED

	INDIVIDUAL QUARTER			CUMULATIVE PERIOD			
	Current	Preceding		Current	Preceding		
	Year Quarter	Year Quarter		Year-to-date	Year-to-date		
	30/11/2011	30/11/2010		30/11/2011	30/11/2010		
	RM'000	RM'000		RM'000	RM'000		
	UNAUDITED	UNAUDITED		UNAUDITED	UNAUDITED		
		(Restated)			(Restated)		
Revenue	37,471	120,561		108,803	203,194		
Cost of sales	(27,930)	(109,844)		(86,801)	(177,806)		
Gross profit	9,541	10,717		22,002	25,388		
Other income	554	568		2,839	746		
Administrative expenses	(2,309)	(2,094)		(4,471)	(4,158)		
Other expenses	(4,170)	(12,528)		(10,926)	(16,705)		
Finance costs	(1,053)	(892)		(2,263)	(1,797)		
Profit / (loss) before tax	2,563	(4,229)		7,181	3,474		
Income tax expenses	(1,303)	1,089		(2,624)	(907)		
Net profit / (loss) for the period	1,260	(3,140)		4,557	2,567		
P ()	-,	(=,= :=)		1,2 2 1	_,		
Other comprehensive income / (lo	oss):						
Foreign currency translation	135	(386)		(227)	170		
Total comprehensive income / (lo	ss)						
for the period	1,395	(3,526)		4,330	2,737		
Net profit / (loss) attributable to:							
Equity holders of the Company	1,112	(3,175)		4,305	2,511		
Non-controlling interests	148	35		252	56		
	1,260	(3,140)	į	4,557	2,567		
Total comprehensive income / (lo attributable to:	ss)						
Equity holders of the Company	1,252	(3,572)		4,092	2,693		
Non-controlling interests	143	46		238	44		
	1,395	(3,526)	I	4,330	2,737		
Earnings / (loss) per share attributo equity holders of the Compan							
Basic	0.56	(1.86)		2.19	1.74		

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 May 2011.



(Company No: 278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 NOVEMBER 2011

THE FIGURES HAVE NOT BEEN AUDITED

	UNAUDITED	AUDITED	
	AS AT 30/11/2011 RM'000	AS AT 31/05/2011 RM'000	
ASSETS			
Non-current assets			
Property, plant and equipment	70,435	76,439	
Biological assets	5,086	3,887	
Investment properties Concession assets	15,418	15,418	
Other investment	34,570 226	35,605 226	
Goodwill on consolidation	16,886	16,886	
Deferred tax assets	826	821	
Deterred an assets	143,447	149,282	
Current assets			
Property development costs	127,934	111,834	
Amount due from customers on contracts	58,025	80,040	
Inventories	1,753	1,969	
Trade receivables and other receivables	66,725	110,559	
Tax recoverable	4,132	3,811	
Deposit with licensed financial institutions	64,878	36,885	
Cash and bank balances	27,471	19,334	
	350,918	364,432	
TOTAL ASSETS	494,365	513,714	
EQUITY AND LIABILITIES			
Equity attributable to Equity Holders of the Company			
Share Capital	196,691	196,691	
Reserves	38,146	33,802	
Non controlling interests	234,837	230,493	
Non-controlling interests Total Equity	4,743 239,580	4,505 234,998	
Non-current liabilities			
Bank borrowings	33,863	24,043	
Deferred taxation liabilities	6,626	6,029	
Defined benefit obligations	1,189	1,203	
	41,678	31,275	
Current liabilities			
Provision for liabilities	892	892	
Trade and other payables	114,690	125,082	
Amount due to customers on contracts	- 06.252	1,623	
Bank borrowings Provision for taxation	96,252	119,589	
Provision for taxation	1,273	255	
	213,107	247,441	
Total liabilities	254,785	278,716	
TOTAL EQUITY AND LIABILITIES	494,365	513,714	
	-		
Net assets per share attributable to ordinary equity holders of	4.00	4.46	
the Company (RM)	1.22	1.19	

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 May 2011.



(Company No : 278114-K)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2011

THE FIGURES HAVE NOT BEEN AUDITED

	UNAUDITED UNAUDITED		
	AS AT 30/11/2011 RM'000	AS AT 30/11/2010 RM'000	
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax	7,181	3,474	
Adjustments for :- Non-cash items	3,311	(1,175)	
Non-operating items	4,684	1,738	
Operating profit before changes in working capital	15,176	4,037	
Changes in working capital:-	44.004	(407.507)	
Net change in current assets Net change in current liabilities	44,384 (10,389)	(105,635) 46,443	
Tax paid	(1,082)	(2,679)	
Net cash flow (used in) / generated from operating activities	48,089	(57,834)	
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of Property, Plant & Equipment	(2,830)	(1,109)	
Other investments	5,827		
Net cash flow (used in) / generated from investing activities	2,997	(1,109)	
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from rights issues of ordinary shares Drawdown / (Repayment) of Bank borrowings	- (2.912)	51,140	
Interest paid	(3,813) (2,264)	60,489 (1,731)	
Payment to hire purchase creditors	(5,405)	(6,319)	
Net cash flow (used in) / generated from financing activities	(11,482)	103,579	
Net change in cash and cash equivalents	39,604	44,636	
Effect of exchange rate changes	(227)	461	
Cash and cash equivalents at beginning of financial period	39,020	8,748	
Cash and cash equivalents at end of financial period	78,397	53,845	
Cash and cash equivalents at the end of the financial period comprise the follow	ving:		
	As at	As at	
	30/11/2011 RM'000	30/11/2010 RM'000	
Cash and bank balances	27,471	16,056	
Deposit with licensed financial institutions	64,878	52,934	
Bank overdraft	(13,952)	(15,145)	
Total	78,397	53,845	

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 31 May 2011.



(Company No: 278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2011

THE FIGURES HAVE NOT BEEN AUDITED

	Attributable to Equity Holder Non-Distributable				ers of the Co	ompany —	•		
	Share Capital RM'000	Warrant Reserve RM'000	Capital	Share Premium	Foreign Exchange Reserve RM'000	Retained Profits RM'000	Total RM'000	Non- controlling Interests RM'000	Total Equity RM'000
At 1 June 2011	196,691	6,176	1,347	-	(2,041)	28,320	230,493	4,505	234,998
Total comprehensive income	-	-	-	-	(213)	4,557	4,344	238	4,582
At 30 November 2011	196,691	6,176	1,347	-	(2,254)	32,877	234,837	4,743	239,580
At 1 June 2010 Effects of adopting FRS 139 As restated	118,016 - 118,016	- - -	1,347 - 1,347	8,816 - 8,816	(1,737) - (1,737)	58,528 (1,615) 56,913	184,970 (1,615) 183,355	4,249 - 4,249	189,219 (1,615) 187,604
Total comprehensive income	-	-	-	-	182	2,511	2,693	44	2,737
Accreation of interest in a subsidiary	-	-	-	-	-	-	-	(349)	(349)
Issue of shares pursuant to Rights Issue	78,675	-	-	(8,816)	-	(25,789)	44,070	-	44,070
Arising from issuance of warrants	-	6,176	-	-	-	-	6,176	-	6,176
At 30 November 2010	196,691	6,176	1,347	-	(1,555)	33,635	236,294	3,944	240,238

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 May 2011.