

**Interim Report For The Financial Period Ended 31 March 2011**  
( The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31 MARCH 2011

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31.03.2011 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31.03.2010 RM'000	CURRENT YEAR TO DATE 31.03.2011 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31.03.2010 RM'000
Revenue	34,972	23,404	80,349	61,888
Operating expenses	(29,742)	(21,787)	(67,018)	(56,559)
Other operating income	211	266	794	1,751
Profit from operations	5,441	1,883	14,125	7,080
Finance cost	(2,269)	(1,511)	(5,950)	(4,532)
Profit before taxation	3,172	372	8,175	2,548
Taxation	(749)	178	(2,172)	(518)
<b>Profit for the period</b>	<b>2,423</b>	<b>550</b>	<b>6,003</b>	<b>2,030</b>
<b>Total comprehensive income for the year</b>	<b>2,423</b>	<b>550</b>	<b>6,003</b>	<b>2,030</b>
Profit attributable to:				
Owner of the parent	2,423	550	6,003	2,030
Minority interest	-	-	-	-
	<b>2,423</b>	<b>550</b>	<b>6,003</b>	<b>2,030</b>
Total comprehensive income attributable to:				
Owner of the parent	2,423	550	6,003	2,030
Minority interest	-	-	-	-
	<b>2,423</b>	<b>550</b>	<b>6,003</b>	<b>2,030</b>
EPS - Basic (sen)	1.20	0.27	2.98	1.01

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)

**Interim Report For The Financial Period Ended 31 March 2011**

( The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2011**

	(UNAUDITED) AS AT 31.03.2011 RM'000	(AUDITED) AS AT 30.06.2010 RM'000
<b>Non Current Assets</b>		
Property, plant and equipment	51,316	51,659
Investment properties	27,417	27,417
Land held for development	109,446	106,856
<b>Current assets</b>		
Property development costs	208,562	153,059
Inventories	38,909	46,176
Tax recoverable	2,528	2,208
Trade and other receivables	113,227	90,907
Fixed deposits with licensed banks	1,500	-
Cash and bank balances	8,845	9,147
	<u>373,571</u>	<u>301,497</u>
<b>Current liabilities</b>		
Trade and other payables	31,266	28,477
Short term borrowings	60,331	39,985
Bank overdrafts	50,263	19,276
Provision for taxation	2,095	300
	<u>143,955</u>	<u>88,038</u>
<b>Net current assets</b>	<u>229,616</u>	<u>213,459</u>
<b>Total Assets</b>	<u><u>417,796</u></u>	<u><u>399,391</u></u>
<b>Shareholders' Funds</b>		
Share capital	206,250	206,250
Treasury shares	(2,472)	(2,299)
Revaluation reserves	6,769	6,769
Retained earnings	120,387	114,384
	<u>330,934</u>	<u>325,104</u>
Long term borrowings	83,979	71,404
Deferred tax liabilities	2,883	2,883
	<u>86,862</u>	<u>74,287</u>
<b>Total Equities and Liabilities</b>	<u><u>417,796</u></u>	<u><u>399,391</u></u>
Net assets per share (RM)	<u>1.61</u>	<u>1.58</u>
(Total Equity/ Number of ordinary share issued)	(330,934/ 206,250)	(325,104/ 206,250)

( The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)

**Interim Report For The Financial Period Ended 31 March 2011**

( The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
 FOR THE PERIOD ENDED 31 MARCH 2011**

	Share capital RM'000	Non-distributable		Distributable	Total RM'000
		Revaluation surplus RM'000	Treasury shares RM'000	Retained earnings RM'000	
At 01.07.2010	206,250	6,769	(2,299)	114,384	325,104
Total comprehensive income	-	-	-	6,003	6,003
Transactions with owners:					
Share buy-back	-	-	(173)	-	(173)
At 31.03.2011	206,250	6,769	(2,472)	120,387	330,934
At 01.07.2009	206,250	6,744	(2,252)	112,263	323,005
Reversal of deferred tax	-	-	(1)	-	(1)
Share buy-back	-	-	-	-	-
Net profit for the period	-	-	-	2,030	2,030
At 31.03.2010	206,250	6,744	(2,253)	114,293	325,034

( The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)

**Interim Report For The Financial Period Ended 31 March 2011**

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE PERIOD ENDED 31 MARCH 2011**

	9 MONTHS ENDED 31.03.2011 RM'000	9 MONTHS ENDED 31.03.2010 RM'000
<b>Operating activities</b>		
Profit after taxation	6,003	2,030
Adjustments for non-cash items	9,440	1,259
Operating profit before working capital changes	<u>15,443</u>	<u>3,289</u>
Net change in working capital	<u>(71,397)</u> (55,954)	<u>16,706</u> 19,995
Tax refunded	334	671
Taxes paid	<u>(1,291)</u>	<u>(2,319)</u>
<b>Net cash (used in)/ from operating activities</b>	<u>(56,911)</u>	<u>18,347</u>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(1,213)	(913)
Proceeds of property, plant and equipment disposal	135	1,109
Land held for development	(2,590)	(43,990)
<b>Net cash used in investing activities</b>	<u>(3,668)</u>	<u>(43,794)</u>
<b>Financing activities</b>		
Proceeds from borrowings	83,025	61,837
Repayment of borrowings	(52,062)	(28,314)
Purchase of treasury shares	(173)	(1)
Others	-	(796)
<b>Net cash from financing activities</b>	<u>30,790</u>	<u>32,726</u>
<b>Net (decrease)/ increase in cash and cash equivalents</b>	(29,789)	7,279
<b>Cash and cash equivalents at beginning of period</b>	(10,129)	(33,318)
<b>Cash and cash equivalents at end of period</b>	<u>(39,918)</u>	<u>(26,039)</u>

( The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)