

**GSB GROUP BERHAD***(Company No. 287036-X)**(Incorporated in Malaysia)***Condensed consolidated statement of comprehensive income (unaudited)
For the period ended 30 June 2010**

| | 1st Quarter 3 months ended | | Year To-date 3 months ended | |
|--|---------------------------------------|---------------------------------|--|---------------------------------|
| | 30/06/2010 (RM '000) | 30/06/2009 (RM '000) | 30/06/2010 (RM '000) | 30/06/2009 (RM '000) |
| Revenue | 7,440 | 4,436 | 7,440 | 4,436 |
| Operating expenses | (6,930) | (4,178) | (6,930) | (4,178) |
| Other operating income | 911 | 14 | 911 | 14 |
| Profit from operations | <u>1,421</u> | <u>272</u> | <u>1,421</u> | <u>272</u> |
| Finance costs | (291) | (198) | (291) | (198) |
| Profit before tax | <u>1,130</u> | <u>74</u> | <u>1,130</u> | <u>74</u> |
| Taxation | (135) | (26) | (135) | (26) |
| Profit for the period attributable to owners of the Company | <u>995</u> | <u>48</u> | <u>995</u> | <u>48</u> |
| Other comprehensive income, net of tax | - | - | - | - |
| Total comprehensive income for the period attributable to owners of the Company | <u>995</u> | <u>48</u> | <u>995</u> | <u>48</u> |
| Earnings per share (sen) | | | | |
| Basic | <u>0.25</u> | <u>0.01</u> | <u>0.25</u> | <u>0.01</u> |
| Fully diluted | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |

(The Condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2010)

**GSB GROUP BERHAD***(Company No. 287036-X)**(Incorporated in Malaysia)***Condensed consolidated statement of financial position (unaudited)****As at 30 June 2010**

| | As at 30/06/2010 (RM'000) | As at 31/03/2010 (RM'000) (Restated) |
|--|---------------------------------|---|
| Assets | | |
| Property, plant and equipment | 10,677 | 10,968 |
| Investment property | 18,664 | 18,736 |
| Land held for development | 11,225 | 3,115 |
| Deferred tax assets | 658 | 677 |
| Goodwill | 12 | 12 |
| Other investments | 16 | 16 |
| Total non-current assets | <u>41,252</u> | <u>33,524</u> |
| Asset held for sale | 114 | 114 |
| Inventories | 1,453 | 956 |
| Property development costs | 19,781 | 4,398 |
| Trade debtors | 11,038 | 7,495 |
| Others debtors, deposits and prepayment | 3,449 | 1,290 |
| Current tax assets | 268 | 268 |
| Deposit with licensed banks | 2,671 | 3,543 |
| Cash and bank balances | 1,685 | 2,023 |
| Total current assets | <u>40,459</u> | <u>20,087</u> |
| Total assets | <u>81,711</u> | <u>53,611</u> |
| Equity | | |
| Share capital | 40,000 | 40,000 |
| Reserves | | |
| Share premium | 940 | 940 |
| Revaluation reserve | 1,330 | 1,330 |
| Accumulated losses | (5,057) | (6,052) |
| Total equity | <u>37,213</u> | <u>36,218</u> |
| Liabilities | | |
| Borrowings | 6,190 | 7,725 |
| Hire purchase creditors | 219 | 219 |
| Deferred tax liabilities | 3,817 | 2,587 |
| Trade creditors | 6,000 | - |
| Total non-current liabilities | <u>16,226</u> | <u>10,531</u> |
| Trade creditors | 11,756 | 1,859 |
| Other creditors | 4,237 | 1,764 |
| Bank overdraft | 9,080 | 287 |
| Taxation | 269 | 112 |
| Short term borrowings | 2,636 | 2,442 |
| Hire purchase creditors | 294 | 398 |
| Total current liabilities | <u>28,272</u> | <u>6,862</u> |
| Total liabilities | <u>44,498</u> | <u>17,393</u> |
| Total equity and liabilities | <u>81,711</u> | <u>53,611</u> |
| Net assets per share attributable to owners of the Company (sen) | 9.30 | 9.05 |

(The Condensed consolidated statement of financial position should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 March 2010)



GSB GROUP BERHAD

*(Company No. 287036-X)
(Incorporated in Malaysia)*

**Condensed consolidated statements of changes in equity (unaudited)
For the period ended 30 June 2010**

| | Attributable to owners of the Company | | | | Total (RM'000) |
|---|---------------------------------------|------------------------------|------------------------------------|---------------------------------|-------------------|
| | Share Capital (RM'000) | Share Premium (RM'000) | Revaluation Reserve (RM'000) | Accumulated Loss (RM'000) | |
| At 1 April 2010 | 40,000 | 940 | 1,330 | (6,052) | 36,218 |
| Total comprehensive income for the period | - | - | - | 995 | 995 |
| At 30 June 2010 | <u>40,000</u> | <u>940</u> | <u>1,330</u> | <u>(5,057)</u> | <u>37,213</u> |

| | Attributable to owners of the Company | | | | Total (RM'000) |
|---|---------------------------------------|------------------------------|------------------------------------|---------------------------------|-------------------|
| | Share Capital (RM'000) | Share Premium (RM'000) | Revaluation Reserve (RM'000) | Accumulated Loss (RM'000) | |
| At 1 April 2009 | 40,000 | 940 | 1,426 | (5,272) | 37,094 |
| Total comprehensive income for the period | - | - | - | 48 | 48 |
| At 30 June 2009 | <u>40,000</u> | <u>940</u> | <u>1,426</u> | <u>(5,224)</u> | <u>37,142</u> |

**(The Condensed consolidated statements of changes in equity should be read in conjunction
with the Annual Audited Financial Statements for the year ended 31st March 2010)**



GSB GROUP BERHAD

(Company No. 287036-X)
(Incorporated in Malaysia)

**Condensed consolidated statement of cash flows (unaudited)
For the period ended 30 June 2010**

| | 3 months ended 30/06/2010 (RM'000) | 3 months ended 30/06/2009 (RM'000) |
|--|--|--|
| Cash flows from operating activities | | |
| Profit before taxation | 1,130 | 74 |
| Adjustment for non-cash flows:- | | |
| Depreciation of property, plant & equipment | 355 | 497 |
| Depreciation of investment property | 71 | 71 |
| Negative goodwill recognised | (853) | - |
| Interest expense | 291 | 200 |
| Interest income | (4) | (3) |
| | (140) | 765 |
| Operating profit before changes in working capital | 990 | 839 |
| Changes in working capital | | |
| Inventories | (12) | (29) |
| Receivables | (3,149) | (671) |
| Payables | 8,052 | (537) |
| Property development costs | (479) | 166 |
| | 4,412 | (1,071) |
| Cash generated from/(used in) operations | 5,402 | (232) |
| Interest paid | (291) | (200) |
| Income tax paid | (20) | (50) |
| Net cash flows generated from/(used in) operating activities | 5,091 | (482) |
| Cash flows from investing activities | | |
| Purchases of property, plant & equipment | (55) | (77) |
| Acquisition of subsidiary, net of cash and cash equivalents acquired | (13,598) | - |
| Interest received | 4 | 3 |
| Net cash used in investing activities | (13,649) | (74) |
| Cash flows from financing activities | | |
| Drawdown/(repayment) of bankers' acceptance | 193 | (364) |
| Repayment of term loan borrowing | (1,534) | (278) |
| Repayment of hire purchase creditors | (104) | (67) |
| Net cash used in financing activities | (1,445) | (709) |
| Net change in cash and cash equivalents | (10,003) | (1,265) |
| Cash and cash equivalents at beginning of period | 5,279 | 6,814 |
| Cash and cash equivalents at end of period | (4,724) | 5,549 |
| Cash and cash equivalents comprise : | | |
| Cash and bank balances less bank overdraft | (7,395) | 1,268 |
| Deposit with licensed banks | 2,671 | 4,281 |
| | (4,724) | 5,549 |

(The Condensed consolidated statement of cash flows should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 March 2010)