### Interim Financial Report for the 4th financial quarter and financial year ended 31 December 2010

#### CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	Current	Comparative		
	Quarter	Quarter	Year	Year
	Ended	Ended	Ended	Ended
	31.12.10	31.12.09	31.12.10	31.12.09
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	RM'000	RM'000	RM'000	RM'000
Revenue	9,232	13,135	64,120	76,611
Cost of Sales	(10,569)	(12,326)	(62,369)	(76,275)
Gross Profit/(Loss)	(1,337)	809	1,751	336
Other Income	5,375	1,257	6,620	3,609
Operating Expenses	(5,824)	(3,361)	(14,806)	(11,451)
Finance Costs	(117)	(7)	(243)	(116)
Loss Before Tax	(1,903)	(1,302)	(6,678)	(7,622)
Tax Expense	-	33	(28)	(3)
Loss for the Period	(1,903)	(1,269)	(6,706)	(7,625)
Other Comprehensive Income	-	-	-	-
<b>Total Comprehensive Loss for the Period</b>	(1,903)	(1,269)	(6,706)	(7,625)
Loss for the period attributable to:				
Owners of the Parent	(1,901)	(1,266)	(6,707)	(7,623)
Minority Interest	(2)	(3)	1	(2)
	(1,903)	(1,269)	(6,706)	(7,625)
Total Comprehensive Loss for the period attributable to:				
Owners of the Parent	(1,901)	(1,266)	(6,707)	(7,623)
Minority Interest	(2)	(3)	1	(2)
	(1,903)	(1,269)	(6,706)	(7,625)
Loss Per Share attributable to owners				
of the Parent (sen):				
i) Basic	(1.09)	(0.73)	(3.85)	(4.38)
ii) Diluted		-		

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009.

### Interim Financial Report for the 4th financial quarter and financial year ended 31 December 2010

### CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT	AS AT
	31.12.10 (Unaudited)	31.12.09 (Audited)
ASSETS	RM'000	RM'000
Non-Current Assets		
Property, Plant and Equipment	44,469	29,329
Prepaid lease payment	0	1,509
Renovation work-in-progress	9,980	<del>-</del>
Investment Properties	2,151	20,708
	56,600	51,546
Current Assets		
Inventories	239	9,978
Trade & Other Receivables	54,075	73,922
Assets held for sale	24,282	-
Deposits, cash and bank balances	16,126	10,677
	94,722	94,577
TOTAL ASSETS	151,322	146,123
EQUITY AND LIABILITIES		
Share Capital	189,238	189,238
Retained Profits	36,111	42,818
Revaluation and Other Reserves	22,726	22,726
Treasury Shares	(11,357)	(11,355)
Merger Deficit	(109,628)	(109,628)
<b>Equity Attributable to Equity Holders of the Company</b>	127,090	133,799
Minority Interests	92	91
Total Equity	127,182	133,890
Non-current Liabilities		
Term Loan	5,000	-
Deferred taxation	2,009	2,009
	7,009	2,009
Current Liabilities		
Trade & Other Payables	12,227	9,129
Provision for tax	1,404	1,095
Short term borrowings	3,500	-
Bank Overdraft		
	17,131	10,224
Total Liabilities	24,140	12,233
TOTAL EQUITY AND LIABILITIES	151,322	146,123
Net Asset Per Share (RM)	0.73	0.77
	3170	

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009.

### Interim Financial Report for the 4th financial quarter and financial year ended 31 December 2010

### CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital	No	on- distributab	le	Distributable		Minority	Total
	Ordinary			Revaluation			Interest	Equity
	shares of	Merger	Treasury	and other	Retained	Total		
	RM1 each	Deficit	Shares	reserves	profits			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Cumulative Current Year (Unaudited)</b>								
At 01.01.2010	189,238	(109,628)	(11,355)	22,726	42,818	133,799	91	133,890
Recognised income and expense								
for the period:								
Loss for the period	-	-	-	-	(6,707)	(6,707)	1	(6,706)
Purchase of treasury shares	-	-	(2)	-	-	(2)	-	(2)
At 31.12.2010	189,238	(109,628)	(11,357)	22,726	36,111	127,090	92	127,182
Cumulative Preceding Year (Audited)								
At 01.01.2009	189,238	(109,628)	(11,341)	22,726	50,441	141,436	93	141,529
Recognised income and expense	,			ŕ	,	, in the second		· ·
for the period:								
Loss for the period	-	-	-	-	(7,623)	(7,623)	(2)	(7,625)
Purchase of treasury shares	-	-	(14)	-	-	(14)	-	(14)
At 31.12.2009	189,238	(109,628)	(11,355)	22,726	42,818	133,799	91	133,890

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009.

## Interim Financial Report for the 4th financial quarter and financial year ended 31 December 2010

### CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Cumulative Year Ended		
	31.12.10 Unaudited RM'000	31.12.09 Audited RM'000	
CASH FLOWS FROM/(FOR) OPERATING ACTIVITIES:			
Loss before taxation	(6,678)	(7,622)	
Adjustments for: Non-cash items Non-operating items	942 179	3,569 59	
Operating loss before changes in working capital	(5,557)	(3,994)	
(Increase)/Decrease in current assets Increase/(Decrease) in current liabilities	29,586 3,098	10,008 (2,950)	
Cash flows from/(for) operations	27,127	3,064	
Income tax refunded/(paid) Interest received	293	1,115	
	64	57	
Net cash flows from/(for) operating activities	27,484	4,236	
CASH FLOWS FROM/(FOR) INVESTING ACTIVITIES:			
Property, plant and equipment Renovation work-in-progress Investment Properties	(20,310) (9,980) 0	(73) 0 1,013	
Equity investments	0	0	
Net cash flows from/(for) investing activities	(30,290)	940	
CASH FLOWS FROM/(FOR) FINANCING ACTIVITIES:			
Interest paid Term Loan Short term borrowings	(243) 5,000 3,500	(116) 0 (1,163)	
Treasury shares acquired	(2)	(14)	
Net cash flows from/(for) financing activities	8,255	(1,293)	
Net increase/(decrease) in cash & cash equivalent	5,449	3,883	
Cash & cash equivalent at beginning of the financial year	10,677	6,794	
Cash & cash equivalent at end of the financial year	16,126	10,677	
Cash & cash equivalent consists of:  Deposits, cash and bank balances  Bank overdrafts	RM'000 16,126 0 16,126	RM'000 10,677 0 10,677	

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 December 2009.