

(Company No: 278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 31 AUGUST 2012

THE FIGURES HAVE NOT BEEN AUDITED

	INDIVIDUAL QUARTER		CUMULATI	CUMULATIVE PERIOD		
	Current	Preceding	Current	Preceding		
	Year Quarter	Year Quarter	Year-to-date	Year-to-date		
	31/08/2012	31/08/2011	31/08/2012	31/08/2011		
	RM'000	RM'000	RM'000	RM'000		
Revenue	47,268	71,332	47,268	71,332		
Cost of sales	(38,716)	(58,871)	(38,716)	(58,871)		
Gross profit	8,552	12,461	8,552	12,461		
Other income	2,172	2,285	2,172	2,285		
Administrative expenses	(2,986)	(2,162)	(2,986)	(2,162)		
Other expenses	(3,413)	(6,757)	(3,413)	(6,757)		
Finance costs	(617)	(1,210)	(617)	(1,210)		
Profit before tax	3,708	4,617	3,708	4,617		
Income tax expenses	(704)	(1,321)	(704)	(1,321)		
Net profit for the period	3,004	3,296	3,004	3,296		
Other comprehensive income / (loss):						
Foreign currency translation	(377)	(362)	(377)	(362)		
Total comprehensive income						
for the period	2,627	2,934	2,627	2,934		
Net profit attributable to:						
Equity holders of the Company	2,527	3,193	2,527	3,193		
Non-controlling interests	477	103	477	103		
Ç	3,004	3,296	3,004	3,296		
Total comprehensive income attributable to:						
Equity holders of the Company	2,189	2,840	2,189	2,840		
Non-controlling interests	438	94_	438	94		
	2,627	2,934	2,627	2,934		
Earnings per share attributable to equity holders of the Company (sen):						
Basic	1.28	1.62	1.28	1.62		

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 May 2012.



(Company No: 278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 AUGUST 2012

	UNAUDITED	AUDITED
	AS AT 31/08/2012 RM'000	AS AT 31/05/2012 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	62,988	65,177
Biological assets	7,376	6,847
Investment properties Concession assets	20,648	20,648
Other investment	32,713 226	33,186 226
Goodwill on consolidation	17,295	17,295
Deferred tax assets	757	764
	142,003	144,143
Current assets		
Property development costs	140,540	138,701
Amount due from customers on contracts	47,194	69,940
Inventories	1,732	1,610
Trade receivables and other receivables Tax recoverable	41,534	56,730
	4,228	4,028
Deposit with licensed financial institutions	41,154	34,079
Cash and bank balances	22,471	15,490
	298,853	320,578
TOTAL ASSETS	440,856	464,721
EQUITY AND LIABILITIES		
Equity attributable to Equity Holders of the Company		
Share Capital	196,691	196,691
Reserves	51,348	49,159
	248,039	245,850
Non-controlling interests	4,173	3,735
Total equity	252,212	249,585
Non-current liabilities		
Bank borrowings	45,161	48,066
Deferred taxation liabilities	8,463	8,520
Defined benefit obligations	1,197	1,234
C 42.124	54,821	57,820
Current liabilities Trade and other payables	08 021	111,207
Amount due to customers on contracts	98,921	48
Bank borrowings	33,100	44,885
Provision for taxation	1,802	1,176
	133,823	157,316
Total liabilities		
	188,644	215,136
TOTAL EQUITY AND LIABILITIES	440,856	464,721
Net assets per share attributable to ordinary equity holders of		
the Company (RM)	1.28	1.27
	1.20	1.27

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 May 2012.



(Company No: 278114-K)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS FOR THE FINANCIAL PERIOD ENDED 31 AUGUST 2012

THE FIGURES HAVE NOT BEEN AUDITED

	AS AT 31/08/2012 RM'000	AS AT 31/08/2011 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	3,708	4,617
Adjustments for :-		
Depreciation of property, plant and equipment	681	1,268
Depreciation of concession assets	356	462
Gain/(Loss) on disposal of property, plant and equipment	(73)	1,101
Increse in liability for defined benefit obligations	(36)	(406)
Provision for doubtful debts	-	2,757
Interest expense	617	1,211
Interest income	(129)	(226)
Operating profit before changes		
in working capital	5,124	10,784
Changes in working capital:-		
Property development costs	(1,839)	(1,306)
Biological assets	(517)	(679)
Amount due to/from customer on contracts	24,414	4,385
Inventories	(122)	351
Receivables	15,197	29,769
Payables	(12,530)	(10,144)
Tax paid	(279)	(244)
Net cash flow (used in) / generated from operating activities	29,448	32,916
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(445)	(1,556)
Purchase of concession assets	217	-
Proceeds from disposal of property, plant and equipment	353	2,900
Interest received	129	226
Net cash flow (used in) / generated from investing activities	254	1,570



(Company No: 278114-K)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS FOR THE FINANCIAL PERIOD ENDED 31 AUGUST 2012

THE FIGURES HAVE NOT BEEN AUDITED

	AS AT 31/08/2012 RM'000	AS AT 31/08/2011 RM'000
CASH FLOWS FROM FINANCING ACTIVITIES		_
Drawdown / (Repayment) of Bank borrowings	(2,205)	(8,776)
Interest paid	(617)	(1,211)
Payment to hire purchase creditors	(854)	(3,390)
Net cash flow (used in) / generated from financing activities	(3,676)	(13,377)
Net change in cash and cash equivalents	26,026	21,109
Effect of exchange rate changes	(338)	(29)
Cash and cash equivalents at beginning of financial year	35,517	39,020
Cash and cash equivalents at end of financial year	61,205	60,101

Cash and cash equivalents at the end of the financial year comprise the following:

	As at 31/08/2012 RM'000	As at 31/08/2011 RM'000
Cash and bank balances	22,471	14,748
Deposit with licensed financial institutions	41,154	57,319
Bank overdraft	(2,420)	(11,966)
Total	61,205	60,101

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 31 May 2012.



(Company No: 278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 AUGUST 2012

THE FIGURES HAVE NOT BEEN AUDITED

← Attributable to Equity Holders of the Company ← Non-Distributable ←									
	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 2012	196,691	6,176	1,347	-	(1,135)	42,771	245,850	3,735	249,585
Total comprehensive income	-	-	-	-	(338)	2,527	2,189	438	2,627
At 31 August 2012	196,691	6,176	1,347	-	(1,473)	45,298	248,039	4,173	252,212
At 1 June 2011	196,691	6,176	1,347	-	(2,041)	28,320	230,493	4,505	234,998
Total comprehensive income	-	-	-	-	(353)	3,193	2,840	94	2,934
At 31 August 2011	196,691	6,176	1,347	-	(2,394)	31,513	233,333	4,599	237,932

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 May 2012.



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

A1. BASIS OF PREPARATION

The interim financial report is unaudited and has been prepared in accordance with the requirements of FRS 134 - Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 31 May 2012. These explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 May 2012.

A2. CHANGES IN ACCOUNTING POLICIES

The accounting policies adopted by the Group in the quarterly financial statements are consistent with those adopted in the financial statements for financial year ended 31 May 2012, except for the changes arising from the adoption of new / revised Financial Reporting Standards (FRSs), Amendments to FRSs and IC Interpretations that are effective for financial period beginning 1 June 2012 as follows:

Amendments to FRSs

FRS 1, Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters

FRS 7, Disclosures – Transfers of Financial Assets

FRS 101, Presentation of Items of Other Comprehensive Income

FRS 112, Deferred Tax: Recovery of Underlying Assets

FRS 124, Related Party Disclosures

IC Interpretation 15, Agreements for the Construction of Real Estate

IC Interpretation 19, Extinguishing Financial Liabilities with Equity Instruments

Amendments to IC Interpretations:

IC Interpretation 14, Prepayments of a Minimum Funding Requirement

The initial application of the other new / revised FRSs, Amendment to FRSs and IC Interpretations has no material impact to the financial statements of the Group.

Malaysian Financial Reporting Standards (MFRS)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MRFS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called Transitioning Entities")

Based on the MASB announcement on 30 June 2012, Transitioning Entities will be allowed to defer the adoption of the new MFRS Framework from the previous adoption date of 1 January 2013 to 1 January 2014. Consequently, the adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

A2. CHANGES IN ACCOUNTING POLICIES (Cont'd)

The Group falls within the scope definition of Transitioning Entities and has opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its financial statements for the year ending 31 May 2015. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made retrospectively against opening retained profits.

The Group has yet to complete its assessment of the financial effects of the differences between Financial Reporting Standards and accounting standards under MFRS Framework. Accordingly, the consolidated financial performance and financial position as disclosed in these interim financial statements for the year ended 31 May 2013 could be different if prepared under the MFRS Framework.

The Group considers that it is achieving its scheduled milestones and expects to be in a position to fully comply with the requirements of the MFRS Framework for the financial year ending 31 May 2015.

A3. AUDIT REPORT

The auditors' report on the Group's annual financial statements for the year ended 31 May 2012 was not subject to any audit qualification.

A4. SEASONAL OR CYCLICAL FACTORS

The Group's business operations for the quarter ended 31 August 2012 have not been materially affected by seasonal or cyclical factors.

A5. EXCEPTIONAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current quarter under review.

A6. EFFECTS OF CHANGES IN ESTIMATES

There were no changes in estimates that have a material effect in the current quarter and financial period ended 31 August 2012.

A7. CHANGES IN DEBT AND EQUITY SECURITIES

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period ended 31 August 2012



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

A8. DIVIDEND PAID

There was no payment of dividend in the current quarter.

A9. SEGMENTAL REPORTING

3 months ended 31 August 2012 (Current Financial Period)

31 August 2012	Engineering and construction RM	Property investment and development RM	Utility RM	Investment holding and others RM	Plantation RM	Elimination RM	Consolidated RM
Revenue							
External sales	36,361,109	6,445,975	4,461,153	-	-	-	47,268,237
Inter-segment sales	4,479,812	129,379	-	5,771,148	-	(10,380,339)	
Total revenue	40,840,921	6,575,354	4,461,153	5,771,148	-	(10,380,339)	47,268,237
Result Segment results	1,684,928	1,101,629	1,538,320	123,236	(117,277)	(6,011)	4,324,825
Finance costs	(295,655)	(104,286)	(92,113)	(121,106)	(3,733)	-	(616,893)
Profit/(Loss) before tax Income tax expense	1,389,273	997,343	1,446,207	2,130	(121,010)	(6,011)	3,707,932 (703,695)
Profit for the year							3,004,237

3 months ended 31 August 2011 (Previous Financial Period)-(Restated)

31 August 2011	Engineering and construction RM	Property investment and development RM	Utility RM	Investment holding and others RM	Plantation RM	Elimination RM	Consolidated RM
Revenue							
External sales	44,046,388	23,275,134	4,010,320	-	-	-	71,331,842
Inter-segment sales	2,739,200	140,668	-	1,003,136	-	(3,883,004)	
Total revenue	46,785,588	23,415,802	4,010,320	1,003,136	-	(3,883,004)	71,331,842
Result Segment results	(1,889,453)	5,851,709	1,702,649	407,863	(264,641)	19,882	5,828,009
Finance costs	(409,348)	(2,901)	(153,095)	(642,757)	(2,539)	-	(1,210,640)
Profit/(Loss) before tax	(2,298,801)	5,848,808	1,549,554	(234,894)	(267,180)	19,882	4,617,369
Income tax expense							(1,321,286)
Profit for the year							3,296,083



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

A10. CARRYING AMOUNT OF REVALUED ASSETS

The valuations of property, plant and equipment have been brought forward without amendment from the audited financial statements for the year ended 31 May 2012.

A11. EVENTS SUBSEQUENT TO THE STATEMENT OF FINANCIAL POSITION DATE

Elegance Sonata Sdn Bhd, a wholly-owned subsidiary of Gadang Land Sdn Bhd, which in turn is the wholly-owned subsidiary of the Company, had on 31 May 2012, entered into a Sale and Purchase Agreement ("SPA") with Blossom Acacia Sdn Bhd ("Purchaser") to dispose to the Purchaser, two (2) parcels of freehold land in Penang ("Penang Land"), for a total cash consideration of RM31,544,845 only.

On 19 September 2012, the disposal of Penang Land was completed pursuant to the terms of the SPA.

A12. CHANGES IN COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the current quarter ended 31 August 2012.

A13. CHANGES IN CONTINGENT LIABILITIES

Corporate guarantees given by the Company to trade suppliers and various financial institutions for credit and hire purchase facilities granted to subsidiary companies are as follows:-

	<u>RM'000</u>
As at 31 May 2012	246,215
Increase during the financial period	24,528
As at 31 August 2012	270,743

A14. CAPITAL COMMITMENTS

As at 31 August 2012 <u>RM'000</u>

Approved and contracted for

- Purchase of land for property development 13,000

Approved and not contracted for

- Oil palm plantations development 8,000

21,000



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. OPERATING SEGMENTS REVIEW

REVIEW OF PERFORMANCE AGAINST PREVIOUS YEAR CORRESPONDING PERIOD

The Group registered revenue of RM47.27 million for the current period ended 31 August 2012 (1Q13) as compared to RM71.33 million in the previous year corresponding period ended 31 August 2011(1Q12), a decline of 33.7%. The decline in revenue was mainly due to the non-recurrent revenue from disposal of Kuang Land by Property Division in 1Q12.

In line with the above, the Group registered a lower profit before tax of RM3.71 million in 1Q13 as compared to RM4.62 million in 1Q12.

Further analysis of the divisional performances is as follows:

Construction Division

	YTD Ended	YTD Ended
	31.08.2012	31.08.2011
	RM'000	RM'000
Revenue	40,841	46,786
Profit / (Loss) Before Tax	1,389	(2,299)

The Construction Division recorded lower revenue of RM40.84 million in 1Q13 as compared to RM46.79 million in 1Q12.

Despite the decrease in revenue, the Division recorded a profit before tax of RM1.39 million in 1Q13 as compared to a pre-tax loss of RM2.29 million in 1Q12. The loss in 1Q12 was mainly due to the doubtful debts provision of RM1.91 million and lower profit margin for some contracts.

Property Division

	YTD Ended	YTD Ended
	31.08.2012	31.08.2011
	RM'000	RM'000
Revenue	6,575	23,416
Profit Before Tax	997	5,849

The Property Division registered much lower revenue of RM6.58 million in 1Q13 as compared to RM23.42 million in 1Q12. This was mainly due to the non-recurrent revenue from disposal of Kuang Land in 1Q12.

In line with the above, the profit before tax declined substantially from RM5.85 million in 1Q12 to RM0.99 million in 1Q13.



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. OPERATING SEGMENTS REVIEW (Cont'd)

Utility Division

	YTD Ended	YTD Ended
	31.08.2012	31.08.2011
	RM'000	RM'000
Revenue	4,461	4,010
Profit Before Tax	1,446	1,550

The revenue increased slightly to RM4.46 million in 1Q13 from RM4.01 million in 1Q12 due to increase in demand for water sales. However, the profit before tax decreased to RM1.45 million in 1Q13 from RM1.55 million in 1Q12 mainly due to higher operating expenses.

Plantation Division

	YTD Ended	YTD Ended
	31.08.2012	31.08.2011
	RM'000	RM'000
Revenue	-	-
Loss Before Tax	(121)	(267)

The division is still under planting and development stage, hence no revenue recorded. The lower loss in current quarter 1Q13 was mainly attributed to lower estate costs.

B2. MATERIAL CHANGE IN PERFORMANCE OF OPERATING SEGMENTS FOR CURRENT QUARTER AS COMPARED TO PRECEDING QUARTER.

	Current Quarter	Preceding Quarter
	31.08.2012	31.05.2012
	RM'000	RM'000
Revenue	47,268	76,529
Profit Before Tax	3,708	8,843

The Group recorded lower revenue of RM47.27 million in 1Q13 as compared to RM76.53 million in the preceding quarter ended 31 May 2012. The higher revenue in the preceding quarter was mainly due to the recognition of some variation orders by the Construction Division.

The Group's current quarter profit before tax of RM3.71 million declined by 58% as compared to RM8.84 million in the preceding quarter mainly due to lower profit contributions from the Construction Division.



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B3. PROSPECTS FOR THE CURRENT FINANCIAL YEAR

The Group's current financial year performance growth is expected to be strongly driven by the Construction Division with an order book of some RM1.6 billion with the recent award of another two (2) new contracts i.e. Klang Valley Mass Rapid Transit – Package V2 the construction and completion of viaduct guideway and associated works (KVMRT – V2) and the Refinery and Petrochemical Integrated Development (RAPID) Project – Package 1 - Phase 1 Site Preparation Works.

The encouraging sales progress for the Tampoi integrated commercial and residential project by the Property Division and the stable earnings from the Indonesian Utility Division continue to further strengthen the Group's revenue platform.

Accordingly, the Group expects to achieve a stronger performance for the current financial year.

B4. VARIANCE OF ACTUAL PROFIT FROM FORECAST PROFIT AND SHORTFALL IN PROFIT GUARANTEE

This is not applicable to the Group.

B5. TAXATION

Taxation comprises the following:-

	Current quarter RM'000	3 months Year-to-date RM'000
Current tax:		
Malaysian income tax	539	539
Foreign income tax	165	165
Under / (over) provision for prior years	-	-
Deferred taxation		
	704	704

The effective tax rate for the Group for the financial period is lower than the statutory tax rate because certain subsidiaries have unutilised tax losses and unabsorbed capital allowances to set off against current taxable profits.

B6. STATUS OF CORPORATE PROPOSALS ANNOUNCED

There were no pending corporate proposals.



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B7. GROUP BORROWINGS

The details of the Group borrowings are as follows: -

	Secured	Unsecured	Total
	RM'000	RM'000	RM'000
Short term borrowings	33,100	-	33,100
Long term borrowings	45,161	-	45,161
	78,261	_	78,261
Borrowings denominated in foreign currency:			
			RM'000
	Rp'000		Equivalent
Indonesian Rupiah (Rp)	8,820,702		2,893

B8. MATERIAL LITIGATION

As at 22 October 2012, being 7 days prior to the date of this report, there has been no material litigation pending of which the value exceeds 5% of the Group's net tangible assets.

B9. DIVIDEND

No interim dividend has not declared for the current quarter under review.

In respect of the financial year ended 31 May 2012, the Board recommended a first and final dividend of 2% per share less 25% income tax for approval by the shareholders at the forthcoming annual general meeting.

B10. EARNINGS PER SHARE

Basic earnings per share

The basic earnings per share has been calculated by dividing the profit/(loss) for the period attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares that would have been in issue during the financial year, calculated as follows:-

	INDIVIDUAL QUARTER		YEAR-TO-DATE	
Profit/(Loss) attributable to ordinary	31/08/2012	31/08/2011	31/08/2012	31/08/2011
equity holders of the Company (RM'000)	2,527	3,193	2,527	3,193
Weighted average number of ordinary shares ('000)	196,691	196,691	196,691	196,691
Basic earnings/(Loss) per share(sen)	1.28	1.62	1.28	1.62



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B11. DISCLOSURE OF REALISED AND UNREALISED PROFITS

On 25 March 2010, Bursa Malaysia Securities Berhad ("Bursa Securities") issued a directive to all listed issuers pursuant to Paragraphs 2.06 and 2.23 of the Bursa Securities Main Market Listing Requirements. The directive requires all listed issuers to disclose the breakdown of the unappropriated profits or accumulated losses as at the end of the reporting period, into realised and unrealised profit or losses.

On 20 December 2010, Bursa Securities further issued guidance on the disclosure and the format required.

The breakdown of the retained profits of the Group as at 31 August 2012, into realised and unrealised profits, pursuant to the directive, is as follows:

	As at 31.08.2012	As at 31.08.2011
Total retained profits of the Group	RM'000	RM'000
- Realised	53,003	37,337
- Unrealised	(7,705)	(5,824)
Total Retained Profits as per statement of financial position	45,298	31,513

The determination of realised and unrealised profits is compiled based on the Guidance of Special Matter No.1, *Determination of Realised and Unrealised Profit or Losses in the Context of Disclosure Pursuant to Bursa Securities Listing Requirements*, issued by the Malaysian Institute of Accountants on 20 December 2010.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements as stipulated in the directive of Bursa Securities and should not be applied for any other purposes.



(Company No. 278114-K)

INTERIM REPORT FOR THE QUARTER ENDED 31 AUGUST 2012

PART B - EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B12. NOTES TO THE CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Total comprehensive income for the period was derived after charging/ (crediting) the following items:

Current Year Quarter 31/08/2012	Current Year To Date 31/08/2012
RM'000	RM'000
(129)	(129)
(1,702)	(1,702)
617	617
1,037	1,037
-	-
-	-
-	-
(218)	(218)
145	145
(123)	(123)
-	-
-	-
	Year Quarter 31/08/2012 RM'000 (129) (1,702) 617 1,037 - - (218) 145

Other than as per disclosed above, the Group does not have any material items that recognised as profit / loss in the Consolidated Statement of Comprehensive Income.

BY ORDER OF THE BOARD Tan Seok Chung Company Secretary 29 October 2012