(Incorporated in Malaysia) (Company No : 278114-K)

CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE FINANCIAL QUARTER ENDED 30 NOVEMBER 2009

THE FIGURES HAVE NOT BEEN AUDITED

	INDIVIDUAL PERIOD		CUMULATI	CUMULATIVE PERIOD		
	CURRENT	PRECEDING	CURRENT	PRECEDING		
	QUARTER	YEAR	YEAR TO	YEAR		
		CORRESPON	DATE	CORRESPON		
		- DING		- DING		
		QUARTER		PERIOD		
	30/11/2009	30/11/2008	30/11/2009	30/11/2008		
	RM'000	RM'000	RM'000	RM'000		
	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED		
Revenue	62,374	66,984	120,784	119,940		
Cost of sales	(53,055)	(58,899)	(103,021)	(103,709)		
Gross profit	9,319	8,085	17,763	16,231		
Other income	1,277	1,728	2,328	3,918		
Administrative expenses	(4,286)	(5,174)	(7,833)	(9,854)		
Selling and marketing expenses	(270)	(467)	(562)	(784)		
Other expenses	(145)	(373)	(145)	(459)		
Finance costs	(1,026)	(1,510)	(2,103)	(2,862)		
Share of results of associate	135	(29)	(65)	(164)		
Profit before tax	5,004	2,260	9,383	6,026		
Income tax expenses	(1,406)	(452)	(2,502)	(1,688)		
Profit for the period	3,598	1,808	6,881	4,338		
Attributable to:						
Equity holders of the parent	3,517	1,874	7,369	4,422		
Minority interest	81	(66)	(488)	(84)		
	3,598	1,808	6,881	4,338		
Earnings per share attributable to equity holders of the parent (sen):						
(i) Basic	2.98	1.59	6.24	3.75		
(ii) Diluted	2.98	1.59	6.24	3.75		

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 May 2009.

(Incorporated in Malaysia) (Company No : 278114-K)

CONDENSED CONSOLIDATED BALANCE SHEETS AS AT 30 NOVEMBER 2009

AS AT FEND OF FINANCIAL PERIOD AS INTEGEING PINANCIAL PERIOD (AS PERIOD ASSETS PERIOD ASSETS Property, plant and equipment assets 1,4197 4,197		UNAUDITED	AUDITED
Non-current assets		OF FINANCIAL PERIOD	PRECEDING FINANCIAL YEAR END
Non-current assets			
Property, plant and equipment Investment properties 21,435 21,536 Investment properties 4,197 4,197 Prepaid lease payments 2,479 2,502 Concession assets 35,934 35,718 Investment in associates 582 648 Other investment 226 226 Goodwill on consolidation 17,156 17,156 Deferred tax assets 1,206 1,056 Current assets 1,206 1,056 Property development costs 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 118,016 118,016	ASSETS	2002 000	24.12 000
Investment properties	Non-current assets		
Prepaid lease payments 2,479 2,502 Concession assets 35,934 35,718 Investment in associates 582 648 Other investment 226 226 Goodwill on consolidation 17,156 17,156 17,156 Deferred tax assets 1,206 1,085 Current assets Property development costs 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 2 2 Equity attributable to equity holders of the parent 18,016 18,016 Reserves 59,120 52,643 Minority Interests	Property, plant and equipment		21,536
Concession assets 35,934 35,718 Investment in associates 582 648 Other investment 226 226 Goodwill on consolidation 17,156 17,156 Deferred tax assets 1,206 1,085 Current assets 83,215 83,068 Current assets 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 15,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 18,049 5,741			
Investment in associates	· · · · · · · · · · · · · · · · · · ·		
Other investment 226 226 Goodwill on consolidation 17,156 17,156 17,156 Deferred tax assets 1,206 1,085 Current assets 83,215 83,068 Current assets 76,554 86,475 Property development costs 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 118,633 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 118,016 118,016 Reserves 59,120 59,120 59,643 Minority Interests 4,800 5,212 Total Equity 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 20,730 25,167 Current liabilities			
Goodwill on consolidation 17,156 17,156 Deferred tax assets 1,206 1,085 Current assets 83,215 83,068 Property development costs 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 279,520 294,580 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 28 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 18,936 175,871 Non-current liabilities 393 377 Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined			
Deferred tax assets 1,206 1,085 Current assets 83,215 83,068 Property development costs 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 2 2 Equity attributable to equity holders of the parent 8 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Bank borrowings 4,900 2,516			
Current assets 83,215 83,068 Property development costs 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 6,275 6,741 Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301			
Current assets 76,554 86,475 Property development costs 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 118,016 118,016 Share Capital 118,016 118,016 18,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 6,275 6,741 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 20,730 25,167 Current liabilities	Deferred tax assets		
Property development costs 76,554 86,475 Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 8 59,120 52,643 Share Capital 118,016 118,016 18,016 Reserves 59,120 52,643 170,659 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 20,730 25,167 Deferred taxation liabilities 393 377 Defined benefit obligations 393 377 Trade and other payables 92,203 103,287 Bank borrowings 63,943		83,215	83,068
Amount due from customers on contracts 37,570 37,308 Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 118,016 118,016 Share Capital 118,016 118,016 180,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 6,275 6,741 Defined benefit obligations 393 377 Bank borrowings 6,275 6,741 Defined benefit obligations 393 377 Trade and other payables 92,203 103,287 Bank borrowings 63,943		76.551	96 175
Inventories 13,093 14,512 Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 279,520 294,580 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 2 59,120 52,648 Share Capital 118,016 118,016 18,016 Reserves 59,120 52,643 170,659 Minority Interests 4,800 5,212 170,659 Minority Interests 4,800 5,212 170,659 Non-current liabilities 6,275 6,741 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022	1 1		,
Trade receivables 111,214 125,110 Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES TOTAL ASSETS TOTAL ASSETS Equity attributable to equity holders of the parent 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 6,275 6,741 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301			
Other receivables 16,782 15,311 Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 279,520 294,580 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 8 Equity attributable to equity holders of the parent 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 6,275 6,741 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 160,069 176,610 Total liabilities 362,735 377,648			
Tax recoverable 1,863 1,380 Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 279,520 294,580 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES 8 8 Equity attributable to equity holders of the parent 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 11,065 175,871 Non-current liabilities 6,275 6,741 Defined benefit obligations 14,062 18,049 Defined benefit obligations 393 377 Current liabilities 20,730 25,167 Current liabilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 160,069 176,610 Total liabilities 160,069 176,610 Total liabilities 362,735 377,648			*
Deposit with licensed financial institutions 4,634 5,105 Cash and bank balances 17,810 9,379 279,520 294,580 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Sequity attributable to equity holders of the parent 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 6,275 6,741 Bank borrowings 14,062 18,049 Defined benefit obligations 393 377 Current liabilities 92,203 25,167 Current liabilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 160,069 176,610 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648		· · · · · · · · · · · · · · · · · · ·	
Cash and bank balances 17,810 9,379 279,520 294,580 TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 118,016 118,016 118,016 118,016 118,016 170,659 52,643 177,136 170,659 52,643 177,136 170,659 52,12 52,643 175,871 Non-current liabilities 4,800 5,212 52,643 175,871 Non-current liabilities 6,275 6,741 6,275 6,741 9,203 377 377 20,730 25,167 Current liabilities 92,203 103,287 20,730 25,167 Current liabilities 92,203 103,287 30,301			
TOTAL ASSETS 279,520 294,580 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share Capital Reserves 118,016 118,016 Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 92,203 103,287 Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Incompanies 160,069 176,610 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	-		
TOTAL ASSETS 362,735 377,648 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share Capital Reserves 118,016 118,016 118,016 18,016 170,659 52,643 170,659 170,659 170,659 Minority Interests 4,800 5,212 181,936 175,871 175,871 Non-current liabilities 8 181,936 175,871 180,499	Cash and bank barances		
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 118,016 118,016 118,016 118,016 18,016 59,120 52,643 59,120 52,643 170,659 177,136 170,659 170,659 4,800 5,212 52,12 181,936 175,871 181,936 175,871 181,936 175,871 181,936 175,871 180,49 <t< td=""><td>TOTAL ASSETS</td><td></td><td></td></t<>	TOTAL ASSETS		
Equity attributable to equity holders of the parent Share Capital 118,016 118,016 Reserves 59,120 52,643 177,136 170,659 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 160,069 176,610 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648			· · · · · · · · · · · · · · · · · · ·
Share Capital 118,016 118,016 Reserves 59,120 52,643 177,136 170,659 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 20,730 25,167 Current labilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,923 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	•		
Reserves 59,120 52,643 Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 20,730 25,167 Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,923 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648		440.046	440.046
Minority Interests 177,136 170,659 Total Equity 4,800 5,212 Non-current liabilities 8 ank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 20,730 25,167 Current liabilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	•		
Minority Interests 4,800 5,212 Total Equity 181,936 175,871 Non-current liabilities 8 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 20,730 25,167 Current liabilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	Reserves		
Non-current liabilities Image: Current liabilities Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 20,730 25,167 Current labilities 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,923 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	Minority Interacts		
Non-current liabilities Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 20,730 25,167 Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648			
Bank borrowings 14,062 18,049 Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities 20,730 25,167 Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	2000 24000	101,500	170,071
Deferred taxation liabilities 6,275 6,741 Defined benefit obligations 393 377 Current liabilities Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	Non-current liabilities		
Defined benefit obligations 393 377 20,730 25,167 Current liabilities Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	Bank borrowings	14,062	18,049
Current liabilities Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648		6,275	6,741
Current liabilities Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 160,069 176,610 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	Defined benefit obligations		
Trade and other payables 92,203 103,287 Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648		20,730	25,167
Bank borrowings 63,943 70,301 Provision for taxation 3,923 3,022 160,069 176,610 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648			
Provision for taxation 3,923 3,022 160,069 176,610 Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	± *		
Total liabilities 160,069 176,610 TOTAL EQUITY AND LIABILITIES 362,735 377,648			
Total liabilities 180,799 201,777 TOTAL EQUITY AND LIABILITIES 362,735 377,648	Provision for taxation		
TOTAL EQUITY AND LIABILITIES 362,735 377,648			
	Total liabilities	180,799	201,777
Net assets per share attributable to ordinary equity holders of the parent (RM) 1.50 1.45	TOTAL EQUITY AND LIABILITIES	362,735	377,648
	Net assets per share attributable to ordinary equity holders of the parent (RM)	1.50	1.45

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 31 May 2009.

(Incorporated in Malaysia) (Company No: 278114-K)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS FOR THE FINANCIAL QUARTER ENDED 30 NOVEMBER 2009

THE FIGURES HAVE NOT BEEN AUDITED

THE PIGURES HAVE NOT BEEN AUDITED	UNAUDITED CURRENT YEAR TO DATE 30/11/2009 RM'000	UNAUDITED PRECEDING YEAR CORRESPON - DING PERIOD 30/11/2008 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES Profit before tax	9,383	6,026
Adjustments for :- Non-cash items Non-operating items	142 2,158	(359) 2,711
Operating profit before changes in working capital	11,683	8,378
Changes in working capital:- Net change in current assets Net change in current liabilities Tax paid	23,119 (11,959) (2,085)	(2,111) (3,151) (1,894)
Net cash flows generated from operating activities	20,758	1,222
CASH FLOWS FROM INVESTING ACTIVITIES Net cash outflow on acquisition of a subsidiary company Other investments	- 752	(2,406) 3,060
Net cash flows used in investing activities	752	654
CASH FLOWS FROM FINANCING ACTIVITIES Bank borrowings Interest paid Payment to hire purchase creditors Others	(15,202) (2,176) (502) (4)	7,008 (2,679) (464)
Net cash flows (used in) / generated from financing activities	(17,884)	3,865
Net change in cash and cash equivalents	3,626	5,741
Effect of exchange rate changes	(889)	(1,185)
Cash and cash equivalents at beginning of financial year	1,650	2,386
Cash and cash equivalents at end of financial year	4,387	6,942
Cash and cash equivalents at the end of the financial year comprise the following	As at 30.11.2009	As at 30.11.2008
Cash and bank balances Deposit with licensed financial institutions Bank overdraft Total	RM'000 17,810 4,634 (18,057) 4,387	RM'000 12,922 5,932 (11,912) 6,942

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 31 May 2009.

(Incorporated in Malaysia) (Company No: 278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2009

THE FIGURES HAVE NOT BEEN AUDITED

Attributable to Equity Holders of the Parent →

	Attributable to Equity Holders of the Parent								
	Share Capital RM'000	ICULS 2003/2008 RM'000	Capital Reserve RM'000	Share Premium RM'000	Foreign Exchange Reserve RM'000	Retained Profits RM'000	Total RM'000	Minority Interests RM'000	Total Equity RM'000
At 1 June 2008									
As previously stated	117,963	66	1,347	8,818	(717)	42,766	170,243	4,583	174,826
Profit for the period	-	-	-	-	-	4,422	4,422	(84)	4,338
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	-
Issue of shares in subsidiary	-	-	-	-	-	-	-	-	-
Foreign exchange differences	-	-	-	-	(1,185)	-	(1,185)	9	(1,176)
Share issue expenses	-	-	-	-	-	-	-	-	-
ICULS reclassified from									
liability component	-	1	-	-	-	-	1	-	1
Issuance pursuant to:									
 private placement 	-	-	-	-	-	-	-	-	-
- ESOS	-	-	-	-	-	-	-	-	-
Dividend	-	-	-	-	-	-	-	-	-
At 30 November 2008	117,963	67	1,347	8,818	(1,902)	47,188	173,481	4,508	177,989
At 1 June 2009									
As previously stated	118,016	-	1,347	8,816	(1,132)	43,612	170,659	5,212	175,871
Profit for the period	-	-	-	-	_	7,370	7,370	(384)	6,986
Prior year adjustment	-	-	-	-	-	-	-	-	-
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	-
Foreign exchange differences	-	-	-	-	(889)	-	(889)	(28)	(917)
Share issue expenses	-	-	-	(4)	-	-	(4)	-	(4)
Conversion of ICULS							-		-
into ordinary shares	-	-	-	-	-	-	-	-	-
Issuance pursuant to:							-		-
- ICULS	-	-	-	-	-	-	-	-	-
- ESOS	-	-	-	-	-	-	-	-	-
Dividend	-	-	-	-	-	-	-	-	-
At 30 November 2009	118,016	-	1,347	8,812	(2,021)	50,982	177,136	4,800	181,936

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

(Incorporated in Malaysia) (Company No: 278114-K)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 NOVEMBER 2009 NOTES TO THE INTERIM FINANCIAL REPORT

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

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 Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements for the year ended 31 May 2009. 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 year ended 31 May 2009.

The accounting policies adopted by the Group in the quarterly financial statements are consistent with those adopted in the financial statements for year ended 31 May 2009.

A2. AUDIT QUALIFICATION

The auditors' report on the Group's annual financial statements for the year ended 31 May 2009 was not subject to any audit qualification.

A3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS

The business operations of the Group are not significantly affected by any seasonal or cyclical factors.

A4. EXCEPTIONAL ITEMS

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

A5. CHANGES IN ESTIMATES

There were no changes in estimates of the amounts reported in prior financial year that may have a material effect in the current quarter.

A6. ISSUANCE AND REPAYMENTS OF DEBT AND EQUITY SECURITIES

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the period ended 30 November 2009.

A7. DIVIDEND PAID

There was no payment of dividend in the current quarter and financial period ended 30 November 2009.

A8. SEGMENT REVENUE AND RESULTS

			Manufacturing					
	Earthworks,	Property	and trading					
	engineering	investment	in protective			Mgmt		
8	and construction	and	and decorative	Water		and	Со	nsolidated
	works	development	coatings	concession	Plantation i	investment	Elimination	Total
Period ended 30 November 2009	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE								
External sales	84,130	30,059	57	6,538	-	-	-	120,784
Inter-segment sales	73,516	821	5	408	-	2,282	(77,032)	-
Total revenue	157,646	30,880	62	6,946	-	2,282	(77,032)	120,784
RESULTS								
Profit/(Loss)before taxation	on 5,133	3,890	(43)	1,679	(220)	180	(1,236)	9,383
Taxation	(1,189)	(921)	-	(442)	-	(50)	100	(2,502)
Profit/(Loss) after taxation	n 3,944	2,969	(43)	1,237	(220)	130	(1,136)	6,881

A9. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward without any amendments from the previous annual financial statements for the year ended 31 May 2009.

A10. EVENTS SUBSEQUENT TO THE BALANCE SHEET DATE

- (i) Gadang Engineering (M) Sdn Bhd ("GESB") had on 2 October 2009 executed eight (8) agreements with various parties to acquire seven (7) parcels of leasehold vacant bungalow land located in Pekan Baru Sungai Besi, District of Petaling and State of Selangor measuring approximately 74,804 square feet for a purchase consideration of RM11,220,600 to be satisfied by setting off the same amount against part of the debt due and owing by Bluwater Developments Berhad (formerly known as Mines Resort Berhad) to GESB.
- (ii) GESB together with Bukit Jerneh Quarry Sdn Bhd, an unincorporated joint venture in the proposition of 70:30 respectively, have been awarded on 12 January 2010 by Malaysia Airports Holdings Berhad a RM291.18 million contract to build the runway and taxiways for the new LCCT.

A11. CHANGES IN COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during the period ended 30 November 2009 other than the following:-

(i) On 13 July 2009, the Company incorporated a wholly-owned subsidiary under the name of Gadang Plantations Holdings Sdn Bhd ("GPHSB"), with a paid-up capital of RM2.00. The intended activity of GPHSB is to carry on the business as a plantation investment holding company.

A12. 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>KM'000</u>
As at 31 May 2009 Decrease during the financial period	190,540 (674)
As at 30 November 2009	189,866

A13. CAPITAL COMMITMENTS

As at 30 November 2009 <u>RM'000</u>

Approved and contracted for

Plantation operation <u>1,000</u>

PART B - ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA LISTING REQUIREMENTS

B1. REVIEW OF PERFORMANCE

For the period under review, the Group registered a revenue of RM120.78 million, a marginal increase of 1% as compared to RM119.94 million recorded in the previous corresponding period. Nevertheless, the Group recorded a higher gross profit by 9% mainly due to the improved gross profit margin in the Construction Division and cost saving measures implemented.

Accordingly, the Group registered an increase in profit before taxation by 56% to RM9.38 million as compared to RM6.03 million achieved in the previous corresponding period.

B2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

The Group recorded an increase in revenue by 7% to RM62.37 million as compared to RM58.41 million achieved in the preceding quarter due to higher level of construction activities.

Accordingly, the Group registered an increase in profit before taxation by 14% to RM5.00 million for the current quarter, as compared to a profit before taxation of RM4.38 million in the preceding quarter.

B3. PROSPECTS

The Board of Directors expects the performance for the financial year to be better than the preceding 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	Financial Year-to-date
	RM'000	RM'000
Current tax:		
Malaysian income tax	1,241	2,212
Foreign tax	165	339
Under / (over) provision for prior years	-	7
Deferred taxation	-	(56)
- -	1,406	2,502

The effective tax rate for the Group for the financial period is higher than the statutory tax rate because certain expenses are not allowable as deduction for tax purposes.

B6. SALES OF UNQUOTED INVESTMENTS/PROPERTIES

There were no disposals of unquoted investments or properties during the period under review.

B7. QUOTED SECURITIES

There were no dealings in quoted securities during the period under review.

B8. STATUS OF CORPORATE PROPOSAL ANNOUNCED

There were no corporate proposals announced which is pending completion as at the date of this announcement.

B9. GROUP BORROWINGS

The details of the Group borrowings are as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Short term borrowings	63,943	-	63,943
Long term borrowings	14,062	-	14,062
	78,005	-	78,005
Borrowings denominated in foreign currency:			RM'000
	Rp'000		Equivalent
Indonesian Rupiah (Rp)	24,189,160		8,684

B10. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There were no off balance sheet financial instruments as at the date of this report.

B11. MATERIAL LITIGATION

The details of material litigations which are still pending as at the date of this announcement are as follows:-

(i) Kuala Lumpur High Court Suit No. S3-22-240-2000

Parties :

L'Grande Development Sdn Bhd ("L'Grande") vs Bukit Cerakah Development Sdn Bhd ("BCD") ("Original Action")

BCD vs L'Grande and Gadang Engineering (M) Sdn Bhd ("GESB") ("Action By Counterclaim")

GESB vs BCD and Pembinaan Era Dinamik Sdn Bhd ("PED") ("Counterclaim Within Counterclaim")

Nature: L'Grande has commenced a suit against BCD (now known as Puncak Alam Housing Sdn Bhd) on 11 April 2002 for the recovery of the sum due and owing to L'Grande arising from a building contract in respect of a particular project. BCD sought a counterclaim against L'Grande. In BCD's defence, BCD has made various allegations of defective works done by L'Grande, one of which has arbitrarily and unilaterally imputed blame on the part of GESB, being the sub-contractor who was employed to carry out the earthworks for the said project. GESB applied to Court for an order to be added as a defendant to the counterclaim and to be given the right to properly refute the serious allegations made against GESB ("said application"). The said application was granted on 10 June 2002. GESB then sought a counterclaim against BCD and PED on the basis of non-payment of sums due and owing to GESB.

GESB has sought to enter summary judgment against PED. The court has dismissed GESB's application against PED on 22 January 2003. GESB has since lodged an appeal on 28 January 2003. GESB's appeal to the Judge in Chambers against that decision was dismissed on 21 June 2004. GESB has since filed its appeal to the Court of Appeal on 23 June 2004, which was called up for hearing on 14 July 2008. After hearing submissions, the Court of Appeal dismissed GESB's appeal.

Claim: GESB's claim against PED is for sum of RM4,746,519.35 whereas the claim against BCD is essentially for a declaration that it is liable for the debts of PED.

Status: When the matter was called up on 29 June 2009 before the Deputy Registrar for case management, the Official Receiver informed the Court that L'Grande has been wound up and that they were currently in discussions with L'Grande on the way forward in respect of this action. Accordingly, the Official Receiver requested that the matter be put on hold pending the outcome of their discussions with L'Grande.

GESB's solicitors informed the Court that as L'Grande was not involved in the Counterclaim Within Counterclaim, GESB's action against BCD and PED could be proceeded with. The Deputy Registrar agreed and on 31 July 2009, she instructed that the expert witness statement ought to be prepared and tendered to Court on the next date before she could set the matter down for trial.

L'Grande, now in liquidation, had on 6 November 2009 through the official receiver as its liquidator, withdrawn the original action against BCD leaving both the counterclaim by BCD and GESB to be dealt with by way of trial.

The case management of the matter has now been postponed to 29 January 2010.

B11. MATERIAL LITIGATION (Cont'd)

(ii) Kuala Lumpur High Court Suit No. D3-22-1722-2002

Parties

Lai Sing-Mudajaya-Bridgecon-LPS Binamaju Consortium ("Consortium") ("Plaintiff") vs CGU Insurance Bhd ("CGU") and SPK Insurance Brokers Sdn Bhd ("SPK") (collectively "Defendents")

Nature : Gadang Holdings Berhad ("Gadang") who had undertaken and assumed all the rights and obligations of the Consortium arising from a particular project pursuant to a novation agreement entered into between Gadang and the Consortium dated 13 September 2000 brought a claim against the Defendants as the brokers for Gadang for the refund of premium previously paid which was supposed to cover a portion of the total estimated contract value which was not executed.

Claim: The claim is for a sum of RM1,302,546.42 being the proportionate refund for which Gadang is entitled to.

Status: Both CGU and SPK's application to strike out the writ and statement of claims was dismissed by the Senior Assistant Registrar on 22 April 2003 and 30 July 2003 respectively and their subsequent appeals to the Judge in Chambers were also dismissed on 2 March 2004 and 28 January 2004 respectively. CGU had also recently filed an application to strike out Gadang's case on question of law. The Judicial Commissioner had on 23 June 2008 allowed CGU's application, and the action was ordered to be struck out with costs against CGU. As against SPK, the action still remains.

Gadang has on 20 January 2010 withdrawn the suit against the 2nd Defendant, SPK.

As for the 1st Defendant, CGU, the case has already been struck off against them in 2008. Gadang will not proceed to file the leave application to the Federal Court against the decision of the Court of Appeal given on 4 November 2009 dismissing with costs its appeal against the decision of the High Court by allowing the application by CGU to have the action against it struck off.

(iii) Kuala Lumpur High Court Suit No. S-22-615-2009

Parties:

Gadang Engineering (M) Sdn Bhd ("GESB") ("Plaintiff") vs Bluwater Developments Berhad (Formerly known as Mines Resort Berhad) ("Bluwater") ("Defendant")

Nature: On 16 October 2009, GESB served a writ of summons and statement of claim on Bluwater in respect of the works carried out by GESB for Bluwater under the Mines Heritage Project (Packages A and B).

Claim: GESB's claim against Bluwater is for a sum of RM33,900,543.57.

Status: The mention date for this matter has been fixed on 24 February 2010.

B12. DIVIDEND

No dividend has been declared by the Board of Directors for the second quarter ended 30 November 2009.

B13. EARNINGS PER SHARE

(i) Basic earnings per share

The basic earnings per share has been calculated by dividing the profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares that would have been in issue upon full conversion of the ICULS 2003/2008 and share options granted under ESOS, calculated as follows:-

	INDIVIDUAL PERIOD		INDIVIDUAL PERIOD CUMULATIVE F		
	CURRENT	PRECEDING	CURRENT	PRECEDING	
	QUARTER	YEAR	YEAR TO	YEAR	
		CORRESPOND	DATE	CORRESPOND	
		- DING		- DING	
		QUARTER		PERIOD	
	30/11/2009	30/11/2008	30/11/2009	30/11/2008	
	RM'000	RM'000	RM'000	RM'000	
Net profit attributable to ordinary					
equity holders of the parent	3,517	1,874	7,369	4,422	
Number of ordinary share at					
beginning of period	118,016	117,963	118,016	117,963	
Issued pursuant to ESOS	-	-	-	-	
•					
Issued pursuant to ICULS		-	-		
Weighted average number of					
ordinary shares	118,016	117,963	118,016	117,963	
Basic earning per share (sen)	2.98	1.59	6.24	3.75	

(ii) Diluted earnings per share

The diluted earnings per share has been calculated by dividing the profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares that would have been in issue upon full conversion of the ICULS 2003/2008 and share options granted under ESOS, adjusted for the number of such shares that would have been issued at fair value, calculated as follows:-

	INDIVIDUAL PERIOD		CUMULA	TIVE PERIOD
	CURRENT	PRECEDING	CURRENT	PRECEDING
	QUARTER	YEAR	YEAR TO	YEAR
		CORRESPOND	DATE	CORRESPOND
		- DING		- DING
		QUARTER		PERIOD
	30/11/2009	30/11/2008	30/11/2009	30/11/2008
	RM'000	RM'000	RM'000	RM'000
Net profit attributable to ordinary				
equity holders of the parent	3,517	1,874	7,369	4,422
Adjusted profit for 2% ICULS				
2003/2008	_	-	-	-
	3,517	1,874	7,369	4,422
Weighted average number of				
ordinary shares as per basic EPS	118,016	117,963	118,016	117,963
Effect of ICULS	-	53	-	53
Effect of ESOS	_	-	_	-
Weighted average number of				
ordinary shares (diluted)	118,016	118,016	118,016	118,016
Diluted earning per share (sen)	2.98	1.59	6.24	3.75

BY ORDER OF THE BOARD, Tan Seok Chung Company Secretary 28 January 2010