

# Balance Sheets

## BALANCE SHEETS AS AT 31 DECEMBER 2003

	Note	Group		Company	
		2003 RM'000	2002 RM'000	2003 RM'000	2002 RM'000
<b>NON-CURRENT ASSETS</b>					
Property, plant and equipment	4	<b>395,398</b>	384,834	<b>91,742</b>	78,470
Land held for development	5	<b>193,407</b>	194,071	-	-
Subsidiary companies	6	-	-	<b>449,110</b>	460,794
Other investments	7	-	38	-	-
Long term receivables	8	<b>3,578</b>	15,576	<b>3,578</b>	8,421
Goodwill on consolidation, net	9	<b>7,099</b>	7,492	-	-
Deferred tax assets	10	<b>325</b>	-	-	-
		<b>599,807</b>	602,011	<b>544,430</b>	547,685
<b>CURRENT ASSETS</b>					
Development properties	11	-	6,275	-	-
Amount due from customers for contract work	12	<b>368</b>	113	-	-
Inventories	13	<b>24,122</b>	25,576	-	-
Receivables	14	<b>54,218</b>	41,708	<b>24,640</b>	19,546
Tax recoverable		<b>1,747</b>	2,617	<b>1,570</b>	2,427
Fixed deposits with licensed banks	15	<b>204</b>	1,080	-	-
Cash and bank balances		<b>1,820</b>	1,648	<b>183</b>	417
		<b>82,479</b>	79,017	<b>26,393</b>	22,390
<b>CURRENT LIABILITIES</b>					
Bank overdrafts	16	<b>27,076</b>	28,255	<b>22,297</b>	20,243
Borrowings (Secured)	17	<b>134,098</b>	84,073	<b>109,976</b>	58,959
Redeemable secured loan stocks	18	-	37,289	-	37,289
Payables	19	<b>55,740</b>	67,002	<b>25,531</b>	41,898
Tax payable		<b>2,810</b>	1,960	-	-
		<b>219,724</b>	218,579	<b>157,804</b>	158,389
<b>NET CURRENT LIABILITIES</b>		<b>(137,245)</b>	(139,562)	<b>(131,411)</b>	(135,999)
		<b>462,562</b>	462,449	<b>413,019</b>	411,686

	Note	Group		Company	
		2003 RM'000	2002 RM'000	2003 RM'000	2002 RM'000
<b>FINANCED BY:</b>					
Share capital	20	<b>298,029</b>	284,228	<b>298,029</b>	284,228
Reserves		<b>73,819</b>	73,100	<b>70,393</b>	70,393
Accumulated losses		<b>(99,267)</b>	(91,805)	<b>(95,453)</b>	(84,751)
Shareholders' funds		<b>272,581</b>	265,523	<b>272,969</b>	269,870
Deferred tax liabilities	10	<b>41,624</b>	41,788	-	-
Borrowings (Secured)	17	<b>84,644</b>	77,624	<b>76,337</b>	64,302
Irredeemable convertible unsecured loan stocks	21	<b>63,713</b>	77,514	<b>63,713</b>	77,514
Non-current liabilities		<b>189,981</b>	196,926	<b>140,050</b>	141,816
		<b>462,562</b>	462,449	<b>413,019</b>	411,686

*The accompanying notes form an integral part of the financial statements.*

# Income Statements

## INCOME STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2003

	Note	Group		Company	
		2003 RM'000	2002 RM'000	2003 RM'000	2002 RM'000
Revenue	22	<b>122,322</b>	95,220	<b>13,535</b>	12,835
Cost of sales	23	<b>(70,525)</b>	(41,988)	-	-
Gross profit		<b>51,797</b>	53,232	<b>13,535</b>	12,835
Other income		<b>3,440</b>	49,958	<b>5,444</b>	57,049
Operating and administration expenses		<b>(37,223)</b>	(37,854)	<b>(13,258)</b>	(11,156)
Selling expenses		<b>(546)</b>	(704)	<b>(215)</b>	(243)
Other expenses		<b>(1,045)</b>	(1,476)	-	(18,341)
Profit from operations	24	<b>16,423</b>	63,156	<b>5,506</b>	40,144
Finance costs	26	<b>(22,631)</b>	(22,022)	<b>(15,351)</b>	(11,045)
(Loss)/profit before taxation		<b>(6,208)</b>	41,134	<b>(9,845)</b>	29,099
Taxation	27	<b>(1,254)</b>	(1,525)	<b>(857)</b>	(700)
Net (loss)/profit for the year		<b>(7,462)</b>	39,609	<b>(10,702)</b>	28,399
(Loss)/earnings per ordinary share of RM1 each (sen)					
- Basic	28	<b>(2.52)</b>	15.07		
- Diluted	28	<b>(2.52)</b>	13.18		

*The accompanying notes form an integral part of the financial statements.*

# Statements of Changes In Equity

## STATEMENTS OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2003

	← Non-distributable		→ Distributable		Capital reserve RM'000	Total Accumulated reserves RM'000	Total Accumulated losses RM'000	Total RM'000
	Share capital RM'000	Share premium RM'000	Revaluation reserve RM'000	Exchange reserve RM'000				
<b>Group</b>								
At 1 January 2002,								
as previously stated	254,252	51,056	3,616	310	17,839	72,821	(127,233)	199,840
Prior year adjustment (Note 30)	-	-	-	-	-	-	(4,181)	(4,181)
At 1 January 2002, as restated	254,252	51,056	3,616	310	17,839	72,821	(131,414)	195,659
Conversion of 5-year 2% ICULS	29,976	-	-	-	-	-	-	29,976
Currency translation differences representing net gain not recognised in the income statement	-	-	-	279	-	279	-	279
Net profit for the year	-	-	-	-	-	-	39,609	39,609
At 31 December 2002	<b>284,228</b>	<b>51,056</b>	<b>3,616</b>	<b>589</b>	<b>17,839</b>	<b>73,100</b>	<b>(91,805)</b>	<b>265,523</b>
At 1 January 2003,								
as previously stated	284,228	51,056	3,616	589	17,839	73,100	(87,375)	269,953
Prior year adjustments (Note 30)	-	-	-	-	-	-	(4,430)	(4,430)
At 1 January 2003, as restated	284,228	51,056	3,616	589	17,839	73,100	(91,805)	265,523
Conversion of 5-year 2% ICULS	<b>13,801</b>	-	-	-	-	-	-	<b>13,801</b>
Currency translation differences representing net gain not recognised in the income statement	-	-	-	719	-	719	-	719
Net loss for the year	-	-	-	-	-	-	(7,462)	(7,462)
At 31 December 2003	<b>298,029</b>	<b>51,056</b>	<b>3,616</b>	<b>1,308</b>	<b>17,839</b>	<b>73,819</b>	<b>(99,267)</b>	<b>272,581</b>

	← Non-distributable →		Distributable				
	Share capital	Share premium	Revaluation reserve	Capital reserve	Total reserves	Accumulated losses	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Company</b>							
At 1 January 2002,	254,252	51,056	2,596	16,741	70,393	(113,150)	211,495
Conversion of 5-year 2% ICULS	29,976	-	-	-	-	-	29,976
Net profit for the year	-	-	-	-	-	28,399	28,399
At 31 December 2002	284,228	51,056	2,596	16,741	70,393	(84,751)	269,870
Conversion of 5-year 2% ICULS	<b>13,801</b>	-	-	-	-	-	<b>13,801</b>
Net loss for the year	-	-	-	-	-	<b>(10,702)</b>	<b>(10,702)</b>
At 31 December 2003	<b>298,029</b>	<b>51,056</b>	<b>2,596</b>	<b>16,741</b>	<b>70,393</b>	<b>(95,453)</b>	<b>272,969</b>

*The accompanying notes form an integral part of the financial statements.*

# Cash Flow Statements

## CASH FLOW STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2003

	Group		Company	
	2003 RM'000	2002 RM'000	2003 RM'000	2002 RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
(Loss)/profit before taxation	<b>(6,208)</b>	41,134	<b>(9,845)</b>	29,099
Adjustments for:				
Inventories written off	-	114	-	-
Amortisation of goodwill	<b>393</b>	409	-	-
Bad debts written off	-	72	-	-
Depreciation	<b>6,482</b>	6,273	<b>2,066</b>	1,851
Property, plant and equipment written off	<b>16</b>	323	<b>14</b>	-
Gain on disposal of:				
- freehold apartment	<b>(349)</b>	-	-	-
- property, plant and equipment	<b>(72)</b>	(420)	-	(303)
- subsidiary companies	<b>(690)</b>	(48,116)	-	(49,511)
Interest income	<b>(132)</b>	-	<b>(8,756)</b>	(6,654)
Provision for doubtful debts	<b>1,007</b>	1,309	<b>4,783</b>	16,233
Writeback of provision for doubtful debts	<b>(1,336)</b>	(310)	<b>(1,142)</b>	-
Provision for impairment losses				
- property, plant and equipment	-	292	-	292
- other investments	<b>38</b>	90	-	-
Net gain on settlement of loan stock	-	(529)	-	(529)
Investment deposit written off	-	620	-	620
Interest expense	<b>22,631</b>	22,022	<b>15,351</b>	11,045
Operating profit before working capital changes	<b>21,780</b>	23,283	<b>2,471</b>	2,143

	Group		Company	
	2003 RM'000	2002 RM'000	2003 RM'000	2002 RM'000
Operating profit before working capital changes	<b>21,780</b>	23,283	<b>2,471</b>	2,143
Working capital changes:				
Development properties	<b>6,275</b>	(982)	-	-
Amount due from customers for contract work	<b>(255)</b>	(113)	-	-
Inventories	<b>1,131</b>	6,520	-	-
Receivables	<b>(10,688)</b>	3,976	<b>(8,995)</b>	226
Payables	<b>(3,348)</b>	(6,585)	<b>(8,628)</b>	190
Subsidiary companies	-	-	<b>15,435</b>	(10,813)
Cash generated from/(used in) operations	<b>14,895</b>	26,099	<b>283</b>	(8,254)
Taxes paid	<b>(103)</b>	(870)	-	-
Net cash generated from/(used in) operating activities	<b>14,792</b>	25,229	<b>283</b>	(8,254)

#### CASH FLOWS FROM INVESTING ACTIVITIES

Development expenditure paid	<b>664</b>	(881)	-	-
Purchase of property, plant and equipment	<b>(5,820)</b>	(3,816)	<b>(5,152)</b>	(2,924)
Proceeds from disposal of property, plant and equipment	<b>186</b>	1,264	-	462
Acquisition of subsidiary companies	-	(1,160)	-	(1,160)
Disposal of subsidiary companies	<b>818</b>	2,048	-	1,106
Interest received	<b>132</b>	-	<b>128</b>	6,654
Net cash (used in)/generated from investing activities	<b>(4,020)</b>	(2,545)	<b>(5,024)</b>	4,138

	Group		Company	
	2003 RM'000	2002 RM'000	2003 RM'000	2002 RM'000
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
(Repayment)/drawdown of revolving credits	(219)	233	-	-
Repayment of hire purchase and lease payables	(464)	(1,056)	(311)	(276)
Drawdown /(repayment) of term loans	55,155	(3,925)	62,000	(195)
Repayment of loan stock	(37,289)	-	(37,289)	-
Drawdown of bankers' acceptances	641	650	-	-
Net movement of fixed deposits pledged for banking facilities	876	(806)	-	-
Interest paid	(28,121)	(13,738)	(21,947)	(4,890)
Net cash (used in)/generated from financing activities	(9,421)	(18,642)	2,453	(5,361)
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>1,351</b>	<b>4,042</b>	<b>(2,288)</b>	<b>(9,477)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>(26,607)</b>	<b>(30,649)</b>	<b>(19,826)</b>	<b>(10,349)</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>(25,256)</b>	<b>(26,607)</b>	<b>(22,114)</b>	<b>(19,826)</b>
Cash and cash equivalents comprise:				
Cash and bank balances	1,820	1,648	183	417
Bank overdrafts	(27,076)	(28,255)	(22,297)	(20,243)
	(25,256)	(26,607)	(22,114)	(19,826)

	<b>2003</b>	2002
	<b>RM'000</b>	RM'000
Analysis of acquisition of subsidiary companies:		
Development properties	-	156,500
Deferred liabilities	-	(21,506)
Deferred tax	-	(28,299)
	-	106,695
Goodwill	-	1,954
Cost of acquisition	-	108,649
Total purchase consideration	-	107,490
Consideration discharged by issue of ICULS	-	(107,490)
Expenses directly attributable to the acquisition	-	(1,160)
Net cash outflow on acquisition of subsidiary companies	-	(1,160)
Analysis of disposal of subsidiary companies:		
Net assets disposed:		
Property, plant and equipment	<b>6</b>	60,495
Working capital	<b>(696)</b>	80,455
Term loan	-	(90,225)
Reserve on consolidation	-	(12,000)
	<b>(690)</b>	38,725
Gain on disposal	<b>690</b>	48,116
Real property gains tax and incidental cost	-	6,442
Consideration on disposal	-	93,283
Total sale consideration	-	93,283
Less: Consideration satisfied by assumption of liabilities of the Company	-	(88,759)
Real property gains tax and incidental cost	-	(6,442)
Add: bank overdraft of subsidiary companies disposed	<b>818</b>	3,966
Net cash inflow on disposal of subsidiary companies	<b>818</b>	2,048

*The accompanying notes form an integral part of the financial statements.*