



**Focal
Aims**

(Co. No. 17777-V)



saujana
ZERO - lot

.....luxurious hilltop villas

ANNUAL REPORT 2010

Kota
MASAI
馬賽城





Focal Aims Holdings Berhad

(Co. No. 17777-V)

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Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN THAT the Thirty-Seventh Annual General Meeting of Focal Aims Holdings Berhad will be held at the **Meranti Hall, Tropical Inn Johor Bahru, 4th Floor, Johor Tower, Jalan Gereja, 80100 Johor Bahru, Johor Darul Ta'zim** on **Friday, 25 February 2011 at 11.00 a.m.** for the following purposes:-

AGENDA

1. To receive the Directors' Report and Audited Financial Statements for the financial year ended 30 September 2010 together with the Auditors' Report thereon. (Resolution 1)
2. To approve the Directors' Fees for the financial year ended 30 September 2010. (Resolution 2)
3. To re-elect the following Directors who are retiring in accordance with Article 80 of the Articles of Association of the Company:-
 - (a) Pang Tin @ Pang Yon Tin (Resolution 3)
 - (b) Wan Mustapha bin Wan Ismail (Resolution 4)
 - (c) Woon See Chin (Resolution 5)
4. To re-appoint Messrs. Ernst & Young as Auditors of the Company until the conclusion of the next Annual General Meeting and to authorise the Directors to fix their remuneration. (Resolution 6)

5. As Special Business

To consider and, if thought fit, to pass the following resolutions:-

ORDINARY RESOLUTION

- Authority to issue and allot shares

"That subject always to the Companies Act, 1965, the Articles of Association of the Company and the approvals of the relevant governmental/regulatory authorities, the directors be and are hereby authorised, pursuant to Section 132D of the Companies Act, 1965 to issue and allot shares in the Company at any time until the conclusion of the next Annual General Meeting to such persons and upon such terms and conditions and for such purposes as the directors may, in their absolute discretion, deem fit provided that the aggregate number of shares to be issued does not exceed 10 per centum of the issued share capital of the Company for the time being." (Resolution 7)

SPECIAL RESOLUTION

Proposed amendment to the Articles of Association of the Company

That the sub-heading "*Payment by cheque*" and Article 143 of the Articles of Association of the Company be deleted in its entirety and be substituted with the following new sub-heading and Article 143:-

"Mode of payment of dividend

Any dividend, interest or other money payable in cash in respect of shares may be paid by cheque or warrant sent through the post directed to the registered address of the holder or to such person and to such address as the holder may in writing direct or by way of telegraphic transfer or electronic transfer or remittance to such account as designated by such holder or the person entitled to such payment. Every such cheque or warrant or telegraphic

transfer or electronic transfer or remittance shall be made payable to the order of the person to whom it is sent, and payment of the cheque or warrant or telegraphic transfer or electronic transfer or remittance shall be a good and full discharge to the Company of the dividend to which it relates, notwithstanding that in the case of payment by cheque or warrant, it may subsequently appear that the same has been stolen or that the endorsement thereon has been forged. Every such cheque or warrant or telegraphic transfer or electronic transfer or remittance shall be sent at the risk of the person entitled to the money thereby represented." (Resolution 8)

6. To transact any other ordinary business for which due notice has been given.

By Order of the Board

Chua Siew Chuan (MAICSA No: 0777689)

Mak Chooi Peng (MAICSA No: 7017931)

Company Secretaries

Kuala Lumpur

28 January 2011

Explanatory Note to Special Business:

1. Authority to issue shares pursuant to Section 132D of the Companies Act, 1965

The above Ordinary Resolution, if passed, will empower the Directors of the Company to issue and allot shares at any time to such persons in their absolute discretion without convening a general meeting provided that the aggregate number of the shares issued does not exceed 10% of the issued share capital of the Company for the time being (hereinafter referred to as the 'General Mandate').

The General Mandate will provide flexibility to the Company for allotment of shares for any possible fund raising activities, including but not limited to further placing of shares for the purpose of funding future investment project(s), working capital and/or acquisition(s).

The General Mandate is a renewal. As at the date of this Notice, no new shares in the Company were issued pursuant to the mandate granted to the Directors at the Thirty-Sixth Annual General Meeting held on 25 February 2010 and which will lapse at the conclusion of the Thirty-Seventh Annual General Meeting.

2. Proposed Amendment to the Articles of Association of the Company

The proposed Special Resolution would allow the Company to amend its Articles of Association in line with the implementation of Electronic Dividend Payment ("e-Dividend") by Bursa Malaysia Securities Berhad.

Notes:-

1. A member entitled to attend and vote at the Meeting is entitled to appoint more than one proxy to attend and vote in his stead. A proxy may but does not need to be a member of the Company and the provisions of Section 149 (1)(b) of the Companies Act, 1965 need not be complied with. Where a member appoints more than one proxy, the appointments shall be invalid unless he specifies the proportions of his shareholdings to be represented by each proxy.
2. In the case of a corporate member, the instrument appointing a proxy must be either under its common seal or under the hand of its officer or attorney duly authorised.
3. The instrument appointing a proxy must be deposited at the Company's Registered Office, Suite 338, 3rd Floor, Johor Tower, Jalan Gereja, 80100 Johor Bahru, Johor Darul Ta'zim not less than 48 hours before the time for holding the Meeting or any adjournment thereof.

Corporate Information & Board of Directors



BOARD OF DIRECTORS

Chairman

Tan Sri Datuk Mohd Razali
bin Abdul Rahman

Group Managing Director

E. Seng Kiw @ Yee Oy Chong

Group Executive Director

Yee Yok Sen

Members

Datuk Che Mokhtar bin Che Ali
Wan Mustapha bin Wan Ismail
Phang Piow @ Pang Choo Ing
Pang Tin @ Pang Yon Tin
Woon See Chin
Tee Boon Hin

REGISTERED OFFICE

Suite 338, 3rd Floor
Johor Tower
Jalan Gereja
80100 Johor Bahru
Johor Darul Ta'zim
Tel No: 07-2211833
Fax No: 07-2246066

AUDIT COMMITTEE

Datuk Che Mokhtar bin Che Ali
*Chairman (Independent Non-
Executive Director)*

Woon See Chin
Independent Non-Executive Director

Tee Boon Hin
Independent Non-Executive Director



COMPANY SECRETARIES

Chua Siew Chuan
(MAICSA No: 0777689)
Mak Chooi Peng
(MAICSA No: 7017931)

REGISTRAR

Securities Services (Holdings)
Sdn Bhd
(Co. No. 36869-T)
Level 7, Menara Milenium
Jalan Damanlela
Pusat Bandar Damansara
Damansara Heights
50490 Kuala Lumpur
Tel No: 03-20849000
Fax No: 03-20949940

AUDITORS

Ernst & Young
Chartered Accountants
Suite 11.2A, Level 11
Menara Pelangi
2, Jalan Kuning
Taman Pelangi
80400 Johor Bahru

PRINCIPAL BANKERS

AmBank (M) Berhad

STOCK EXCHANGE LISTING

Bursa Malaysia Securities
Berhad
(Main Market)

Profile of Directors

TAN SRI DATUK MOHD RAZALI BIN ABDUL RAHMAN

Tan Sri Datuk Mohd Razali bin Abdul Rahman, aged 64, a Malaysian, is a Non-Independent Non-Executive Director and the Chairman of Focal Board of Directors. Tan Sri was appointed to the Board on 18 February 2003. He holds a Bachelors Degree in Commerce from the University of New Castle, Australia in 1972 and Masters Degree in Financial Management from the University of Queensland, Australia in 1980. He is a Fellow of the Australian Society of Certified Public Accountant. He has been the Chairman of the Company's subsidiary, Focal Aims Sdn Bhd ("FASB") and Focal Aims Properties Sdn Bhd ("FAPSB") since 1994 and 1998 respectively. He is currently Chairman of Peremba (Malaysia) Sdn Bhd and a major shareholder of the said company. He also serves on the board of Pembangunan Mas Melayu Berhad. He has attended three (3) out of four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is the Chairman of the Remuneration Committee of the Company.

E. SENG KIW @ YEE OY CHONG

Mr. E. Seng Kiw @ Yee Oy Chong, aged 70, a Malaysian, is a Non-Independent Executive Director and the Group Managing Director of Focal. He was appointed to the Board of Focal on 9 November 1999. He holds a Masters Degree in Business Administration from Honolulu University in the United States of America ("USA"). He is also the Managing Director of the subsidiary companies, Focal Aims Properties Sdn Bhd ("FAPSB") and Focal Aims Sdn Bhd ("FASB"). He held the position of Managing Director of Menang Corporation Berhad from 1985 to 1989. He has over thirty (30) years working experience in property development. He is also responsible for the overall management and formulation of the Focal Group's strategic plans and policies. He holds directorships in several private limited companies. He has attended all of the four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is the brother of Mr. Yee Yok Sen, the Group Executive Director. Mr. E. Seng Kiw @ Mr. Yee Oy Chong also sits in the Executive Committee of the Company.

YEE YOK SEN

Mr. Yee Yok Sen, aged 54, a Malaysian, is a Non-Independent Group Executive Director of Focal. He was appointed to the Board of Focal on 9 November 1999. He has over twenty (20) years experience in the property development sector. He also holds directorships in several private limited companies. He has attended all of the four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is the brother of Mr. E. Seng Kiw @ Yee Oy Chong, the Group Managing Director. Mr. Yee Yok Sen is also a member of Budget Committee of the Company.

DATUK CHE MOKHTAR BIN CHE ALI

Datuk Che Mokhtar bin Che Ali, aged 57, a Malaysian, is an Independent Non-Executive Director and the Chairman of the Audit Committee of Focal. He has been on the Board of Focal since 31 January 1997. He obtained his Bachelor of Arts (B.A) and Bachelor of Law (LLB) degrees from Victoria University of Wellington, New Zealand. He was a former Magistrate and Deputy Public Prosecutor. He has been an Advocate and Solicitor of the High Court of Malaya since 1983. He has attended all the four (4) Board Meetings held to-date in the financial year ended 30 September 2010. Datuk also sits on the Executive Committee and Remuneration Committee of the Company.

WAN MUSTAPHA BIN WAN ISMAIL

Encik Wan Mustapha bin Wan Ismail, aged 62, a Malaysian, is a Non-Independent Non-Executive Director and he was appointed to the Board of Focal on 9 November 1999. He graduated with a Bachelor of Commerce from the University of Newcastle, New South Wales, Australia in 1973. He is an Associate Member of the Institute of Chartered Accountant of Australia and also a Chartered Accountant with the Malaysian Institute of Accountants. He was attached to General Lumber Fabricators and Builders Berhad ("GLFB") as the Group Managing Director for seven (7) years until he resigned in July 2000. He was re-appointed to the Board of GLFB in November 2000 and was subsequently appointed as the Executive Director in February 2001 until 21 August 2003. He also holds directorships in several private limited companies. He has attended all of the four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is the Chairman of the Nomination Committee and Budget Committee of the Company.

Profile of Directors (Cont'd)

PHANG PIOW @ PANG CHOO ING

Mr. Phang Piow @ Pang Choo Ing, aged 69, a Malaysian, is a Non-Independent Non-Executive Director and he was appointed to the Board of Focal on 9 November 1999. He holds a Bachelor of Business Administration from Honolulu University, USA and a Masters of Business Administration from Greenwich University, Australia. Mr. Phang Piow is also an Executive Director of FAPSB and has been an Executive Director of FASB since 1994. He has over thirty (30) years experience in property development, property investment, quarrying, construction, manufacturing and hotel management. He is currently being appointed as the Non-Independent Non-Executive Director of Kimlun Corporation Berhad. He also holds directorships in several private limited companies. He has attended three (3) out of four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is the brother of Mr. Pang Tin @ Pang Yon Tin. Mr. Phang Piow also sits in the Remuneration Committee of the Company.

PANG TIN @ PANG YON TIN

Mr. Pang Tin @ Pang Yon Tin, aged 64, a Malaysian, is a Non-Independent Non-Executive Director and he was appointed to the Board of Focal on 9 November 1999. He has been a director of FASB since 1996. He has over twenty-eight (28) years experience in various sectors, encompassing property development, property investment, construction, quarrying, manufacturing and hotel management. He is currently being appointed as the Executive Chairman of Kimlun Corporation Berhad. He also holds directorships in several private limited companies. He has attended all four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is the brother of Mr. Phang Piow @ Pang Choo Ing.

WOON SEE CHIN

Mr. Woon See Chin, aged 67, a Malaysian, is an Independent Non-Executive Director and he was appointed as a Director of Focal on 9 November 1999. He graduated from the law school of University of Singapore and is an advocate and solicitor by profession and has been in legal practice in Johor Bahru for more than thirty-two (32) years. He was also a Johor State Assembly member in 1982 and was elected as a Member of Parliament of Malaysia from 1986 to 1995. He served as a Deputy Minister of Education of Malaysia for four (4) years from 1986 to 1990. He has attended all four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is also a Chairman of the Executive Committee and a member of Audit Committee and Nomination Committee of the Company.

TEE BOON HIN

Mr. Tee Boon Hin, aged 49, a Malaysian, is an Independent Non-Executive Director and he was appointed as a Director of Focal on 9 November 1999. He is an Accountant by profession. He has been attached to a number of public accounting firms, both overseas and in Malaysia for over twenty (20) years. He is currently in public practice in Johor Bahru. He graduated with a Bachelor of Commerce Degree from the University of Canterbury, New Zealand, in 1985. He is a member of the Institute of Chartered Accountants of New Zealand, an associate member of the Chartered Secretaries New Zealand Incorporated, a Chartered Accountant with the Malaysian Institute of Accountants and a Fellow member of the Chartered Tax Institute of Malaysia. He also sits on the board of Ge-Shen Corporation Berhad. He has attended all four (4) Board Meetings held to-date in the financial year ended 30 September 2010. He is a member of the Executive Committee, Audit Committee, Nomination Committee and Budget Committee of the Company.

Other Information

All the directors have no conviction for any offences and they all have no conflict of interests with the Company.

Chairman's Statement

“ On behalf of the Board of Directors of Focal Aims Holdings Berhad, I am pleased to present to you the Annual Report and the Financial Statements of the Group and the Company for the financial year ended 30 September 2010. ”



OVERVIEW

During the financial year under review, the economy of the world is still struggling with recovery from the devastation of the economic downturn from the United States (“US”). The repercussion has affected Europe and economic crisis had already happened to a few countries in the European Union. The advanced nations and their economy are apparently still stuck in the dense woods of economic uncertainty. They are grappling with all kinds of fiscal, monetary and social measures in order to contain as well as to get out of the economic turmoil. In the meantime, the US is also experiencing with some sort of roller-coaster ride. Many economic indicators had been inconsistent. They were fluctuating between positive’s and negative’s from one quarter to another. Nevertheless the overall trend is moving towards a better front but on a gradual pace. The implication is that the economic recovery is on a very uneven and uncertain path.

The Asia economy, on the other hand, has been continuing to grow spearheaded by China. Under such circumstances, Malaysia being part of Asia has been doing quite well by achieving 9.5% of growth in the first half of 2010. The Malaysia Institute of Economic Research (“MIER”) has forecasted an annual growth of 6.5% for the whole year of 2010. In other words, the external economic uncertainties are affecting Malaysia economy to a certain extent starting from the second half of 2010. With this in mind, the Malaysia Budget 2011 continues it’s supportive and pump-priming measures in an effort to spur the economy moving forward.



FINANCIAL HIGHLIGHTS

For the financial year under review, the Group registered a pre-tax loss of RM4.49 million on revenue of RM63.92 million. This is a marked improvement compared to pre-tax loss of RM7.89 million and revenue of RM30.96 million achieved in financial year 2009. The loss after tax for the financial year under review is RM3.96 million, also a tremendous improvement from last year's loss after tax of RM8.33 million. The Group's loss per share stood at 1.56 sen and the Net Assets ("NA") as at 30 September 2010 stood at RM296.74 million which is equivalent to NA Per Share of RM1.17. The vast improvement in revenue and losses are mainly attributed by improved sentiments and market conditions of Malaysia property market.

Chairman's Statement (Cont'd)



OPERATIONAL REVIEW

JOHOR BAHRU

During the financial year under review, the Group has sold a total of 167 units of various types of properties at **Kota Masai**. The Group managed to sell 97 units of single storey terrace houses, 35 units of double storey terrace houses, 3 units of double storey semi-detached houses, 2 units of industrial properties, and 28 units of double storey shop office. The higher margin properties such as commercial and industrial units continue to make up more than 20% of the total sales. As mentioned in the last annual report, the Group has again successfully handed over the one (1) row of shop offices to MARA without delay. In fact, the Group has been consistently handed over the completed properties without fail since it's inception in 1994. The recent handover to MARA is definitely auguring well for the **Kota Masai** residents as well as business owners here because of the spillover effect by MARA.





The Senai-Desaru Highway has already commenced operation and the bridge that connects to Desaru is also nearing completion. The commute time from **Kota Masai** to Senai Airport is substantially reduced and it also serves as an alternative link that connects Senai, Ulu Tiram (Tebrau Area) and Pasir Gudang/Tanjung Langsat. With improved connectivity, traffic volume and various commercial activities would also increase. **Kota Masai** being in the eastern part of Iskandar Malaysia ("IM"), coupling with the low interest environment and favourable measures announced in the Budget 2011 for property ownerships, is ready to capture higher demand within these areas. In addition to this, the potential upgrading demand and increased commercial activities at **Kota Masai** also warrant launching of new products next year.

A new commercial hub will be built along the busiest main road in **Kota Masai** and a gated-and-guarded single storey cluster housing will also be built to cater for the need of the residents in and around **Kota Masai**. The single storey cluster houses will be the first of its kind within these areas and it should fill the need of people who are looking for affordable houses with decent built-up and spacious garden.

Chairman's Statement (Cont'd)



KLANG VALLEY

During the financial year under review, the SD Villa's at Phase 2 of **Saujana 0-Lot** have been fully sold. All 38 units of SD Villa's are expected to obtain Certificate of Completion and Compliance ("CCC") at the end of December 2010. The concept of 0-Lot has been introduced to the market since our Phase 1. In fact the whole development of **Saujana 0-Lot** is based on this concept. Looking at the response, this concept of 0-Lot is very well received by the general public which is understandable. Basically it lets the purchaser owns a bungalow unit at the price of a semi-detached house. A contemporary three storey house with a spacious garden and a sky balcony to hold a function or simply resting at ease are just a few good reasons to own a unit at **Saujana 0-Lot**. On top of that, the convenient location also makes it easily accessible to the major highways and roads.

There is also D Villa, besides SD Villa, at our Phase 2. This is a larger bungalow with bigger built-up and land size. The Group is planning a show unit which is expected to complete in the early part of next year. All prospective buyers will then be able to view and appreciate the actual beauty of a 0-Lot house in person. The Phase 3, which happens to be the last Phase of **Saujana 0-Lot**, comprises 37 units of SD Villa and 4 units of D Villa is expected to launch around the same time.



Chairman's Statement (Cont'd)



PROSPECT

The world economy is definitely not evenly distributed in terms of recovery. Some parts of the world are struggling for survival while some others are worrying about too much of growth. The developed nations are still in the midst of finding their way out of the doldrums whereas the developing nations such as BRIC (Brazil, Russia, India and China) are already enjoying growth for the past years. This is a clear reflection of a great deal of economic uncertainties in the current world economy. And being so inter-connected with each other due to globalization, the slow growth of the developed economies will eventually affect the booming economies of the developing nations.

Malaysia being part of Asia is fortunately fall within the region of growth. The economy has been doing well during the financial year under review. However, the external uncertainties are affecting the projection of growth for the coming year by most economists. Towards this end, the Malaysia Budget 2011 continues its expansionary policy to counter the negative pressure of the external factors. The Government will continue to pump priming the economy with several landmark projects notably Iskandar Malaysia ("IM").

The Group's flagship project, Kota Masai, is situated at the eastern part of IM and therefore will be able to capitalize on the continual growth of this special corridor. In addition, the nearest neighbour Singapore is already having one of the most expensive property prices in the world and thereby having a drastic price difference compared to Johor Bahru. With close proximity to Singapore, the tremendous price difference can be easily converted into great opportunities. In other words, there exists a real and big potential growth for Johor Bahru property market in time to come. And the Klang Valley, being the hottest property spot of Malaysia, is expected to remain so due to its vibrant activities and big population base. Nevertheless, the uncertain and uneven path of recovery for the developed nations has created a definite unknown for the world economy including Malaysia. Given such circumstances, it is expected that the property market will remain challenging in the coming year.



ACKNOWLEDGEMENT

On behalf of the Board of Directors, I extend my appreciation to the management and staff for their valuable contribution to the Group. I wish to express my gratitude to my fellow directors for their dedication and guidance. I also like to put on record my sincere appreciation to our bankers, business associates, customers, various government agencies and local authorities for their support. To our shareholders, I would like to offer my greatest appreciation for your trust and confidence in the Group.

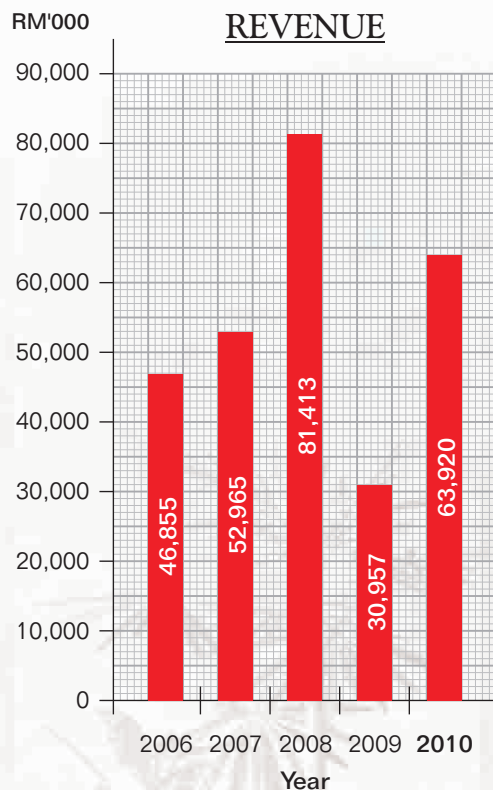


Financial Highlights

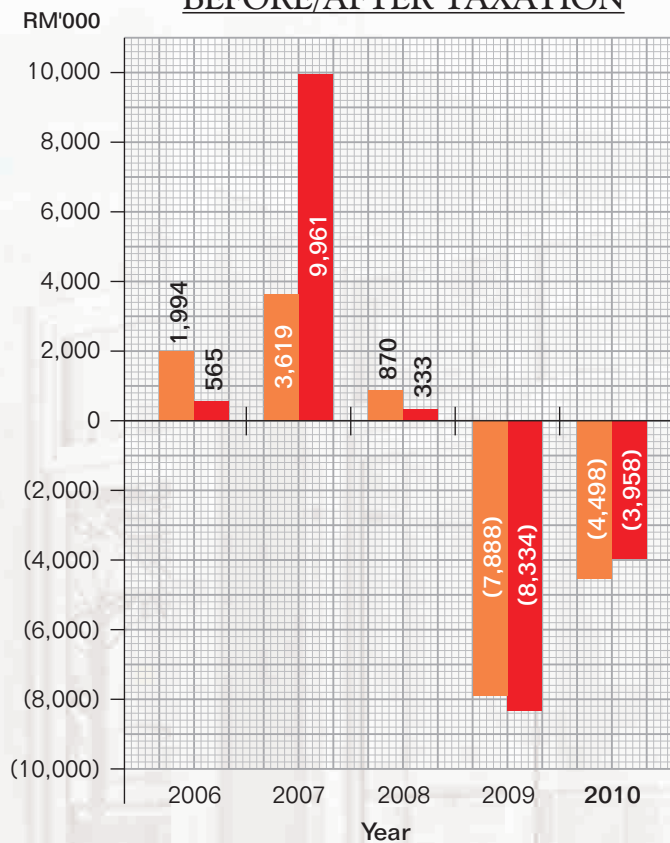
	2010	2009	2008	2007	2006
Paid-up capital (RM'000)	253,317	253,317	253,317	253,317	253,317
Net Assets (RM'000)	296,736	300,694	309,029	310,195	298,265
Net Assets per share (sen)	117	119	122	122	118
Revenue (RM'000)	63,920	30,957	81,413	52,965	46,855
(Loss)/profit before taxation (RM'000)	(4,498)	(7,888)	870	3,619	1,994
(Loss)/profit for the year attributable to equity holders of the Company (RM'000)	(3,958)	(8,334)	333	9,961	565
Net (loss)/earnings per share (sen)	(1.56)	(3.29)	0.13	3.93	0.22
Pre-tax (loss)/profit margin (%)	(7.04)	(25.5)	1.07	6.83	4.3
Current ratio	2.59	3.03	2.51	2.82	3.56
Return on capital employed (%)	(1.3)	(2.6)	0.3	1.2	0.7
Total borrowings (RM'000)	83,240	94,584	99,390	120,796	105,288
Gearing (times)	0.28	0.31	0.32	0.39	0.35

Financial Highlights (Cont'd)

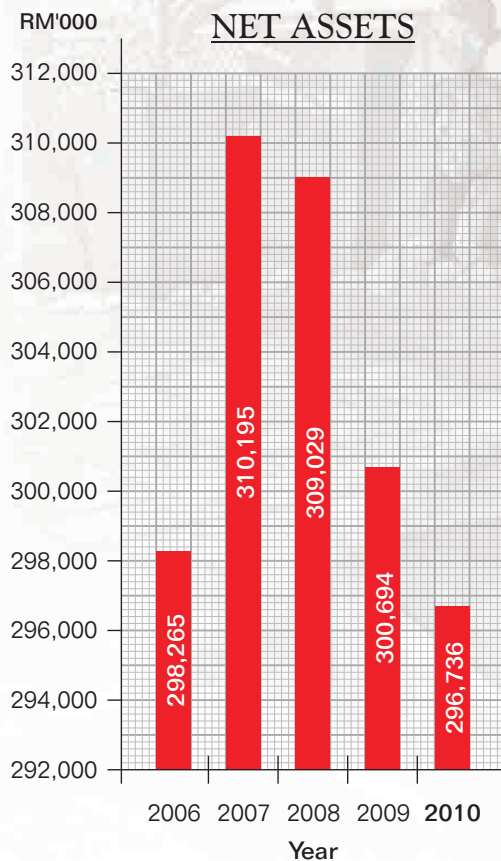
REVENUE



**(LOSS)/PROFIT
BEFORE/AFTER TAXATION**

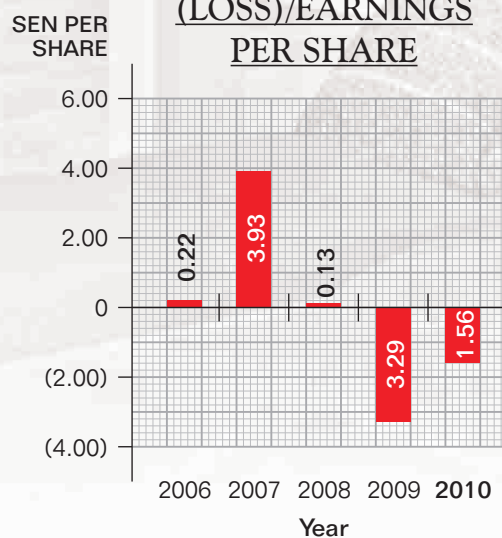


NET ASSETS



(Loss)/Profit before taxation
(Loss)/Profit after taxation

**(LOSS)/EARNINGS
PER SHARE**



Group Corporate Structure



FOCAL AIMS HOLDINGS BERHAD (17777-V)
(Principal activities: Investment holdings)

100%

FOCAL AIMS PROPERTIES SDN BHD
(471101-H)
(Principal activities: Investment holdings)

100%

FOCAL AIMS LAND SDN BHD
(319435-X)
(Principal activities: Property development)

100%

FOCAL AIMS SDN BHD
(316524-U)
(Principal activities: Property investment and development)

100%

FOCAL AIMS REALTY SDN BHD
(203016-P)
(Principal activities: Dormant)

100%

FOCAL AIMS DEVELOPMENT SDN BHD
(417670-H)
(Principal activities: Dormant)

100%

FOCAL AIMS RESORT (M) SDN BHD
(473536-V)
(Principal activities: Dormant)

Audit Committee Report

Size and Composition

The members of the Audit Committee currently comprises three (3) independent non-executive directors.

During the financial year ended 30 September 2010, the Committee held a total of four (4) meetings and the meetings were held on the 26 November 2009, 25 February 2010, 26 May 2010 and 25 August 2010.

The members of the Audit Committee has been re-appointed for another term of three (3) years expiring on 8 November 2012.

Members

The present members of the Audit Committee of the Company are:-

Name	Designation	Attendance of meetings
(a) Datuk Che Mokhtar Bin Che Ali (Chairman)	Independent Non-Executive Director	Attended all 4 meetings
(b) Woon See Chin	Independent Non-Executive Director	Attended all 4 meetings
(c) Tee Boon Hin	Independent Non-Executive Director	Attended all 4 meetings

TERMS OF REFERENCE OF AUDIT COMMITTEE

Composition of members

The Board shall appoint the Audit Committee members from amongst themselves, comprising no fewer than three (3) non-executive directors. The majority of the Audit Committee members shall be independent directors.

In this respect, the Board adopts the definition of "independent director" as defined under the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and any practice notes issued thereto.

All members of the Audit Committee shall be financially literate and at least one (1) member of the Audit Committee must be:-

- (a) a member of the Malaysian Institute of Accountant ("MIA"); or
- (b) if he is not a member of MIA, he must have at least three (3) years of working experience and:
 - i. he must have passed the examinations specified in Part I of the First Schedule of the Accountants Act 1967; or
 - ii. he must be a member of one of the associations of the accountants specified in Part II of the First Schedule of the Accountants Act 1967; or
- (c) fulfils such other requirements as prescribed by Bursa Securities.

No alternate director of the Board shall be appointed as a member of the Audit Committee.

The term of office and performance of the Audit Committee and each of its members shall be reviewed by the Board at least once every three (3) years to determine whether such Audit Committee and members have carried out their duties in accordance with their terms of reference.

Retirement and resignation

If a member of the Audit Committee resigns, dies, or for any reason ceases to be a member resulting in non-compliance to the composition criteria as stated above in Clause 2, the Board shall within three (3) months of the event appoint such number of the new members as may be required to fill the vacancy.

Chairman

The members of the Audit Committee shall elect a Chairman from amongst their number who shall be an independent director.

In the absence of the Chairman of the Audit Committee, the other members of the Audit Committee shall amongst themselves elect a Chairman who must be independent director to chair the meeting.

Audit Committee Report (Cont'd)

Secretary

The Company Secretary shall be the Secretary of the Audit Committee and as a reporting procedure, the Minutes shall be circulated to all members of the Board.

Meetings

The Audit Committee shall meet regularly, with due notice of issues to be discussed, and shall record its conclusions in discharging its duties and responsibilities. In addition, the Chairman may call for additional meetings at any time at the Chairman's discretion.

Upon the request of the external auditor, the Chairman of the Audit Committee shall convene a meeting of the Audit Committee to consider any matter the external auditor believes should be brought to the attention of the directors or shareholders.

Notice of Audit Committee meetings shall be given to all the Audit Committee members unless the Audit Committee waives such requirement.

The Chairman of the Audit Committee shall engage on a continuous basis with senior management, such as the Chairman, the Chief Executive Officer, the Finance Director, the head of internal audit and the external auditors in order to be kept informed of matters affecting the Company.

The Finance Director, the head of internal audit and a representative of the external auditors should normally attend meetings. Other Board members and employees may attend meetings upon the invitation of the Audit Committee. However, the Audit Committee shall meet with the external auditors without executive Board members present at least twice a year and whenever necessary.

Questions arising at any meeting of the Audit Committee shall be decided by a majority of votes of the members present, and in the case of equality of votes, the Chairman of the Audit Committee shall have a second or casting vote.

Minutes

Minutes of each meeting shall be kept at the registered office and distributed to each member of the Audit Committee and also to the other members of the Board. The Audit Committee Chairman shall report on each meeting to the Board. The minutes of the Audit Committee meeting shall be signed by the Chairman of the meeting at which the proceedings were held or by the Chairman of the next succeeding meeting.

Quorum

The quorum for the Audit Committee meeting shall be the majority of members present whom must be independent directors.

Objectives

The principal objectives of the Audit Committee are to assist the Board in discharging its statutory duties and responsibilities relating to accounting and reporting practices of the holding company and each of its subsidiaries. In addition, the Audit Committee shall:-

- evaluate the quality of the audits performed by the internal and external auditors;
- provide assurance that the financial information presented by management is relevant, reliable and timely;
- oversee compliance with laws and regulations and observance of a proper code of conduct; and
- determine the quality, adequacy and effectiveness of the Group's control environment.

Authority

The Audit Committee shall, in accordance with a procedure to be determined by the Board and at the expense of the Company,

- (a) have explicit authority to investigate any matter within its terms of reference, the resources to do so, and full access to information. All employees shall be directed to co-operate as requested by members of the Audit Committee.
- (b) have full and unlimited/unrestricted access to all information and documents/resources which are required to perform its duties as well as to the internal and external auditors and senior management of the Company and Group.

Audit Committee Report (Cont'd)

- (c) obtain independent professional or other advice and to invite outsiders with relevant experience to attend, if necessary.
- (d) have direct communication channels with the external auditors and person(s) carrying out the internal audit function or activity (if any).
- (e) where the Audit Committee is of the view that the matter reported by it to the Board has not been satisfactorily resolved resulting in a breach of the Main Market Listing Requirements, the Audit Committee shall promptly report such matter to Bursa Securities.
- (f) convene meetings with the external auditors, without the attendance of the executive member of the Audit Committee, whenever deemed necessary.

Duties and Responsibilities

The duties and responsibilities of the Audit Committee are as follows:-

- (a) To consider the appointment of the external auditors, the audit fee and any question of resignation or dismissal;
- (b) To discuss with the external auditors before the audit commences, the nature and scope of the audit, and ensure co-ordination where more than one audit firm is involved;
- (c) To review with the external auditors his evaluation of the system of internal controls and his audit report;
- (d) To review the quarterly and year-end financial statements of the Board, focusing particularly on –
 - any change in accounting policies and practices;
 - significant adjustments arising from the audit;
 - the going concern assumption; and
 - compliance with accounting standards and other legal requirements.
- (e) To discuss problems and reservations arising from the interim and final audits, and any matter the auditors may wish to discuss (in the absence of management, where necessary);
- (f) To review the external auditors' management letter and management's response;
- (g) To do the following, in relation to the internal audit function:-
 - review the adequacy of the scope, functions and resources of the internal audit function, and that it has the necessary authority to carry out its work;
 - review the internal audit programme and results of the internal audit process and, where necessary, ensure that appropriate actions are taken on the recommendations of the internal audit function;
 - review any appraisal or assessment of the performance of members of the internal audit function;
 - approve any appointment or termination of senior staff members of the internal audit function; and
 - take cognizance of resignations of internal audit staff members and provide the resigning staff member an opportunity to submit his reasons for resigning.
- (h) To consider any related party transactions and conflict of interest situation that may arise within the Company or Group including any transaction, procedure or course of conduct that raises questions of management integrity;
- (i) To report its findings on the financial and management performance, and other material matters to the Board;
- (j) To consider the major findings of internal investigations and management's response;
- (k) To verify the allocation of employees' share option scheme ("ESOS") in compliance with the criteria as stipulated in the by-laws of ESOS of the Company, if any;
- (l) To determine the remit of the internal audit function;
- (m) The assistance given by the employees of the listed issuer to the external auditors.
- (n) To consider other topics as defined by the Board;
- (o) To advise the Board of Directors and make recommendations in respect of risk management as to the following matters:

Audit Committee Report (Cont'd)

- To monitor risk management processes are integrated into all core business processes and that the culture of the organization reflects the risk consciousness of the Board;
- Review the Risk Register and ensure that all risks are well managed;
- Review the enterprise risk scorecard and determine the risks to be escalated to the Board once a year; and
- Provide a consolidated risk and assurance report to the Board to support the statement relating to internal control in the Company's annual report.

(p) To consider and examine such other matters as the Audit Committee considers appropriate.

Activities of the Committee during the year

During the year under review, the Committee carried out the following activities during the financial year ended 30 September 2010 in the discharge of its functions and duties.

1. Review of financial statements:

- (a) Reviewed the quarterly report and annual reports of the Company and Group prior to submission to the Board of Directors for consideration and approval.
- (b) Reviewed the financial statements and ensure that the financial reporting and disclosure requirements of the relevant authorities are duly complied with.

2. Matters relating to External Audit:

- (a) Reviewed the external auditors' audit planning memorandum for the Company and Group covering the audit objectives and approach, key audit areas and relevant accounting standards issued by MASB and other relevant technical pronouncement.
- (b) Reviewed the results of the audit, audit report and findings on the financial and management performance of the Company and Group and reported to the Board of Directors.
- (c) Reviewed the external auditors' evaluation of system of internal controls, management letter on internal control recommendations and management's response (if any).
- (d) Evaluated the performance of external auditors and made recommendations to the Board on their appointment, scope of work and audit fee.

3. Matters relating to Internal Audit:

- (a) Reviewed the annual audit plan to ensure adequate scope and coverage on the activities of the Group based on the identified and assessed key risk areas.
- (b) Reviewed the internal audit report in respect of the audit recommendation, management response as well as actions taken to improve the system of internal control and procedures. Report to the Board on major findings from the internal audit report and made recommendations to the Board for consideration and approval of the internal audit report.
- (c) Assessed the performance of the internal auditors and made recommendations to the Board on their appointment, scope of work and fees.

4. Risk Management

- (a) Reviewed the risk register and enterprise risk scorecard as prepared by the management to ensure that all risks are well managed and reported to the Board.
- (b) Provided a consolidated risk and assurance report to the Board for support to the statement relating to internal control in the Company's annual report.

5. Other activities

- (a) Reviewed the disclosure of any related party transactions that arose within the Group and reported the relevant related party transactions.

Audit Committee Report (Cont'd)

Internal Audit Functions

The Company has re-appointed KPMG Business Advisory Sdn. Bhd. as the Internal Auditors for another two (2) years term expiring on 30 September 2012. The Internal Auditors' scope of work is based on 4-phase approach as follows:

- Engagement project management
- Planning
- Execution
- Reporting

The Internal Auditors are using a risk-based methodology approach based on the global best practices and industry standards.

The internal audit plan is being reviewed and approved by the Committee at the beginning of the financial year prior to the execution.

The principal responsibilities of the Internal Audit function is to provide assurance that the system of internal controls of the Group is operating satisfactorily and effectively by complying with the policies and procedures, with law and regulations and assessment of risk and adequacy of risk management as to provide assurance to the stakeholders and add value to the Group's operations.

The areas of audit conducted by the Internal Auditor during the year were as follows:

1. Audit work on project management focusing on
 - timeliness of project completion;
 - structural failure;
 - quality of materials;
 - competency and reliability of contractors / contractors; and
 - adequacy of township maintenance.
2. Audit work on financial management with regard to
 - impairment of assets
 - fluctuations in interest rates on borrowings; and
 - credit risk.
3. Audit work on sales and marketing focusing on
 - slow response to customer complaints; and
 - effectiveness of prospect activities.
4. Audit work on legal with regard to
 - compliance with listing requirements; and
 - compliance with property related regulations
5. Audit work on human resource which focus on
 - manpower shortage;
 - employees competency and experience ; and
 - succession planning within the organization.
6. Audit work on information management focusing on
 - loss/leakage of critical and confidential information; and
 - failure of IT system
7. Other test of controls such as control over procurement, management of property, plant and equipment and review of bank reconciliation statements, nature of reconciling items and timeliness of the resolution.
8. Follow-up and update of previous cycle of audit on project management, sales and marketing, financial management and information technology.

The Internal Audit reports incorporated the findings, recommendations for improvements, management action and implementation of the recommendations. Follow-up actions on the implementations were tabled at the Audit Committee and Board Meetings for approval.

Statement of Corporate Governance

The Board of Directors of Focal is committed to ensure that the highest standard of Corporate Governance is practiced throughout the Group with the objective of strengthening the Groups growth, corporate accountability and safeguarding the interests of the shareholders.

The Board of Directors is pleased to report a statement to the shareholders on how the Group has applied the principles of good corporate governance and compliance of the best practices set out in the Malaysia Code of Corporate Governance.

The Board of Directors

The Board's principal responsibilities for corporate governance are by setting out the strategic direction of the Group, establishing the objectives and achievement of the objectives or goals.

The current Board comprises two (2) executive directors and seven (7) non-executive directors. Three of the non-executive directors are independent directors, which complied with paragraph 15.02 of the Main Market Listing Requirements of Bursa Securities (Paragraph 15.02: A listed issuer must ensure that at least 2 directors or 1/3rd of the board of directors of a listed issuer, whichever is higher, are independent directors). The Directors collectively have wide range of experience and expertise drawn from the area of legal, business, accounting and financial. Their expertise, experience and background are vital for the strategic direction of the Group. The profiles of the Directors are set out on pages 4 to 5.

The division of responsibilities is clearly defined between the Chairman and Group Managing Director. The Chairman is responsible for ensuring the effectiveness of the Board and conduct while the Group Managing Director has the overall responsibilities of managing the operation and performance of the Group, implementation policies and executive decision-making. The independent non-executive directors play an important role to ensure the views provided are professional and independent and that the advice and judgment made to issues and decisions are to the best interest of the stakeholders and the Group.

The Board is satisfied that investment of the minority shareholders in the Company is fairly reflected through Board representation.

Mr. Woon See Chin is the senior independent non-executive director of the Board to whom concerns maybe conveyed.

The Board meets at least four times a year, with additional meetings for particular matters convened as and when necessary. Four (4) Board meetings were held during the year ended 30 September 2010. The record of their meeting attendance is as follows:

Directors		Number of Board Meetings Attended / Held (during the Directors' tenure for the current financial year)
Tan Sri Datuk Mohd. Razali bin Abdul Rahman	Chairman	3 / 4
E. Seng Kiw @ Yee Oy Chong	Group Managing Director	4 / 4
Yee Yok Sen	Group Executive Director	4 / 4
Datuk Che Mokhtar bin Che Ali	Independent Non-Executive Director	4 / 4
Wan Mustapha bin Wan Ismail	Non-Independent Non-Executive Director	4 / 4
Phang Piow @ Pang Choo Ing	Non-Independent Non-Executive Director	3 / 4
Pang Tin @ Pang Yon Tin	Non-Independent Non-Executive Director	4 / 4
Woon See Chin	Independent Non-Executive Director	4 / 4
Tee Boon Hin	Independent Non-Executive Director	4 / 4

Statement of Corporate Governance (Cont'd)

Supply of Information

All the Directors are notified of the Board meetings within stipulated time prior to the meetings date. Board papers together with the agenda are circulated to all the Directors prior to Board Meetings. This is to ensure that the Directors are given sufficient time to read the Board papers before the Board Meetings and enable all Directors to discuss the issues to be raised at the meetings as well as discharge their duties appropriately.

The Executive Directors lead the presentation and provides explanation on the papers.

All the Directors have direct access to the Senior Management and the services of the Company Secretary. In addition, the Directors may seek independent professional advice as and when necessary in discharging their responsibilities.

The Board has also established the following Committees to assist the Board in execution of its responsibilities. The Board has approved the terms of reference of each of the Committee.

1. Audit Committee

The Audit Committee's principal objectives is to assist the Board in discharging its statutory duties and responsibilities pertaining to the compliance with the law and regulations, accounting standards and review of the effectiveness of the internal control system and provide assurance concerning the Group's risk profile and assist in the implementation of the risk management structure.

The Audit Committee meets periodically to carry out its functions and duties as in accordance with their terms of reference. The Audit Committee meets with the external auditors twice a year without the management presence.

The details of composition, terms of reference and activities of the Audit Committee are set out in the Audit Committee Report on pages 17 to 21.

2. Executive Committee

The principal objective of the Executive Committee is to assist the Board in discharging its responsibilities in respect of various matters or aspects that the Board mandates. The existing issue dealt with by the Executive Committee is pertaining to the award of contracts where certain authority limit has been set for the Committee to approve the contract to be awarded. During the financial year ended 30 September 2010 two (2) meetings were held.

Composition of Executive Committee:

Members	Designation	No. of meetings attended
Woon See Chin (Independent Non-Executive Director)	Chairman	2
E. Seng Kiw @ Yee Oy Chong (Group Managing Director)	Member	2
Datuk Che Mokhtar bin Che Ali (Independent Non-Executive Director)	Member	2
Tee Boon Hin (Independent Non-Executive Director)	Member	2

Statement of Corporate Governance (Cont'd)

3. Remuneration Committee

The Remuneration Committee's principal objective is to assist the Board of Directors in their responsibilities in assessing the remuneration packages of the executive directors of the Company and Group. However, the Board makes the decisions on the level of remuneration packages after considering the recommendations of the Committee. A Remuneration Committee meeting was held on the 29 November 2010 and all the members attended the meeting.

The members of the Remuneration Committee are as follows:

Tan Sri Datuk Mohd. Razali bin Abdul Rahman (Non-Independent Non-Executive Director)	Chairman
Datuk Che Mokhtar bin Che Ali (Independent Non-Executive Director)	
Phang Piow @ Pang Choo Ing (Non-Independent Non-Executive Director)	

4. Nomination Committee

The principal objectives of the Nomination Committee is to assist the Board in nominating new nominees to the Board of Directors as well as assessing the Directors of the Company on an on-going basis as to their skills and experience and other qualities.

A Nomination Committee meeting was held on 29 November 2010 and all the members attended the meeting except Wan Mustapha bin Wan Ismail. The Committee has reviewed and assessed the Board as a whole and contribution of each individual director including independent non-executive directors. The Committee concurred that the performance of all the Directors had been satisfactory and the composition of the Board members is satisfactory comprising Directors of good caliber and with professional skills in all fields. All Directors projected good attendance and good participation / contribution with their own respective skills at Board Meetings.

The members of the Nomination Committee are as follows:

Wan Mustapha bin Wan Ismail (Non-Independent Non-Executive Director)	Chairman
Woon See Chin (Independent Non-Executive Director)	
Tee Boon Hin (Independent Non-Executive Director)	

5. Corporate Planning Committee

The objective of the Corporate Planning Committee is to assist the Board in their responsibilities to expand business activities and seek new opportunities and proposals.

The composition of the Committee are as follows:

Wan Mustapha bin Wan Ismail (Non-Independent Non-Executive Director)	Chairman
E. Seng Kiw @ Yee Oy Chong (Group Managing Director)	
Phang Piow @ Pang Choo Ing (Non-Independent Non-Executive Director)	
Yee Yok Sen (Group Executive Director)	

Statement of Corporate Governance (Cont'd)

6. Budget Committee

The objective of the Budget Committee is to assist the Board in their responsibilities to review and analyse the budget and business plan of the Group.

The members of the Budget Committee are as follows:

Wan Mustapha bin Wan Ismail
(Non-Independent Non-Executive Director)

Chairman

Yee Yok Sen
(Group Executive Director)

Tee Boon Hin
(Independent Non-Executive Director)

Appointments to the Board and Re-election of the Directors

In accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB") and Articles of Association, at least one-third of the Directors shall retire from office and at least once in every three years and shall be eligible for re-election at the Annual General Meeting. The Group Managing Director is appointed for a period of not exceeding three years and shall be subject to retirement by rotation.

Directors' Remuneration

The objective of the Company is to ensure the level of remuneration is sufficient to attract and retain the directors to run the company successfully. The remuneration packages of the executive directors are structured to link to the corporate and individual performance. Currently the Remuneration Committee determines the director's remuneration packages for recommendation to the Board for approval. The executive directors abstain themselves from participation in the discussion/decision-making in respect of their own remuneration packages. The remuneration of the Executive Directors comprises of salaries, allowance, bonuses and other customary benefits made available by the Group.

The annual fees payable to the Non-Executive Directors as recommended by the Board are to be approved by the shareholders at the Annual General Meeting. The level of remuneration for non-executive directors reflects the experience and level of responsibilities undertaken by them. Company reimburses expenses incurred by the directors in the course of their duties as Directors.

The details of the Directors' remuneration of the Company and Group comprising remuneration received or receivable for the financial year ended 30 September 2010 are as following:

1. Aggregate remuneration of Directors categorized into appropriate components:

Category	Executive Directors (RM'000)	Non-Executive Directors (RM'000)
Fees	0	255
Salaries	967	240* ¹
Allowance	276	48* ¹
Bonus	60	0* ¹
Others	381	61* ¹
Total	1,684	578

Statement of Corporate Governance (Cont'd)

2. Number of Directors whose remuneration falls into the following bands:

Range of remuneration	Number of Directors	
	Executive	Non-Executive
Below RM50,000	-	5
RM50,001 to RM100,000	-	-
RM100,001 to RM150,000	-	-
RM150,001 to RM200,000	-	2*1
RM200,001 to RM600,000	-	-
RM600,001 to RM650,000	-	-
RM650,001 to RM700,000	-	-
RM700,001 to RM750,000	1	-
RM750,001 to RM800,000	-	-
RM800,001 to RM850,000	-	-
RM850,001 to RM900,000	-	-
RM900,001 to RM950,000	-	-
RM950,001 to RM1,000,000	1	-

Note:

*1 - The salary, bonus and other emoluments received or receivable relates to Non-Executive Directors of the Company but who are Executive Director of its subsidiary company. The negative bonus for non-executive director is due to over provision of bonus in prior year.

Directors Training

All the Directors have attended and successfully completed the Mandatory Accreditation Programme ("MAP") as specified by the BMSB.

During the financial year, the Company has arranged a workshop for the Directors which was held on 25 August 2010 to keep them abreast of the recent changes on the Malaysian Code of Corporate Governance and highlighting the importance of risks management and internal control. The topic of the workshop is entitled "Corporate Governance, Risks and Controls". All the Directors have attended the Directors' training for the financial year 2010 in pursuant to paragraph 15.09 of the Main Market Listing Requirements of Bursa Securities.

The Company will continuously arrange for further trainings for the Directors as part of the Directors obligation to update and enhance their skills and knowledge which are important for them in carrying out an effective role as directors.

Non-audit fees

During the financial year ended 30 September 2010, non-audit fees paid to the external auditor amounted to RM48,200.00 (2009: RM55,100.00).

Dialogue with Shareholders

The Group recognizes the need to inform the shareholders of all major developments concerning the Group on a timely basis. In accordance with the Main Market Listing Requirements of Bursa Securities, various announcements are made during the year. In addition, the Company has been using the Annual General Meeting to communicate with the shareholders and opportunities are given to them to raise questions or seek clarifications pertaining to the operation and financial performance of the Group.

Statement of Corporate Governance (Cont'd)

Accountability and Audit

Financial reporting

The Board has undertaken the responsibilities to report a balanced and understandable assessment of the Group's financial performance and prospect through the release of the quarterly report and annual financial statements to shareholders. The Audit Committee assists the Board by scrutinizing the information disclosed in the financial statements as to its accuracy and adequacy.

The Board has also empowered the Audit Committee to ensure that the Group's financial reports are in compliance with applicable Financial Reporting Standards and the provisions of the Companies Act, 1965 in Malaysia before being recommended to the Board for approval and to release to the public.

The Audit Committee's report is set out on pages 17 to 21 of this Annual Report.

Internal Control

The Board acknowledges the overall responsibilities in maintaining a sound and effective system of internal control as to safeguard the shareholders' investment and the Group's assets.

The system of internal control is already in operations and this will provide the assurance of effective and efficient operations of the Group.

The Board also undertakes on-going review of the financial and non-financial risk faced by the Group's business and ensuring compliance of the law and regulations.

The Statement of Internal Control is set out on pages 28 to 29 of this Annual Report.

Relationship with external auditors

The Board has established a formal and transparent arrangement for maintaining an appropriate relationship with the external auditors through the Audit Committee. The external auditors attended all the meetings of the Audit Committee as well as the Board of Directors' meeting upon invitation.

The Group's external auditors report to the Audit Committee on any weaknesses in the Group's internal control system, any non-compliance of the financial reporting standards and communication of fraud that have come to their attention in the course of their audit.

Best Practices on Corporate Governance

The Board is committed to achieve highest level of integrity and ethical standard in all business dealings and has to the best of their ability complied with the Best Practices on Corporate Governance as set out in Part 2 of the Malaysian Code of Corporate Governance.

Material Contracts

There were no material contracts involving the Directors and/or major shareholders of the Company during the financial year ended 30 September 2010.

Corporate Social Responsibility

During the financial year, no activities were conducted by the Group in relation to Corporate Social Responsibility. However, the Group has, from time to time, contributed to humanitarian causes through donations and sponsorships.

Statement of Internal Control

(Pursuant to paragraph 15.26(b) of the Bursa Listing Requirements)

INTRODUCTION

The revised Malaysian Code on Corporate Governance (2007) requires the Board of Directors of listed companies to maintain a sound system of internal control to safeguard shareholders' investments and the Group's assets. Set out below is the Board of Director's Statement on Internal Control ("Statement") as a Group for the financial year ended 30 September 2010 in compliance with paragraph 15.26(b) of the Main Market Listing Requirements of Bursa Securities and Statement on Internal Control: Guidance for Directors of Public Listed Companies.

THE BOARD'S RESPONSIBILITY

The Board of Directors ("the Board") recognises the importance of maintaining a sound system of internal control and risk management practices to ensure good corporate governance. Being committed in its responsibility to establish an appropriate control environment and framework for the Group, the Board regularly reviews the adequacy, effectiveness and integrity of the Group's internal control system. However, such system is designed to manage rather than eliminate the risk of failure to achieve business objectives. As such, the system can only provide reasonable but not absolute assurance against material misstatement or loss to the Group.

Monitoring Mechanisms and Management Style

The Board acknowledges that good business management practice requires effective risk management. A sound system of internal control should be capable of managing principal risks of the Group and be embedded into the operations of the Group.

In striving to operate a system of internal control that will drive the Group towards achieving its goals, the Board has set in place an appropriate formal oversight structure that has an appropriate balance of both the Board and Management's involvement in managing the Group. This is seen from the formal organisation structure which comprises of the Group Managing Director ('GMD'), Group Executive Director ('GED') and management. The GMD and GED actively communicate the Board's expectations to management personnel at management meetings. At these meetings, operational and financial risks are discussed and dealt with.

The Board relies on the experienced GMD, GED and qualified Group General Manager and General Managers with relevant industry experience to run and manage the operations and business of the Group in an effective and efficient manner. The GMD, GED and Management of the Group practice a 'hands on' style in managing the businesses of the Group. This close-to-operations management style enables timely identification and reporting of any significant matters. Further, there is a staff handbook, which outlines policies and guidelines in relation to human resource matters.

Throughout the financial year, the Board has evaluated and managed the significant risks faced by the Group through the monitoring of the Group's operations, performance and profitability at its Board meetings. The Board has also delegated its fiduciary responsibility for overseeing the conduct of the Group's operations through its various Board Committees. All Board Committees have formal terms of references outlining the committee's functions and duties.

Risk Management

Notwithstanding the process and matters described above, the Board is committed towards the risk management framework that has been established to enable the systematic identification, assessment, treatment and monitoring of the principal risks of the Group that affect the achievement of the Group's business objectives within defined risk parameters and standards in a timely and effective manner.

The Enterprise Risk Management ('ERM') framework for the Group allows for a structured and focused approach in managing the Group's existing and emerging principal business risks and enables the adoption of a risk-based internal control system that is embedded within the Group.

The Group has an on-going risk management process undertaken by the Risk Manager (Group General Manager) to identify, review and update the business risk on a yearly basis. The review and assessment of the business risk are also assisted by the Group's Internal Auditor. New risks are identified and some of the existing risks are removed when they are no longer applicable. Risks are also re-rated depending on the risk impact on the Group and Company. The Risk Manager will then present the risk management report to the Audit Committee to highlight the areas of risks that are inherent in the business and the system of internal controls that is in place to manage these risks.

Statement of Internal Control (Cont'd)

(Pursuant to paragraph 15.26(b) of the Bursa Listing Requirements)

Other Key Elements of the Group's Internal Control System

Other key elements of Group's internal control system are described as below: -

- An annual budget is submitted to the Board for approval. Actual performances are reviewed against the budget;
- Several Board Committees have been set up to assist the Board in performing its oversight functions (please refer to pages 17 to 21 for further details). These Committees are delegated with specific responsibilities which are specified in their terms of reference. They have the authority to examine all matters within their scope of work and report to the Board with their recommendations.
- Scheduled Board level meetings, where the Board meets at least quarterly and other scheduled intervals when necessary to maintain full and effective supervision of the Group's activities and operations. The Board will go through the board papers and pertinent issues will be deliberated before arriving at the decision to be adopted by the Group;
- Scheduled meetings at both the management and operational levels, which are attended by the GED to deliberate and resolve business, financial and operational matters;
- Normal authority limits disseminated to employees within the Group;
- Job description that defines the reporting lines and responsibilities are stipulated in the Group's Operating Manual;
- Policies and procedures manual, which acts as a comprehensive guide in carrying out daily tasks;
- Close monitoring of development progress through regular visits to sites by GMD, GED and management;
- Financial information and operational reports generated on a timely basis and deliberated at appropriate management meetings;
- Normal appraisal system for all levels of staff, which is performed annually;
- Tender Committee consisting of the GED and key management for the purpose of evaluating tenders and contracts; and
- An independent outsourced Internal Audit Function to assess the adequacy and effectiveness of the Group's system of internal control.

ASSURANCE MECHANISMS

The Audit Committee ("AC") performs periodic review and monitoring on the effectiveness of the Group's system of internal control. The Group has outsourced its internal audit function, which provides the AC with periodic reports, based on the audits conducted, highlighting observations, recommendations and management action plans to improve the Group's system of internal control. The internal audit function adopts a risk-based approach, which focuses on the principal risks affecting the key business processes of the Group identified during the ERM process.

In addition, AC also reviews and deliberates on any matters relating to internal control highlighted by the external auditors in the course of their statutory audit of the Financial Statements of the Group through management letters, or are articulated by the external auditors at the AC meeting.

The Board also reviews the minutes of the Audit Committee's meetings. The Report of the AC is set out on pages 17 to 21, of this Annual Report.

THE BOARD'S COMMITMENT

The Board recognises that the Group operates in a dynamic business environment in which the internal control system must be responsive in order to be able to continuously support its business objective. To achieve this end, the Board remains committed towards maintaining a sound system of internal control and therefore recognises that the system must continuously evolve to support the growth and dynamics of the Group. As such, the Board, in striving for continuous improvement, will put in place appropriate action plans, when necessary to further enhance the Group's system of internal control and to keep abreast with the ever-changing business environment.

The Board of Directors
Focal Aims Holdings Berhad
Date : 29 November 2010

Statement on Internal Audit Function

The Internal Audit ("IA") function is considered an integral part of the assurance framework and its primary mission is to provide assurance of on the adequacy and effectiveness of the risk, control and governance framework of the company. The purpose, authority and responsibility of the internal audit function (IAF) as well as the nature of the assurance and consultancy activities provided by the function are articulated in the internal audit plan.

The Internal Auditors reports directly to the audit committee who reviews and approves the internal audit plan and the internal audit reports on the audit recommendations and management's responses to these recommendations.

During the year, the IAF conducted various internal audit engagements in accordance with the risk-based audit plans that are consistent with the organisation's goals. The IAF evaluated the adequacy and effectiveness of key controls in responding to risks within the organization's governance, operations and information systems regarding the:

- Reliability and integrity of financial and operational information;
- Effectiveness and efficiency of operations;
- Safeguarding of assets; and
- Compliance with laws, regulations and contractual obligations.

All the internal audit activities were outsourced to a service provider, KPMG Business Advisory Sdn. Bhd.

The total cost incurred in managing the IAF in 2010 was RM40,112.

Statement of Directors' Responsibilities

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE AUDITED FINANCIAL STATEMENTS

The Directors are required by the Companies Act, 1965 ("the Act") to prepare financial statements for each financial year as to give a true and fair view of the financial position of the Group and of the Company and the results and cash flows of the Group and of the Company for the financial year then ended.

During the preparation of the financial statements, the Directors have ensured that:

- the financial statements have been prepared in accordance with applicable approved accounting standards in Malaysia;
- the accounting and other records and the registers required by the Act are properly kept and disclosed with reasonable accuracy the financial position of the Group and of the Company which enable them to ensure the financial statements comply with the Act;
- appropriate accounting policies are adopted and applied consistently; and
- reasonable judgements and estimates that are prudent and reasonable have been made.

The Directors have general responsibility for taking such steps as are reasonable open to them to safeguard the assets of the Group and of the Company and to prevent and detect fraud and other irregularities.

STATEMENT OF REVALUATION POLICY

The Group does not adopt any revaluation policy on the landed properties.





Focal Aims Holdings Berhad

(Co. No. 17777-V)

Financial Statements

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Directors' Report

The directors have pleasure in presenting their report together with the audited financial statements of the Group and of the Company for the financial year ended 30 September 2010.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of the subsidiary companies are as disclosed in Note 13 to the financial statements.

There have been no significant changes in the nature of the principal activities during the financial year.

RESULTS

	Group RM	Company RM
Net loss for the year attributable to the equity holders of the Company	<u>3,958,248</u>	<u>429,203</u>

There were no material transfers to or from reserves or provisions during the financial year other than as disclosed in the financial statements.

In the opinion of the Directors, the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature.

DIVIDENDS

No dividend has been paid or declared by the Company since the end of the previous financial year.

The directors do not recommend any dividend payment in respect of the current financial year.

DIRECTORS

The names of the directors of the Company in office since the date of the last report and at the date of this report are :

Tan Sri Datuk Mohd Razali bin Abdul Rahman
 E. Seng Kiw @ Yee Oy Chong
 Yee Yok Sen
 Datuk Che Mokhtar bin Che Ali
 Wan Mustapha bin Wan Ismail
 Phang Piow @ Pang Choo Ing
 Pang Tin @ Pang Yon Tin
 Woon See Chin
 Tee Boon Hin

Directors' Report (Cont'd)

DIRECTORS' BENEFITS

Neither at the end of the financial year, nor at any time during that year, did there subsist any arrangement to which the Company was a party, whereby the directors might acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Since the end of the previous financial year, no director has received or become entitled to receive any benefits (other than benefits included in the aggregate amount of emoluments received or due and receivable by the directors or the fixed salary of a full-time employee of the Company as shown in Notes 5, 6 and 7 to the financial statements) by reason of a contract made by the Company or a related corporation with any director or with a firm of which he is a member, or with a company in which he has a substantial financial interest.

DIRECTORS' INTERESTS

According to the register of directors' shareholding, the interests of directors in office at the end of the financial year in shares in the Company and its related corporations during the financial year were as follows :

	Number of Ordinary Shares of RM1 each			
	1 October 2009	Bought	Sold	30 September 2010
Holding in the name of director, spouse or child				
Tan Sri Datuk Mohd Razali Bin Abdul Rahman	18,596,216	-	-	18,596,216
E. Seng Kiw @ Yee Oy Chong	42,615,831	172,000	-	42,787,831
Yee Yok Sen	9,457,776	-	-	9,457,776
Wan Mustapha Bin Wan Ismail	7,395,842	-	-	7,395,842
Phang Piow @ Pang Choo Ing	28,162,422	-	-	28,162,422
Pang Tin @ Pang Yon Tin	30,144,422	-	-	30,144,422
Woon See Chin	55,000	-	-	55,000
Tee Boon Hin	35,000	-	-	35,000
Deemed Interest				
Tan Sri Datuk Mohd Razali Bin Abdul Rahman	6,672	-	3,336	3,336
Wan Mustapha Bin Wan Ismail	53,381	-	-	53,381

Subsidiary - Focal Aims Sdn. Bhd.

	Number of Preference Shares of RM1 each			
	1 October 2009	Bought	Sold	30 September 2010
Holding in the name of director, spouse or child				
Tan Sri Datuk Mohd Razali Bin Abdul Rahman	250,000	-	-	250,000
E. Seng Kiw @ Yee Oy Chong	550,000	-	-	550,000
Yee Yok Sen	125,000	-	-	125,000
Wan Mustapha Bin Wan Ismail	250,000	-	-	250,000
Phang Piow @ Pang Choo Ing	375,000	-	-	375,000
Pang Tin @ Pang Yon Tin	375,000	-	-	375,000

E. Seng Kiw @ Yee Oy Chong by virtue of his interest in shares in the Company, is also deemed interested in shares of all the Company's subsidiaries to the extent the Company has an interest.

The other director in office at the end of the financial year had no interest in shares in the Company or its related corporations during the financial year.

Directors' Report (Cont'd)

OTHER STATUTORY INFORMATION

- (a) Before the income statements and balance sheets of the Group and of the Company were made out, the directors took reasonable steps :
 - (i) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of provision for doubtful debts and satisfied themselves that there were no known bad debts and that adequate provision had been made for doubtful debts; and
 - (ii) to ensure that any current assets which were unlikely to realise their values as shown in the accounting records in the ordinary course of business had been written down to an amount which they might be expected so to realise.
- (b) At the date of this report, the directors are not aware of any circumstances which would render :
 - (i) it necessary to write off any bad debts or the amount of the provision for doubtful debts inadequate to any substantial extent; and
 - (ii) the values attributed to current assets in the financial statements of the Group and of the Company misleading.
- (c) At the date of this report, the directors are not aware of any circumstances which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.
- (d) At the date of this report, the directors are not aware of any circumstances not otherwise dealt with in this report or financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.
- (e) As at the date of this report, there does not exist :
 - (i) any charge on the assets of the Group or of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; or
 - (ii) any contingent liability of the Group or of the Company which has arisen since the end of the financial year.
- (f) In the opinion of the directors :
 - (i) no contingent or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which will or may affect the ability of the Group or of the Company to meet their obligations when they fall due; and
 - (ii) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

AUDITORS

The auditors, Ernst & Young, have expressed their willingness to continue in office.

Signed on behalf of the Board in accordance with a resolution of the directors dated 29 November 2010.

E. Seng Kiw @ Yee Oy Chong

Wan Mustapha Bin Wan Ismail

Statement by Directors

(Pursuant to Section 169(15) of the Companies Act, 1965)

We, E. Seng Kiw @ Yee Oy Chong and Wan Mustapha Bin Wan Ismail, being two of the directors of Focal Aims Holdings Berhad, do hereby state that, in the opinion of the directors, the financial statements set out on pages 40 to 66 are drawn up in accordance with the provisions of the Companies Act, 1965 and applicable Financial Reporting Standards in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 30 September 2010 and of their financial performance and cash flows for the year then ended.

Signed on behalf of the Board in accordance with a resolution of the directors dated 29 November 2010.

E. Seng Kiw @ Yee Oy Chong

Wan Mustapha Bin Wan Ismail

Statutory Declaration

(Pursuant to Section 169(16) of the Companies Act, 1965)

I, Wan Mustapha Bin Wan Ismail, being the director primarily responsible for the financial management of Focal Aims Holdings Berhad, do solemnly and sincerely declare that the accompanying financial statements set out on pages 40 to 66 are in my opinion correct, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by the)
abovenamed Wan Mustapha Bin Wan)
Ismail at Johor Bahru in the State of Johor)
Darul Ta'zim on 1 December 2010)

Wan Mustapha Bin Wan Ismail

Before me,

Independent Auditors' Report

REPORT ON THE FINANCIAL STATEMENTS

We have audited the financial statements of Focal Aims Holdings Berhad, which comprise the balance sheets as at 30 September 2010 of the Group and of the Company, and the income statements, statements of changes in equity and cash flow statements of the Group and of the Company for the year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 40 to 66.

Directors' responsibility for the financial statements

The directors of the Company are responsible for the preparation and fair presentation of these financial statements in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements have been properly drawn up in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 30 September 2010 and of their financial performance and cash flows for the year then ended.

Report on other legal and regulatory requirements

In accordance with the requirements of the Companies Act, 1965 in Malaysia, we also report the following:

- (a) In our opinion, the accounting and other records and the registers required by the Act to be kept by the Company and its subsidiaries have been properly kept in accordance with the provisions of the Act.
- (b) We are satisfied that the financial statements of the subsidiaries that have been consolidated with the financial statements of the Company are in form and content appropriate and proper for the purposes of the preparation of the consolidated financial statements and we have received satisfactory information and explanations required by us for those purposes.
- (c) The auditors' reports on the accounts of the subsidiaries were not subject to any qualification and did not include any comment required to be made under Section 174(3) of the Act.

Other matters

This report is made solely to the members of the Company, as a body, in accordance with Section 174 of the Companies Act, 1965 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

Ernst & Young
AF 0039
Chartered Accountants

Wun Mow Sang
1821/12/10 (J)
Chartered Accountant

Johor Bahru, Malaysia
Date : 1 December 2010

Income Statements

INCOME STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2010

	Note	Group		Company	
		2010 RM	2009 RM	2010 RM	2009 RM
Revenue	3	63,919,829	30,956,924	-	933,333
Cost of sales	4	(55,412,122)	(26,144,154)	-	-
Gross profit		8,507,707	4,812,770	-	933,333
Other operating income		793,172	507,824	-	-
Administrative expenses		(11,299,820)	(11,168,773)	(528,280)	(535,452)
(Loss)/Profit from operations	5	(1,998,941)	(5,848,179)	(528,280)	397,881
Finance costs	8	(2,498,703)	(2,039,947)	-	-
(Loss)/Profit before taxation		(4,497,644)	(7,888,126)	(528,280)	397,881
Taxation	9	539,396	(446,372)	99,077	(233,392)
(Loss)/Profit for the year attributable to equity holders of the Company		<u>(3,958,248)</u>	<u>(8,334,498)</u>	<u>(429,203)</u>	<u>164,489</u>
(Loss)/Earnings per share attributable to equity holders of the Company :					
- Basic (sen)	10	<u>1.56</u>	<u>3.29</u>		
- Diluted (sen)	10	<u>1.56</u>	<u>3.29</u>		

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

Balance Sheets

BALANCE SHEETS AS AT 30 SEPTEMBER 2010

	Note	Group		Company	
		2010 RM	2009 RM	2010 RM	2009 RM
Assets					
Non-current assets					
Property, plant and equipment	11	1,478,705	1,606,310	-	-
Land held for property development	12(a)	337,900,108	336,741,882	-	-
Investment in subsidiaries	13	-	-	166,817,000	166,817,000
		<u>339,378,813</u>	<u>338,348,192</u>	<u>166,817,000</u>	<u>166,817,000</u>
Current assets					
Property development costs	12(b)	67,290,451	81,555,584	-	-
Inventories	14	25,465,890	33,842,011	-	-
Trade and other receivables	15	20,843,914	14,178,820	4,547	6,109
Tax recoverable		508,481	681,767	259,202	393,459
Dividend receivable		-	-	-	700,000
Amount due from subsidiaries	16	-	-	54,943,226	54,686,561
Cash and bank balances	17	5,302,549	5,340,244	54,315	134,943
		<u>119,411,285</u>	<u>135,598,426</u>	<u>55,261,290</u>	<u>55,921,072</u>
Total assets		<u>458,790,098</u>	<u>473,946,618</u>	<u>222,078,290</u>	<u>222,738,072</u>
Equity and liabilities					
Equity attributable to equity holders of the company					
Share capital	20	253,317,000	253,317,000	253,317,000	253,317,000
Share premium	21	22,343	22,343	22,343	22,343
Retained earnings/(Accumulated losses)	21	43,396,803	47,355,051	(35,451,345)	(35,022,142)
		<u>296,736,146</u>	<u>300,694,394</u>	<u>217,887,998</u>	<u>218,317,201</u>
Minority interests	22	2,500,000	2,500,000	-	-
Total equity		<u>299,236,146</u>	<u>303,194,394</u>	<u>217,887,998</u>	<u>218,317,201</u>
Non-current liabilities					
Borrowings	18	53,298,559	65,313,545	-	-
Amount due to a subsidiary	24	-	-	3,881,300	3,881,300
Deferred taxation	23	60,233,000	60,684,127	-	233,333
Non-current liabilities		<u>113,531,559</u>	<u>125,997,672</u>	<u>3,881,300</u>	<u>4,114,633</u>
Current liabilities					
Borrowings	18	29,941,180	29,270,172	-	-
Trade and other payables	19	16,081,213	15,484,380	308,992	306,238
		<u>46,022,393</u>	<u>44,754,552</u>	<u>308,992</u>	<u>306,238</u>
Total liabilities		<u>159,553,952</u>	<u>170,752,224</u>	<u>4,190,292</u>	<u>4,420,871</u>
Total equity and liabilities		<u>458,790,098</u>	<u>473,946,618</u>	<u>222,078,290</u>	<u>222,738,072</u>

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

Consolidated Statement of Changes In Equity

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 SEPTEMBER 2010

	< - Attributable to Equity Holders of the Company - >				Minority Interest	Total Equity
	< - Non-Distributable - >		Distributable			
	Share capital	Share premium	Retained Earnings	Total		
	RM	RM	RM	RM	RM	RM
At 1 October 2008	253,317,000	22,343	55,689,549	309,028,892	2,500,000	311,528,892
Loss for the year, representing total recognised expense for the year	-	-	(8,334,498)	(8,334,498)	-	(8,334,498)
At 30 September 2009	253,317,000	22,343	47,355,051	300,694,394	2,500,000	303,194,394
Loss for the year, representing total recognised expense for the year	-	-	(3,958,248)	(3,958,248)	-	(3,958,248)
At 30 September 2010	253,317,000	22,343	43,396,803	296,736,146	2,500,000	299,236,146

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

Company Statement of Changes In Equity

COMPANY STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 SEPTEMBER 2010

	<-----Attributable to Equity Holders of the Company----->			
	<- Non-Distributable ->			
	Share capital RM	Share premium RM	Accumulated losses RM	Total equity RM
At 1 October 2008	253,317,000	22,343	(35,186,631)	218,152,712
Profit for the year, representing total recognised income for the year	-	-	164,489	164,489
At 30 September 2009	253,317,000	22,343	(35,022,142)	218,317,201
Loss for the year, representing total recognised expense for the year	-	-	(429,203)	(429,203)
At 30 September 2010	<u>253,317,000</u>	<u>22,343</u>	<u>(35,451,345)</u>	<u>217,887,998</u>

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

Cash Flow Statements

CASH FLOW STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2010

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Cash flows from operating activities				
(Loss)/Profit before taxation	(4,497,644)	(7,888,126)	(528,280)	397,881
Adjustments for :				
Depreciation	298,970	341,727	-	-
Dividend income	-	-	-	(933,333)
Interest expense	2,498,703	2,039,947	-	-
Interest income	(241,712)	(202,210)	-	-
Property, plant and equipment written off	3,713	53,953	-	-
(Gain)/Loss on disposal of property, plant and equipment	(425,472)	9,822	-	-
Write down of property development cost	952,293	-	-	-
Operating loss before working capital changes	(1,411,149)	(5,644,887)	(528,280)	(535,452)
Property development expenditure	15,901,379	(4,754,219)	-	-
Inventories	8,376,121	12,802,502	-	-
Receivables	(6,665,094)	11,867,948	1,562	-
Payables	596,833	(4,315,740)	2,754	(2,218)
Cash generated from/(used in) operations	16,798,090	9,955,604	(523,964)	(537,670)
Interest received	241,712	202,210	-	-
Interest paid	(6,245,469)	(6,587,705)	-	-
Tax paid	(153,880)	(415,494)	-	(59)
Tax refunded	415,436	748,633	-	87,991
Net cash generated from/(used in) operating activities	11,055,889	3,903,248	(523,964)	(449,738)

Cash Flow Statements (Cont'd)

CASH FLOW STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2010

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Cash flows from investing activities				
Purchase of property, plant and equipment	(332,406)	(60,242)	-	-
Proceeds from disposal of property, plant and equipment	582,800	14,000	-	-
Dividend received from subsidiary	-	-	700,000	-
Advances to subsidiary companies	-	-	(256,664)	362,052
Net cash generated from/(used in) investing activities	250,394	(46,242)	443,336	362,052
Cash flows from financing activities				
Drawdown of term loans	16,700,000	9,700,000	-	-
Repayment of hire purchase payables	-	(77,038)	-	-
Repayment of term loans	(28,714,986)	(13,716,662)	-	-
Net cash used in financing activities	(12,014,986)	(4,093,700)	-	-
Net decrease in cash and cash equivalents	(708,703)	(236,694)	(80,628)	(87,686)
Cash and cash equivalents at beginning of the year	(3,929,928)	(3,693,234)	134,943	222,629
Cash and cash equivalents at end of the year (Note 17)	(4,638,631)	(3,929,928)	54,315	134,943

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

Notes to The Financial Statements

NOTES TO THE FINANCIAL STATEMENTS - 30 SEPTEMBER 2010

1. CORPORATE INFORMATION

The principal activity of the Company is investment holding. The principal activities of the subsidiary companies are as disclosed in Note 13 to the financial statements. There have been no significant changes in the nature of the principal activities during the financial year.

The Company is a public limited liability company, incorporated and domiciled in Malaysia, and is listed on the Main Market of Bursa Malaysia Securities Berhad. The registered office and principal place of business of the Company is located at Suite 338, 3rd Floor, Johor Tower, Jalan Gereja, 80100 Johor Bahru, Johor Darul Ta'zim.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 29 November 2010.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements comply with the provisions of the Companies Act, 1965 and applicable Financial Reporting Standards in Malaysia.

The financial statements of the Group and of the Company have also been prepared on a historical basis.

The financial statements are presented in Ringgit Malaysia (RM).

2.2 Summary of significant accounting policies

(a) Subsidiaries and basis of consolidation

(i) Subsidiaries

Subsidiaries are entities over which the Group has the ability to control the financial and operating policies so as to obtain benefits from their activities. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group has such power over another entity.

In the Company's separate financial statements, investments in subsidiaries are stated at cost less impairment losses. On disposal of such investments, the difference between net disposal proceeds and their carrying amounts is included in profit or loss.

(ii) Basis of consolidation

The consolidated financial statements include the financial statements of the Company and all its subsidiaries as at the balance sheet date. The financial statements of the subsidiaries are prepared for the same reporting date as the Company.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases. In preparing the consolidated financial statements, intragroup balances, transactions and unrealised gains or losses are eliminated in full. Uniform accounting policies are adopted in the consolidated financial statements for like transactions and events in similar circumstances.

Notes to The Financial Statements (Cont'd)

All the subsidiaries are consolidated using the purchase method of accounting except for entities in the Focal Aims Properties Sdn. Bhd. sub-group which were under common control and were thus accounted for in the consolidated financial statements by way of merger accounting principles. When the merger method is applied, the results of such subsidiaries are presented as if the "merger" had been effected throughout the previous financial years and differences between the cost of investment and the book values of net assets consolidated are treated as merger reserve or deficit.

Other acquisitions of subsidiaries are accounted for using the purchase method. The purchase method of accounting involves allocating the cost of the acquisition to the fair value of the assets acquired and liabilities and contingent liabilities assumed at the date of acquisition. The cost of acquisition is measured as the aggregate of the fair values, at the date of exchange, of the assets given, liabilities incurred or assumed, and equity instruments issued, plus any costs directly attributable to the acquisition.

Any excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities represents goodwill.

Any excess of the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition is recognised immediately in profit or loss.

Minority interests represent the portion of profit or loss and net assets in subsidiaries not held by the Group. It is measured at the minorities' share of the fair value of the subsidiaries' identifiable assets and liabilities at the acquisition date and the minorities' share of changes in the subsidiaries' equity since then.

The gain or loss on disposal of a subsidiary company is the difference between net disposal proceeds and the Group's share of its net assets together with any unamortised balance of goodwill and exchange differences.

(b) Property, plant and equipment

All items of property, plant and equipment are initially recorded at cost. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Subsequent to recognition, property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses. The policy for the recognition and measurement of impairment losses is in accordance with Note 2.2(k).

Freehold land has an unlimited useful life and therefore is not depreciated. Depreciation of other property, plant and equipment is provided for on a straight-line basis to write off the cost of each asset to its residual value over the estimated useful life, at the following annual rates:

Buildings	2%
Motor vehicles	20%
Office equipment and fittings	10% - 33%
Other assets	10% - 20%

The residual values, useful life and depreciation method are reviewed at each financial year end to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of property, plant and equipment.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. The difference between the net disposal proceeds and the net carrying amount is recognised in profit or loss.

Notes to The Financial Statements (Cont'd)

(c) Land held for development and property development costs

(i) Land held for property development

Land held for property development consists of land where no development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Such land is classified within non-current assets and is stated at cost less any accumulated impairment losses. The policy for the recognition and measurement of impairment losses is in accordance with Note 2.2(k).

Land held for property development is reclassified as property development costs at the point when development activities have commenced and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

(ii) Property development cost

Property development costs comprise all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities.

When the financial outcome of a development activity can be reliably estimated, property development revenue and expenses are recognised in the income statement by using the stage of completion method. The stage of completion is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

Where the financial outcome of a development activity cannot be reliably estimated, property development revenue is recognised only to the extent of property development costs incurred that is probable will be recoverable, and property development costs on properties sold are recognised as an expense in the period in which they are incurred.

Any expected loss on a development project, including costs to be incurred over the defects liability period, is recognised as an expense immediately.

Property development costs not recognised as an expense are recognised as an asset, which is measured at the lower of cost and net realisable value.

The excess of revenue recognised in the income statement over billings to purchasers is classified as accrued billings within trade receivables and the excess of billings to purchasers over revenue recognised in the income statement is classified as progress billings within trade payables.

(d) Inventories

Inventories consist of unsold properties and are stated at lower of cost and net realisable value.

Cost is determined on the specific identification basis and comprises cost associated with the acquisition of land, direct costs and appropriate proportions of common costs.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

(e) Financial instruments

Financial instruments are recognised in the balance sheet when the Group has become a party to the contractual provisions of the instrument.

Financial instruments are classified as liabilities or equity in accordance with the substance of the contractual arrangement. Interest, dividends, gains and losses relating to a financial instrument classified as a liability, are reported as expense or income. Distributions to holders of financial instruments classified as equity are recognised directly in equity. Financial instruments are offset when the Group has a legally enforceable right to offset and intends to settle either on a net basis or to realise the asset and settle the liability simultaneously.

Notes to The Financial Statements (Cont'd)

(i) Cash and cash equivalents

For the purpose of the cash flow statements, cash and cash equivalents include cash on hand and at bank and deposits at call, net of outstanding bank overdrafts.

(ii) Trade receivables

Trade receivables are carried at anticipated realisable values. Bad debts are written off when identified. An estimate is made for doubtful debts based on a review of all outstanding amounts as at the balance sheet date.

(iii) Trade payables

Trade payables are stated at the fair value of the consideration to be paid in the future for goods and services received.

(iv) Interest-bearing borrowings

Interest-bearing bank loans and overdrafts are recorded at the amount of proceeds received, net of transaction costs. After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method.

(v) Equity instruments

Ordinary shares are classified as equity. Dividends on ordinary shares are recognised in equity in the period in which the obligation to pay is established.

(f) Provisions

Provisions are recognised when the Group has a present obligation as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as finance cost.

(g) Income tax

Income tax on the profit or loss for the year comprises current and deferred tax. Current tax is the expected amount of income taxes payable in respect of the taxable profit for the year and is measured using the tax rates that have been enacted at the balance sheet date.

Deferred tax is provided for, using the liability method. In principle, deferred tax liabilities are recognised for all taxable temporary differences and deferred assets are recognised for all deductible temporary differences, unused tax losses and unused tax credits to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised. Deferred tax is not recognised if the temporary difference arises from goodwill or from the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit.

Deferred tax is measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date. Deferred tax is recognised as income or an expense and included in the profit or loss for the period, except when it arises from a transaction which is recognised directly in equity, in which case the deferred tax is also recognised directly in equity, or when it arises from a business combination that is an acquisition, in which case the deferred tax is included in the resulting goodwill or the amount of any excess of the acquirer's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities over the cost of the combination.

Notes to The Financial Statements (Cont'd)

(h) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. For development costs, these costs are recognised in the income statement based on the percentage of completion of the project.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

(i) Employee benefits

(i) Short term benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the year in which the associated services are rendered by employees of the Group. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences. Short term non-accumulating compensated absences such as sick leave are recognised when the absences occur.

(ii) Defined contribution plans

Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into separate entities or funds and will have no legal or constructive obligation to pay further contributions if any of the funds do not hold sufficient assets to pay all employee benefits relating to employee services in the current and preceding financial years. As required by law, companies in Malaysia make contributions to the Employees Provident Fund ("EPF"). Such contributions are recognised as an expense in the income statement as incurred.

(j) Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised:

(i) Sale of properties

Revenue from sale of properties is accounted for by the stage of completion method as described in Note 2.2(c)(ii).

(ii) Interest income

Interest is recognised on the accrual basis that reflects the effective yield on the asset, except for interest receivable from house buyers where the collectibility may be doubtful, and is thus recognised on receipt basis.

(iii) Rental income

Rental income is recognised on the accrual basis.

(iv) Dividend income

Dividend income is recognised when the right to receive payment is established.

Notes to The Financial Statements (Cont'd)

(k) Impairment of non-financial assets

The carrying amounts of assets, other than property development costs, inventories and deferred tax assets, are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated to determine the amount of impairment loss.

For the purpose of impairment testing of these assets, recoverable amount is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. If this is the case, recoverable amount is determined for the cash-generating unit (CGU) to which the asset belongs to.

An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs to sell and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses recognised in respect of a CGU or groups of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to those units or groups of units and then, to reduce the carrying amount of the other assets in the unit or groups of units on a pro-rata basis.

An impairment loss is recognised in profit or loss in the period in which it arises.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. The carrying amount of an asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset is recognised in profit or loss.

2.3 Changes in accounting policy

On 1 October 2009, the Group adopted FRS 8: Operating Segments which is mandatory for financial periods beginning on or after 1 July 2009. The adoption of this standard did not have any significant effect on the financial statements of the Group.

2.4 Standards and interpretations issued but not yet effective

At the date of approval of these financial statements, the following new FRSs, Interpretations, and amendments to certain Standards and Interpretations were issued but not yet effective and have not been applied by the Group and the Company, which are:

Effective for financial periods beginning on or after 1 January 2010

- FRS 4: Insurance Contracts
- FRS 7: Financial Instruments: Disclosures
- FRS 101: Presentation of Financial Statements (revised)
- FRS 123: Borrowing Costs
- Amendments to FRS 1: First-time Adoption of Financial Reporting Standards and FRS 127: Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
- Amendments to FRS 2: Share-based Payment – Vesting Conditions and Cancellations
- Amendments to FRS 132: Financial Instruments: Presentation (Paragraphs 95A, 97AA and 97AB)
- Amendments to FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures and IC Interpretation 9: Reassessment of Embedded Derivatives
- IC Interpretation 9: Reassessment of Embedded Derivatives
- IC Interpretation 10: Interim Financial Reporting and Impairment
- IC Interpretation 11: FRS 2 – Group and Treasury Share Transactions
- IC Interpretation 13: Customer Loyalty Programmes
- IC Interpretation 14: FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
- TR i – 3: Presentation of Financial Statements of Islamic Financial Institutions

Notes to The Financial Statements (Cont'd)

Effective for financial periods beginning on or after 1 March 2010

Amendments to FRS 132: Financial Instruments: Presentation (Paragraphs 11, 16 and 97E)

Effective for financial periods beginning on or after 1 July 2010

FRS 1: First-time Adoption of Financial Reporting Standards

FRS 3: Business Combinations (revised)

FRS 127: Consolidated and Separate Financial Statements (amended)

Amendments to FRS 2: Share-based Payment

Amendments to FRS 5: Non-current Assets Held for Sale and Discontinued Operations

Amendments to FRS 138: Intangible Assets

Amendments to IC Interpretation 9: Reassessment of Embedded Derivatives

IC Interpretation 12: Service Concession Arrangements

IC Interpretation 16: Hedges of a Net Investment in a Foreign Operation

IC Interpretation 17: Distributions of Non-cash Assets to Owners

Effective for financial periods beginning on or after 1 January 2011

Amendment to FRS 1: First-time Adoption of Financial Reporting Standards - Limited Exemption for Comparative FRS 7 Disclosures for First-time Adopters

Amendments to FRS 7: Financial Instruments Disclosures - Improving Disclosures about Financial Instruments

Additional Exemptions for First-Time Adopters (Amendments to FRS 1)

Group Cash-settled Share-based Payment Transactions (Amendments to FRS 2)

IC Interpretation 4: Determining whether an Arrangement contains a Lease

IC Interpretation 18: Transfers of Assets from Customers

TR 3: Guidance on Disclosure of Transition to IFRSs

TR i-4: Shariah Compliant Sale Contracts

Effective for financial periods beginning on or after 1 January 2012

IC Interpretation 15: Agreements for the Construction of Real Estate

The Group and the Company plan to adopt the above pronouncements when they become effective in the respective financial periods. Unless otherwise described below, these pronouncements are not expected to have any significant impact on the financial statements of the Group and the Company upon their initial application:

(i) FRS 101: Presentation of Financial Statements (revised)

The revised FRS 101 separates owner and non-owner changes in equity. Therefore, the statement of changes in equity will now include only details of transactions with owners. All non-owner changes in equity are presented as a single line labelled as total comprehensive income. The Standard also introduces the statement of comprehensive income: presenting all items of income and expense recognised in the income statement, together with all other items of recognised income and expense, either in one single statement, or in two linked statements.

The Group is currently evaluating the format to adopt. In addition, a statement of financial position is required at the beginning of the earliest comparative period following a change in accounting policy, the correction of an error or the reclassification of items in the financial statements. This revised FRS does not have any impact on the financial position and results of the Group and the Company.

Notes to The Financial Statements (Cont'd)

- (ii) FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures and Amendments to FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures

The new Standard on FRS 139: Financial Instruments: Recognition and Measurement establishes principles for recognising and measuring financial assets, financial liabilities and some contracts to buy and sell non-financial items. Requirements for presenting information about financial instruments are in FRS 132: Financial Instruments: Presentation and the requirements for disclosing information about financial instruments are in FRS 7: Financial Instruments: Disclosures.

FRS 7: Financial Instruments: Disclosures is a new Standard that requires new disclosures in relation to financial instruments. The Standard is expected to result in increased disclosures, both quantitative and qualitative of the Group and the Company's exposures to risks, enhanced disclosure regarding components of the Group and the Company's financial position and performance, and possible changes to the way of presenting certain items in the financial statements.

In accordance with the respective transitional provisions, the Group and the Company is exempted from disclosing the possible impact to the financial statements upon the initial application.

- (iii) IC Interpretation 15: Agreements for the Construction of Real Estate

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before the construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of FRS 111 Construction Contracts or FRS 118 Revenue.

The Group currently recognises revenue arising from property development projects using the stage of completion method. Upon the adoption of IC Interpretation 15, the Group may be required to change its accounting policy to recognise such revenues at completion, or upon or after delivery. The Group is in the process of making an assessment of the impact of this Interpretation.

2.5 Changes in accounting estimates and judgement

The key source of estimation uncertainty at the balance sheet date, that has a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year relates to the recognition of revenue and expenses arising from the Group's property development activities.

The Group recognises property development revenue and expenses in the income statement by using the stage of completion method. The stage of completion is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

Significant judgement is required in determining the stage of completion, the extent of the property development costs incurred, the estimated total property development revenue and costs, as well as the recoverability of the development projects. In making the judgement, the Group evaluates based on past experience and by relying on the work of specialists.

Notes to The Financial Statements (Cont'd)

3. REVENUE

Revenue of the Group and of the Company consists of the following:

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Gross dividend from subsidiary company	-	-	-	933,333
Sale of properties	63,919,829	30,956,924	-	-
	<u>63,919,829</u>	<u>30,956,924</u>	<u>-</u>	<u>933,333</u>

4. COST OF SALES

	Group	
	2010 RM	2009 RM
Property development costs (Note 12(b))	46,437,141	15,489,216
Cost of inventories sold	8,974,981	10,654,938
	<u>55,412,122</u>	<u>26,144,154</u>

5. (LOSS)/PROFIT FROM OPERATIONS

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
(Loss)/Profit from operations is stated after charging :				
Auditors' remuneration				
- statutory audits	66,500	66,500	20,000	20,000
- other services	48,200	55,100	-	-
Depreciation	298,970	341,727	-	-
Non-executive directors' fees	255,000	255,000	255,000	255,000
Property, plant and equipment written off	3,713	53,953	-	-
Loss on disposal of property, plant and equipment	-	9,822	-	-
Rental of office and apartment	268,798	278,173	-	-
Rental of machinery	-	5,390	-	-
Write down of property development costs	952,293	-	-	-
Employee benefits expense (Note 6)	<u>5,172,816</u>	<u>5,241,131</u>	<u>25,900</u>	<u>31,800</u>
And crediting :				
Dividend income	-	-	-	933,333
Gain on disposal of property, plant and equipment	425,472	-	-	-
Interest income	241,712	202,210	-	-
Rental income from completed houses	<u>-</u>	<u>9,100</u>	<u>-</u>	<u>-</u>

Notes to The Financial Statements (Cont'd)

6. EMPLOYEE BENEFITS EXPENSE

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Salaries and allowances	4,580,099	4,654,347	25,900	28,600
Defined contribution plan	566,272	559,760	-	-
Social security contributions	26,445	27,024	-	-
	<u>5,172,816</u>	<u>5,241,131</u>	<u>25,900</u>	<u>28,600</u>

Included in employee benefits expenses of the Group and Company are executive and non-executive directors' remuneration (comprising salaries, bonus and other emoluments, excluding fees) amounting to RM1,963,894 (2009 : RM1,820,245) and RM25,900 (2009 : RM28,600) respectively as further disclosed in Note 7.

7. DIRECTORS' REMUNERATION

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Directors of the Company				
Executive :				
Salaries and other emoluments	1,624,524	1,546,459	-	-
Bonus	(9,090)	(60,454)	-	-
	<u>1,615,434</u>	<u>1,486,005</u>	<u>-</u>	<u>-</u>
Directors of the Company				
Non-executive :				
Salaries and other emoluments	348,460	349,270	25,900	28,600
Bonus	-	(15,030)	-	-
Fees	255,000	255,000	255,000	255,000
	<u>603,460</u>	<u>589,240</u>	<u>280,900</u>	<u>283,600</u>
Total	<u>2,218,894</u>	<u>2,075,245</u>	<u>280,900</u>	<u>283,600</u>

The number of directors of the Company whose total remuneration during the financial year fell within the following bands is analysed below :

	Number of Directors	
	2010	2009
Executive directors :		
RM600,001 - RM650,000	-	1
RM700,001 - RM750,000	1	-
RM800,001 - RM850,000	-	1
RM950,001 - RM1,000,000	1	-
Non- executive directors :		
RM50,000 below	5	5
RM150,001 - RM200,000	2	2

Notes to The Financial Statements (Cont'd)

8. FINANCE COST

	Group	
	2010 RM	2009 RM
Interest expense on borrowings	6,245,469	6,587,705
Less : Interest expense capitalised in property development costs (Note 12)	(3,746,766)	(4,547,758)
	<u>2,498,703</u>	<u>2,039,947</u>

9. TAXATION

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Malaysian income tax:				
Income tax expense for the year	(88,269)	-	134,256	-
Underprovision in prior year	-	7,845	-	59
	<u>(88,269)</u>	<u>7,845</u>	<u>134,256</u>	<u>59</u>
Deferred tax (Note 23):				
Relating to origination and reversal of temporary differences	(451,127)	627,465	(233,333)	233,333
Overprovision in prior year	-	(188,938)	-	-
	<u>(451,127)</u>	<u>438,527</u>	<u>(233,333)</u>	<u>233,333</u>
	<u>(539,396)</u>	<u>446,372</u>	<u>(99,077)</u>	<u>233,392</u>

Domestic current income tax is calculated at the statutory tax rate of 25% (2009 : 25%) of the estimated assessable profit for the year.

A reconciliation of income tax expense applicable to (loss)/profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group and of the Company is as follows:

Group	2010 RM	2009 RM
Loss before taxation	<u>(4,497,644)</u>	<u>(7,888,126)</u>
Taxation at Malaysian statutory tax rate of 25% (2009 : 25%)	(1,124,411)	(1,972,032)
Effect of expenses not deductible for tax purposes	128,232	373,286
Utilisation of previously unrecognised tax losses and unabsorbed capital allowances	(343,430)	-
Deferred tax assets not recognised in respect of current year tax losses and unabsorbed capital allowances	800,213	2,226,211
Overprovision of deferred tax expense in prior years	-	(188,938)
Underprovision of tax expense in prior years	-	7,845
Tax expense for the year	<u>(539,396)</u>	<u>446,372</u>

Notes to The Financial Statements (Cont'd)

Company	2010 RM	2009 RM
(Loss)/Profit before taxation	(528,280)	397,881
Taxation at Malaysian statutory tax rate of 25% (2009 : 25%)	(132,070)	99,470
Expenses not deductible for tax purposes	32,993	133,863
Under provision of tax expense in prior years	-	59
Tax expense for the year	(99,077)	233,392

10. LOSS PER SHARE

Loss per ordinary share is calculated by dividing profit for the year attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares in issue during the year.

	2010 RM	Group 2009 RM
Loss attributable to ordinary equity holders of the Company (RM)	3,958,248	8,334,498
Weighted average number of ordinary shares in issue	253,317,000	253,317,000
Basic loss per share (sen)	1.56	3.29
Diluted loss per share (sen)	1.56	3.29

Notes to The Financial Statements (Cont'd)

11. PROPERTY, PLANT AND EQUIPMENT

Group	Freehold land RM	Buildings RM	Motor vehicles RM	Office equipment and fittings RM	Other assets RM	Total RM
Cost						
At 1 October 2009	24,689	156,384	3,765,369	1,722,220	538,229	6,206,891
Additions	-	-	-	73,143	259,263	332,406
Disposed./Written off	(24,689)	(156,384)	-	(126,887)	(162,932)	(470,892)
At 30 September 2010	-	-	3,765,369	1,668,476	634,560	6,068,405
Accumulated depreciation and impairment losses						
At 1 October 2009	-	24,501	2,539,187	1,545,241	491,652	4,600,581
Charge for the year	-	-	160,849	78,263	59,858	298,970
Disposed./Written off	-	(24,501)	-	(123,029)	(162,321)	(309,851)
At 30 September 2010	-	-	2,700,036	1,500,475	389,189	4,589,700
Net book value						
At 30 September 2010	-	-	1,065,333	168,001	245,371	1,478,705
Group						
Cost						
At 1 October 2008	24,689	156,384	3,859,347	1,727,313	536,479	6,304,212
Additions	-	-	38,000	20,492	1,750	60,242
Disposed./Written off	-	-	(131,978)	(25,585)	-	(157,563)
At 30 September 2009	24,689	156,384	3,765,369	1,722,220	538,229	6,206,891
Accumulated depreciation and impairment losses						
At 1 October 2008	-	24,501	2,383,059	1,469,341	461,742	4,338,643
Charge for the year	-	-	210,390	101,427	29,910	341,727
Disposed./Written off	-	-	(54,262)	(25,527)	-	(79,789)
At 30 September 2009	-	24,501	2,539,187	1,545,241	491,652	4,600,581
Net book value						
At 30 September 2009	24,689	131,883	1,226,182	176,979	46,577	1,606,310

Notes to The Financial Statements (Cont'd)

12. Land held for property development and property development costs

(a) Land held for property development

	Group	
	2010 RM	2009 RM
Cost		
At 1 October		
Freehold land	302,452,042	302,452,042
Development expenditure	34,289,840	15,542,996
	<u>336,741,882</u>	<u>317,995,038</u>
Addition	1,158,226	3,749,055
Transfer from property development costs	-	22,225,026
Transfer to property development costs	-	(7,227,237)
At 30 September	<u>337,900,108</u>	<u>336,741,882</u>

(b) Property development costs

	Group	
	2010 RM	2009 RM
Cumulative property development costs		
At 1 October		
Freehold land	55,925,800	50,529,279
Development expenditure	39,877,704	48,867,705
	<u>95,803,504</u>	<u>99,396,984</u>
Development expenditure incurred during the year	33,124,301	21,042,137
Transfer from land held for property development	-	7,227,237
Transfer to land held for property development	-	(22,225,026)
Reversal of completed projects	(5,235,379)	(1,241,296)
Transfers to inventories	-	(8,396,532)
	<u>123,692,426</u>	<u>95,803,504</u>
Cumulative costs recognised in income statement		
At 1 October	(14,247,920)	-
Recognised during the year (Note 4)	(46,437,141)	(15,489,216)
Write down to net realisable value (Note 5)	(952,293)	-
Reversal of completed projects	5,235,379	1,241,296
At 30 September	<u>(56,401,975)</u>	<u>(14,247,920)</u>
Property development costs at 30 September	<u>67,290,451</u>	<u>81,555,584</u>
Included in land held for property development and property development costs incurred during the financial year is:		
Interest expense (Note 8)	<u>3,746,766</u>	<u>4,547,758</u>

Land held for property development and property development costs are pledged as security for borrowings as referred to in Note 18.

Notes to The Financial Statements (Cont'd)

13. INVESTMENT IN SUBSIDIARIES

	Company	
	2010 RM	2009 RM
Unquoted shares, at cost	170,017,000	170,017,000
Provision for impairment losses	(3,200,000)	(3,200,000)
	<u>166,817,000</u>	<u>166,817,000</u>

The subsidiaries, all of which were incorporated in Malaysia, are as follows :

Name of Subsidiaries	Equity Interest Held		Principal Activities
	2010	2009	
Focal Aims Land Sdn. Bhd.	100%	100%	Property development
Focal Aims Properties Sdn. Bhd. ("FAPSB")	100%	100%	Investment holding
Subsidiaries of FAPSB :			
Focal Aims Sdn. Bhd. ("FASB")	100%	100%	Property investment and development
Subsidiaries of FASB :			
Focal Aims Realty Sdn. Bhd.	100%	100%	Dormant
Focal Aims Development Sdn. Bhd.	100%	100%	Dormant
Focal Aims Resort (M) Sdn. Bhd.	100%	100%	Dormant

14. INVENTORIES

These comprise completed properties held for sale stated at cost.

Notes to The Financial Statements (Cont'd)

15. TRADE AND OTHER RECEIVABLES

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Trade receivables				
Third parties	7,029,984	7,960,860	-	-
Accrued billings in respect of property development costs	12,762,564	5,184,045	-	-
	19,792,548	13,144,905	-	-
Less : Provision for doubtful debts	-	(2,721)	-	-
Trade receivables, net	19,792,548	13,142,184	-	-
Other receivables				
Deposits	521,672	567,923	4,500	4,500
Prepayments	314,823	250,945	47	1,609
Other receivables	214,871	217,768	-	-
	20,843,914	14,178,820	4,547	6,109

The Group's normal trade credit term ranges from 21 to 90 days. Other credit terms are assessed and approved on a case-by-case basis.

The Group has no significant concentration of credit risk that may arise from exposures to a single debtor or to a group of debtors.

16. Amount due from subsidiaries

	Company	
	2010 RM	2009 RM
Amount due from subsidiaries	59,234,214	58,977,549
Less : Provision for doubtful debts	(4,290,988)	(4,290,988)
	54,943,226	54,686,561

The amount due from subsidiaries which arose from advances, are unsecured, interest-free and have no fixed terms of repayment.

17. Cash and cash equivalents

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Cash on hand and at banks	3,725,409	4,651,371	54,315	134,943
Deposits with licensed banks	1,577,140	688,873	-	-
	5,302,549	5,340,244	54,315	134,943
Bank overdrafts (Note 18)	(9,941,180)	(9,270,172)	-	-
Cash and cash equivalents	(4,638,631)	(3,929,928)	54,315	134,943

Notes to The Financial Statements (Cont'd)

Included in cash and bank balances of the Group are restricted bank balances amounting to RM3,233,949 (2009 : RM3,119,306) being monies held pursuant to Section 7A of the Housing Developers (Control and Licensing) Act 1966 and therefore restricted from use in other operations.

As at the end of the financial year, the weighted average effective interest rate and maturity of the Group's deposits with licensed banks were 2% (2009 : 1.8%) and 78 days (2009 : 1 day) respectively.

18. BORROWINGS

	Group	
	2010 RM	2009 RM
Short term borrowings		
Secured :		
Revolving credit	20,000,000	20,000,000
Bank overdraft	9,941,180	9,270,172
	<u>29,941,180</u>	<u>29,270,172</u>
Long term borrowings		
Secured :		
Term loans	53,298,559	65,313,545
	<u>53,298,559</u>	<u>65,313,545</u>
Total borrowings		
Term loans	53,298,559	65,313,545
Revolving credit	20,000,000	20,000,000
Bank overdraft (Note 17)	9,941,180	9,270,172
	<u>83,239,739</u>	<u>94,583,717</u>

The bank borrowings are secured by :

- i) Legal charge over all the land held for development of certain subsidiary companies;
- ii) Debenture by way of fixed and floating charges over all present and future assets of certain subsidiary companies; and
- iii) Corporate guarantee by the Company.

The term loans are repayable by quarterly installments over a period not exceeding 5 years from the date of first drawdown or upon receipt of redemption sums, whichever is earlier. If no redemption sums are paid, the first instalment will commence in December 2011. The revolving credit is repayable on demand.

The weighted average effective interest rates for borrowings, excluding hire purchase at the balance sheet date were as follows :

	2010 %	2009 %
Bank overdrafts	8.55	7.80
Revolving credit	6.47	6.78
Term loans	<u>6.44</u>	<u>6.79</u>

Notes to The Financial Statements (Cont'd)

19. TRADE AND OTHER PAYABLES

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Current				
Trade payables				
Trade payables	10,829,504	7,472,204	-	-
Related parties	-	156,894	-	-
Accruals	392,007	800,281	-	-
Progress billings in respect of property development costs	3,212,336	3,927,480	-	-
	<u>14,433,847</u>	<u>12,356,859</u>	<u>-</u>	<u>-</u>
Other payables				
Accruals	886,430	440,362	295,706	291,798
Deposit received	270,073	186,192	-	-
Payroll liability	216,540	579,810	-	-
Other payables	274,323	1,921,157	13,286	14,440
	<u>16,081,213</u>	<u>15,484,380</u>	<u>308,992</u>	<u>306,238</u>

Trade payables are non-interest bearing and the normal trade credit terms granted to the Group range from one month to three months.

The related parties referred to companies in which directors, Phang Piow @ Pang Choo Ing, Pang Tin @ Pang Yon Tin and E. Seng Kiw @ Yee Oy Chong are deemed interested.

20. SHARE CAPITAL

	Number of Shares of RM1 Each		Amount	
	2010	2009	2010 RM	2009 RM
Authorised :				
At beginning/end of the year	<u>300,000,000</u>	<u>300,000,000</u>	<u>300,000,000</u>	<u>300,000,000</u>
Issued and fully paid:				
Ordinary shares				
At beginning/end of the year	<u>253,317,000</u>	<u>253,317,000</u>	<u>253,317,000</u>	<u>253,317,000</u>

Notes to The Financial Statements (Cont'd)

21. RESERVES

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
Non-distributable				
Share premium	22,343	22,343	22,343	22,343
Distributable				
Retained earnings/(Accumulated losses)	43,396,803	47,355,051	(35,451,345)	(35,022,142)

The movements in the reserves are shown in the statements of changes in equity.

Share premium of the Group and of the Company represents the premium arising from the issue of shares.

22. MINORITY INTERESTS

Minority interests of RM2,500,000 represent preference shares of a subsidiary not held by the Group.

23. DEFERRED TAXATION

	Group		Company	
	2010 RM	2009 RM	2010 RM	2009 RM
At 1 October	60,684,127	60,245,600	233,333	-
Recognised in the income statement (Note 9)	(451,127)	438,527	(233,333)	233,333
At 30 September	60,233,000	60,684,127	-	233,333

The deferred tax liability of the Group relates to land and development expenditure at group cost whereas the deferred tax liability of the Company relates to dividends receivable from a subsidiary.

Deferred tax assets have not been recognised in respect of the following items as the Group is not able to forecast future taxable profits against which these unutilised tax losses and unabsorbed capital allowances can be utilised.

	Group	
	2010 RM	2009 RM
Unutilised tax losses	13,291,000	12,188,000
Unabsorbed capital allowances	354,000	142,000

24. Amount due to a subsidiary

The amount due to a subsidiary is unsecured, interest-free and not expected to be repayable within the next twelve months.

Notes to The Financial Statements (Cont'd)

25. CAPITAL COMMITMENTS

	Group	
	2010 RM	2009 RM
Approved but not contracted for :		
Acquisition of property, plant and equipment	2,078,000	1,388,000

26. RELATED PARTY DISCLOSURES

(a) Related party transactions

In addition to the transactions detailed elsewhere in the financial statements, the Company had the following transactions with related parties during the financial year:

	Company	
	2010 RM	2009 RM
Gross dividends from subsidiary	-	933,333

(b) Compensation of key management personnel

The remuneration of directors and other members of key management during the year was as follows:

	Group	
	2010 RM	2009 RM
Short term employee benefits	2,620,050	2,500,104
Post-employment benefits:		
Defined contribution plan	305,199	278,934
	2,925,249	2,779,038
Included in the total remuneration of key management personnel are:		
Directors' remuneration	2,218,894	2,075,245

27. CONTINGENT LIABILITIES

	Company	
	2010 RM	2009 RM
Unsecured :		
Corporate guarantees given to financial institutions for banking facilities granted to subsidiary companies	83,239,739	94,583,717

Notes to The Financial Statements (Cont'd)

28. FINANCIAL INSTRUMENTS

(a) Financial risk management objectives and policies

The Group's financial risk management policy seeks to ensure that adequate financial resources are available for the development of the Group's businesses whilst managing its interest rate, liquidity and credit risks. The Group operates within clearly defined guidelines that are approved by the Board and the Group's policy is not to engage in speculative transactions.

(b) Interest rate risk

The Group's exposure to interest rate risk relates primarily to interest bearing debts. The Group closely monitors the interest rate on borrowings to ensure that the borrowings are maintained at favourable rates. The Group does not use derivative financial instruments to hedge interest rate risk.

(c) Liquidity risk

The Group actively manages its operating cash flows and the availability of funding to ensure that all refinancing, repayment and funding needs are met. As part of its overall prudent liquidity management, the Group maintains sufficient levels of cash or cash convertible investments to meet its working capital requirements.

(d) Credit risk

The credit risk arising from the Group's property development activities is negligible as sales are primarily to purchasers who obtain financing from financial institutions. As provided for in the sale and purchase agreements, the credit risk has been effectively transferred to the financial institutions. Sales on cash basis are not significant and credit risk on such sales is also negligible as titles will only be surrendered after full payment is received. This is currently the normal industry practice.

The Group does not have any significant exposure to any individual customer or counterparty nor does it have any major concentration of credit risk related to any financial instruments.

(e) Fair values

It is not practical to estimate the fair value of amounts due from/to subsidiaries principally due to a lack of fixed repayment terms entered by the parties involved and without incurring excessive costs. However, the Company does not anticipate the carrying amounts recorded at the balance sheet date to be significantly different from the values that would eventually be received or settled.

The fair value of long term borrowings approximate their fair values since interest charged on these borrowings vary with the prevailing market interest rates.

For other financial instruments, their carrying amounts approximate fair values due to the relatively short term maturity of these financial instruments.

29. SEGMENT INFORMATION

No segmental reporting is presented as the Group's operations primarily relate to property development activities and these are carried out entirely in Malaysia.

Particulars of Properties

<u>Location</u>	<u>Land Area/ Build Area</u>	<u>Tenure</u>	<u>Existing Use</u>	<u>Net Book Value as at 30 September 2010 (RM)</u>
Lots 1041, 1832, 1833, 1834, 2516, 2517, 2934, 6006, 6007, 6018, 6872 and 6873, Mukim Plentong, Daerah Johor Bahru	1,053.80 acres	Freehold	Vacant land Proposed golf resort, residential, commercial and industrial development	295,567,787
PT16853, HS (D) 103030, Mukim Damansara, Daerah Petaling, Selangor	16.58 acres	Freehold	Vacant land Proposed residential and commercial development	27,304,429
Total				<u>321,744,092</u>

The freehold land held under Lots 1041, 1832, 1833, 1834, 2516, 2517, 2934, 6006, 6007, 6872 and 6873 at Mukim Plentong, Daerah Johor Bahru was acquired in the year 1994.

The freehold land held under HS (D) 103030 No. PT16853 at Mukim Damansara, Daerah Petaling Selangor was acquired in the 2006.

Statistics on Shareholdings

SHARE CAPITAL AS AT 30 DECEMBER 2010

Authorised	-RM300,000,000-00
Issued and fully paid up	-RM253,317,000-00
Class of Share	-Ordinary shares of RM1.00 each
Voting Rights	-One vote per share

DISTRIBUTION OF SHAREHOLDERS AS AT 30 DECEMBER 2010

<u>Size of Shareholdings</u>	<u>No. of Shares</u>	<u>%</u>	<u>No. of Holders</u>
Less than 100	532	0.00	11
100 - 1,000	1,459,485	0.58	1,478
1,001 - 10,000	12,396,837	4.89	2,989
10,001 - 100,000	17,149,487	6.77	586
100,001 - less than 5% of issued shares	116,147,213	45.85	96
5% and above of issued shares	106,163,446	41.91	5
Grand Total	253,317,000	100.00	5,165

Statistics on Shareholdings (Cont'd)

THIRTY (30) LARGEST SECURITIES ACCOUNT HOLDERS AS AT 30 DECEMBER 2010

<u>No.</u>	<u>Name</u>	<u>No. of Shares</u>	<u>%</u>
1.	AMMB Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for E. Seng Kiw @ Yee Oy Chong</i>	26,000,000	10.26
2.	Pang Tin @ Pang Yon Tin	25,754,088	10.17
3.	Hassan Bin Che Abas	19,721,216	7.79
4.	Phang Piow @ Pang Choo Ing	17,388,142	6.86
5.	Mohd Razali Bin Abdul Rahman	17,300,000	6.83
6.	E. Seng Kiw @ Yee Oy Chong	10,270,444	4.05
7.	Rosman Bin Abdullah	10,064,000	3.97
8.	AMMB Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Yee Yok Sen</i>	9,100,000	3.59
9.	Nik Mahmood Bin Nik Hassan	8,084,253	3.19
10.	Lee Ban Hin @ Michael Lee Ban Hin	7,416,000	2.93
11.	Lim Li Li	7,000,000	2.76
12.	Pang Khong Nam	6,166,946	2.43
13.	Abu Bakar Bin Mohd Nor	5,000,000	1.97
14.	Yee Gee Min	3,960,448	1.56
15.	Yee Chun Syan	2,795,043	1.10
16.	ABB Nominee (Tempatan) Sdn Bhd <i>Pledged Securities Account for Yee Chun Syan</i>	2,500,000	0.99
17.	EB Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Pang Khong Nam</i>	2,500,000	0.99
18.	William Pang	2,106,667	0.83
19.	Yuningsih Binti Abdul Wahid	2,000,000	0.79
20.	Yee Chang Lin	1,668,170	0.66
21.	Othman Bin Hashim	1,550,000	0.61
22.	Wang Ah Yu	1,540,667	0.61
23.	Mohd Razali Bin Abdul Rahman	1,296,216	0.51
24.	Huan Chuan Sen @ Ah Loy	1,103,000	0.44
25.	Wan Adleena Binti Wan Mustapha	1,100,000	0.43
26.	Wan Akmal Bin Wan Mustapha	1,050,000	0.41
27.	Wan Asnita Binti Wan Mustapha	1,050,000	0.41
28.	Wan Farah Alifa Binti Wan Mustapha	1,050,000	0.41
29.	Inter-Pacific Equity Nominees (Asing) Sdn Bhd <i>Kim Eng Securities Pte Ltd for Chumpon Chantharakulpongsa</i>	990,000	0.39
30.	Bimsec Nominees (Asing) Sdn Bhd <i>Bank Islam (L) Ltd for Nik Mahmood Nik Hassan</i>	980,000	0.39
		198,505,300	78.36

Statistics on Shareholdings (Cont'd)

SUBSTANTIAL SHAREHOLDERS AS AT 30 DECEMBER 2010

<u>Substantial Shareholders</u>	<u>Direct</u>	No. of Shares Held		<u>%</u>
		<u>%</u>	<u>Indirect</u>	
Tan Sri Datuk Mohd Razali bin Abdul Rahman	18,596,216	7.34	3,336* ¹	- * ¹
Datuk Hassan bin Che Abas	19,721,216	7.79	3,336* ¹	- * ¹
E. Seng Kiw @ Yee Oy Chong	36,270,444	14.32	6,517,387* ²	2.57
Pang Tin @ Pang Yon Tin	25,754,088	10.17	4,390,334* ²	1.73
Phang Piow @ Pang Choo Ing	17,388,142	6.86	10,774,280* ²	4.25

*¹ Deemed interested by virtue of his interest in Eranas Construction Sdn Bhd pursuant to Section 6A of the Companies Act, 1965, of which the percentage is less than 0.01%.

*² Deemed interested by virtue of the shareholdings held by his spouse and children.

Statistics on Shareholdings (Cont'd)

DIRECTORS' SHAREHOLDINGS AS AT 30 DECEMBER 2010

<u>Name of Directors</u>	<u>Direct</u>	No. of Shares Held		
		<u>%</u>	<u>Indirect</u>	<u>%</u>
Tan Sri Datuk Mohd. Razali bin Abdul Rahman	18,596,216	7.34	3,336 *1	- *1
E. Seng Kiw @ Yee Oy Chong	36,270,444	14.32	6,517,387 *2	2.57
Yee Yok Sen	9,188,888	3.63	268,888 *4	0.11
Pang Tin @ Pang Yon Tin	25,754,088	10.17	4,390,334 *2	1.73
Phang Piow @ Pang Choo Ing	17,388,142	6.86	10,774,280 *2	4.25
Wan Mustapha bin Wan Ismail	1,135,833	0.45	6,313,390 *2&3	2.49
Woon See Chin	20,000	0.01	35,000 *4	0.01
Tee Boon Hin	35,000	0.01	-	-
Datuk Che Mokhtar bin Che Ali	-	-	-	-

*1 Deemed interested by virtue of his interest in Eranas Construction Sdn Bhd pursuant to Section 6A of the Companies Act, 1965, of which the percentage is less than 0.01%.

*2 Deemed interested by virtue of the shareholdings held by his spouse and children.

*3 Deemed interested by virtue of his interest in Watan Makmur Sdn Bhd pursuant to Section 6A of the Companies Act, 1965.

*4 Deemed interested by virtue of the shareholdings held by his spouse.

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Forms of Proxy

I/We, _____ NRIC No. _____
 of (full address) _____
 being a Member/Members of FOCAL AIMS HOLDINGS BERHAD, hereby appoint _____

_____ of _____
 or failing him/her, _____
 of _____

or failing him/her, the Chairman of the Meeting as my/our proxy to vote for me/us and on my/our behalf at the Thirty-Seventh Annual General Meeting of the Company, to be held at the **Meranti Hall, Tropical Inn Johor Bahru, 4th Floor, Johor Tower, Jalan Gereja, 80100 Johor Bahru, Johor Darul Ta'zim** on **Friday, 25 February 2011** at **11.00 a.m.** and at any adjournment thereof for/against the resolution(s) to be proposed thereat.

No.	Resolutions	For	Against
1.	Ordinary Business:- To receive the Directors' Report and Audited Financial Statements for the financial year ended 30 September 2010 together with the Auditors' Report thereon.		
2.	To approve the Directors' Fees for the financial year ended 30 September 2010.		
3.	To re-elect Mr. Pang Tin @ Pang Yon Tin who is retiring in accordance with Article 80 of the Articles of Association of the Company.		
4.	To re-elect Encik Wan Mustapha bin Wan Ismail who is retiring in accordance with Article 80 of the Articles of Association of the Company.		
5.	To re-elect Mr. Woon See Chin who is retiring in accordance with Article 80 of the Articles of Association of the Company.		
6.	To re-appoint Messrs. Ernst & Young as Auditors of the Company until the conclusion of the next Annual General Meeting and to authorise the Directors to fix their remuneration.		
7.	Special Business:- Ordinary Resolution - Authority to issue and allot shares.		
8.	Special Resolution - Proposed amendment to the Articles of Association.		

Please indicate your vote by marking (X) in the respective box of each resolution. Unless voting instructions are indicated in the space above, the proxy will vote or abstain from voting as he/she thinks fit.

As witness my/our hand(s) this _____ day of _____, 2011

No. of Shares held

Signature _____

Notes:-

1. A member entitled to attend and vote at the Meeting is entitled to appoint more than one proxy to attend and vote in his stead. A proxy may but does not need to be a member of the Company and the provisions of Section 149 (1)(b) of the Companies Act, 1965 need not be complied with. Where a member appoints more than one proxy, the appointments shall be invalid unless he specifies the proportions of his shareholdings to be represented by each proxy.
2. In the case of a corporate member, the instrument appointing a proxy must be either under its common seal or under the hand of its officer or attorney duly authorised.
3. The instrument appointing a proxy must be deposited at the Company's Registered Office, Suite 338, 3rd Floor, Johor Tower, Jalan Gereja, 80100 Johor Bahru, Johor Darul Ta'zim not less than 48 hours before the time for holding the Meeting or any adjournment thereof.

STAMP

The Company Secretary

FOCAL AIMS HOLDINGS BERHAD

(Co. No. 17777-V)

Suite 338, 3rd. Floor,
Johor Tower, Jalan Gereja
80100 Johor Bahru
Johor Darul Ta'zim