Quarterly report on consolidated financial statements for the fourth quarter ended 31 December 2010. The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	4th quarter ended 31 December		12 months ended 31 December	
	2010 RM'000	2009 RM'000	2010 RM'000	2009 RM'000
Revenue	208,915	158,797	769,940	537,959
Interest income	81,806	70,702	319,068	312,957
Interest expenses Net interest income	(34,419)	(31,386) 39,316	(142,552)	(151,210)
Net income from Islamic banking operations	47,387 52,922	39,316 19,646	176,516 173,918	161,747 68,537
Operating income	100,309	58,962	350,434	230,284
Other income	15,288	36,978	91,154	74,414
Total income	115,597	95,940	441,588	304,698
Cost of completed properties sold	-	(26,893)	(3,000)	(28,729)
Other operating expenses	(34,515)	(22,001)	(118,957)	(85,756)
Operating profit	81,082	47,046	319,631	190,213
Allowance for impairment losses on loans, advances and financing	(8,647)	(55,150)	(112,234)	(109,898)
Profit before taxation and zakat	72,435	(8,104)	207,397	80,315
Taxation	(59,621)	(1,068)	(60,848)	(22,573)
Zakat	-	(539)	(524)	(539)
Profit for the year	12,814	(9,711)	146,025	57,203
Other comprehensive income	<u> </u>			-
Total comprehensive income for the year	12,814	(9,711)	146,025	57,203
Basic EPS for the year (sen)	1.83	(1.39)	20.85	8.17

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	As at	As at
	31 December 2010 (RM'000)	31 December 2009 (RM'000)
ASSETS		
Cash and short term funds	888,829	763,275
Trade receivables	1,182	3,298
Other receivables	187,636	126,632
Inventories	121,780	125,460
Loans, advances and financing	10,706,530	8,118,452
Investments held-to maturity	200,000	43,070
Investment properties	1,425	1,473
Property, plant and equipment	106,814	111,628
Prepaid land lease payments	9,786	9,951
Intangible assets	1,962	911
TOTAL ASSETS	12,225,944	9,304,150
LIABILITIES AND SHAREHOLDERS' EQUITY	200 440	
Bank borowings	200,119	7.5/0.440
Deposits from customers	10,483,743	7,562,410
Other borrowings	4 442	50,004
Trade payables	4,442	4,658
Other payables	89,588	88,581
Provision for taxation and zakat	83,581	27,619
Recourse obligation on loans sold to Cagamas Berhad	964,093	1,000,610
Deferred tax liabilities	19,256	17,704
TOTAL LIABILITIES	11,844,822	8,751,586
Share capital:		
Ordinary Shares	700,298	700,172
Reserves	(319,176)	(147,608)
Shareholders' equity	381,122	552,564
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	12,225,944	9,304,150

The condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FINANCIAL YEAR ENDED 31 DECEMBER 2010

<------ Non Distributable -------</p> Capital Redemption Reserve -Redeemable Share Cumulative Ordinary Share Capital Option **Preference Accumulated** Total **Shares Premium** Losses **Equity** Reserve Reserve **Shares** RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 At 1 January 2009 700,172 497,169 17,838 (716,550)511,115 12,486 Total comprehensive income for the year 57,203 57,203 Dividend (15,754)(15,754)497,169 At 31 December 2009 700,172 17,838 12,486 (675,101)552,564 At 1 January 2010 - as previously stated 552,564 700.172 497,169 17,838 12,486 (675,101)- effects of adopting FRS 139 (298,785)(298,785)At 1 January 2010, as restated 700.172 497,169 17.838 12,486 (973,886)253,779 Total comprehensive income for the year 146.025 146,025 Dividend (21,005)(21,005)Share options granted under ESOS recognised in profit or loss 2,141 2,141 Issue of ordinary shares pursuant to ESOS 126 83 (27)182 Transfer of share option reserve to accumulated losses upon lapse of ESOS (29)29 -At 31 December 2010 700,298 497,252 17,838 2,085 12,486 (848,837)381,122

The condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statement for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

Cash flows from operating activities 207,397 80,315 Profit before taxation 207,397 80,315 Adjustments for: 20perciation 48 66 - Property, plant and equipment 6,780 7,030 Amortisation 165 165 165 - Propept Jack gases and disposal of property, plant and equipment (7) (1,608) Gain on disposal of property, plant and equipment (7) (1,608) Gain on disposal of investment properties 2 (78) Gain on disposal of foreclosed properties (2000) (65) Gain on disposal of foreclosed properties (2000) (65) Gain on disposal of foreclosed properties (190) (2,000) Impairment loss on foreclosed properties (190) (2,000) Impairment loss on foreclosed properties 19,164 19,641 Allowance for loubtful debts of receivables 19,164 19,641 Allowance for inpairment losse on loans and financing, net of reversals 19,164 19,898 Interest/income-in-suspense, net of recoveries and write offs 2 4 19,898 <th></th> <th>31 December 2010 RM'000</th> <th>31 December 2009 RM'000</th>		31 December 2010 RM'000	31 December 2009 RM'000
Adjustments for : Depreciation - Investment properties 48 66 - Property, plant and equipment 6,780 7,030 Amortisation - Property, plant and equipment 165 165 - Intangible assets 366 895 Gain on disposal of property, plant and equipment (7) (1,608) Gain on disposal of investment properties - (78) Gain on disposal of inventories (190) (2,000) Allowance for inpairment loss on loans and financing in the fewersals interesting the fewer suspense, net of recoveries and write offs - 394,054 <td>Cash flows from operating activities</td> <td></td> <td></td>	Cash flows from operating activities		
Depreciation - Investment properties 48 66 7,000 7		207,397	80,315
- Investment properties 48 66 - Property, plant and equipment 6,780 7,030 Amortisation 7,030 7,030 - Prepaid land lease payments 165 165 - Intangible assets 366 895 Gain on disposal of property, plant and equipment (7) (1,608) Gain on disposal of investment properties - (78) Gain on disposal of inventories (190) (2,000) Impairment loss on foreclosed properties 6,710 - Allowance for doubtful debts of receivables 19,164 19,641 Allowance for losses on loans and financing, net of reversals - 109,898 Interest/income-in-suspense, net of recoveries and write offs - 394,054 Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease/(increase) in receivables 6,1800 (17,177)			
Property, plant and equipment	·		
Amortisation - Prepaid land lease payments - Intangible assets - Intangible assets - Gain on disposal of property, plant and equipment - Gain on disposal of property, plant and equipment - (7) - (1,608) - (78) -	· ·		
- Prepaid land lease payments 165 165 - Intangible assets 366 895 Gain on disposal of property, plant and equipment (7) (1,608) Gain on disposal of investment properties . (78) Gain on disposal of foreclosed properties (200) (65) Gain on disposal of inventories (190) (2,000) Impairment loss on foreclosed properties 6,710 - Allowance for doubtful debts of receivables 19,164 19,641 Allowance for losses on loans and financing, net of reversals - 109,898 Interest/income-in-suspense, net of recoveries and write offs - 394,054 Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease/(increase) in receivables 61,800 (17,177) Increase in inventories 3,000 28,997 Increase in inventories bed-to maturity		6,780	7,030
Calin on disposal of property, plant and equipment	Amortisation		
Gain on disposal of property, plant and equipment (7) (1,608) Gain on disposal of investment properties - (78) Gain on disposal of foreclosed properties (200) (65) Gain on disposal of inventories (190) (2,000) Impairment loss on foreclosed properties 6,710 - Allowance for doubtful debts of receivables 19,164 19,641 Allowance for losses on loans and financing, net of reversals - 109,898 Interest/income-in-suspense, net of recoveries and write offs - 394,054 Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease in inventories 3,000 28,997 Decrease (increase) in receivables (156,930) - Increase in investments held-to maturity (156,930) - Increase in deposits from customers 2,921,333 1,261,029 Increase in d	- Prepaid land lease payments	165	165
Gain on disposal of investment properties (78) Gain on disposal of foreclosed properties (200) (65) Gain on disposal of inventories (190) (2,000) Impairment loss on foreclosed properties 6,710 - Allowance for doubtful debts of receivables 19,164 19,641 Allowance for losses on loans and financing, net of reversals - 109,898 Interest/income-in-suspense, net of recoveries and write offs - 394,054 Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease (increase) in receivables 61,800 (17,177) Increase in inventories 3,000 28,997 Decrease/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties	- Intangible assets	366	895
Gain on disposal of foreclosed properties (200) (65) Gain on disposal of inventories (190) (2,000) Impairment loss on foreclosed properties 6,710 - Allowance for doubtful debts of receivables 19,164 19,641 Allowance for losses on loans and financing, net of reversals - 109,898 Interest/income-in-suspense, net of recoveries and write offs - 394,054 Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease in inventories 3,000 28,997 Decrease/(increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in)	Gain on disposal of property, plant and equipment	(7)	(1,608)
Gain on disposal of inventories (190) (2,000) Impairment loss on foreclosed properties 6,710 - Allowance for doubtful debts of receivables 19,164 19,641 Allowance for losses on loans and financing, net of reversals - 109,898 Interest/income-in-suspense, net of recoveries and write offs - 394,054 Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease in inventories 3,000 28,997 Decrease (increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax	Gain on disposal of investment properties	-	(78)
Impairment loss on foreclosed properties 6,710 - Allowance for doubtful debts of receivables 19,164 19,641 Allowance for losses on loans and financing, net of reversals - 109,898 Interest/income-in-suspense, net of recoveries and write offs - 394,054 Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease in inventories 3,000 28,997 Decrease in inventories 3,000 28,997 Decrease/(increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid	Gain on disposal of foreclosed properties	(200)	(65)
Allowance for doubtful debts of receivables Allowance for losses on loans and financing, net of reversals Interest/income-in-suspense, net of recoveries and write offs Allowance for impairment losses on loans and financing Increase in loans, advances and financing Increase in inventories Increase in investments held-to maturity Increase in deposits from customers Increase in deposits from customers Increase in payables Increa	Gain on disposal of inventories	(190)	(2,000)
Allowance for losses on loans and financing, net of reversals Interest/income-in-suspense, net of recoveries and write offs Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes Increase in loans, advances and financing Increase in inventories Operating profit before working capital changes Increase in inventories 354,608 608,313 Increase in loans, advances and financing (3,111,331) Decrease in inventories 3,000 28,997 Decrease/(increase) in receivables Increase in investments held-to maturity Increase in investments held-to maturity Increase in deposits from customers 1,000 1,17,177 Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations Real property gains tax paid 1 Tax paid 1 Tax paid 1,1533) 1,66,902 Tax refund 1,192 Tax refund 1,193 Takat paid 1,524) (308)	Impairment loss on foreclosed properties	6,710	-
Interest/income-in-suspense, net of recoveries and write offs Allowance for impairment losses on loans and financing Share options granted under ESOS 2,141 - Operating profit before working capital changes Increase in loans, advances and financing Increase in inventories Secretary Decrease/(increase) in receivables Increase in investments held-to maturity Increase in deposits from customers Increase in deposits from customers Increase in payables Proceeds from disposal of foreclosed properties Cash generated from/(used in) operations Real property gains tax paid Tax paid Tax refund Tax paid Tax pa	Allowance for doubtful debts of receivables	19,164	19,641
Allowance for impairment losses on loans and financing Share options granted under ESOS 2,141 - Operating profit before working capital changes Increase in loans, advances and financing Increase in inventories Increase in inventories Increase in investments held-to maturity Increase in deposits from customers Increase in deposits from customers Increase in payables Increase in payables Increase from disposal of foreclosed properties Increase in payables Increase in form/(used in) operations Increase in gain tax paid Increase in gai	Allowance for losses on loans and financing, net of reversals	-	109,898
Allowance for impairment losses on loans and financing 112,234 - Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease in inventories 3,000 28,997 Decrease/(increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax refund 14 19 Zakat paid (524) (308)	Interest/income-in-suspense, net of recoveries and write offs	-	394,054
Share options granted under ESOS 2,141 - Operating profit before working capital changes 354,608 608,313 Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease in inventories 3,000 28,997 Decrease/(increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)		112,234	-
Increase in loans, advances and financing (3,111,331) (1,838,427) Decrease in inventories 3,000 28,997 Decrease/(increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	·	2,141	-
Decrease in inventories 3,000 28,997 Decrease/(increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Operating profit before working capital changes	354,608	608,313
Decrease/(increase) in receivables 61,800 (17,177) Increase in investments held-to maturity (156,930) - Increase/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Increase in loans, advances and financing	(3,111,331)	(1,838,427)
Increase in investments held-to maturity (156,930) - Increase/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Decrease in inventories	3,000	28,997
Increase/(decrease) in bank borrowings 200,119 (305,235) Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Decrease/(increase) in receivables	61,800	(17,177)
Increase in deposits from customers 2,921,333 1,261,029 Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Increase in investments held-to maturity	(156,930)	-
Increase in payables 790 37,614 Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Increase/(decrease) in bank borrowings	200,119	(305,235)
Proceeds from disposal of foreclosed properties 6,200 283 Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Increase in deposits from customers	2,921,333	1,261,029
Cash generated from/(used in) operations 279,589 (224,603) Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Increase in payables	790	37,614
Real property gains tax paid - (1) Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Proceeds from disposal of foreclosed properties	6,200	283
Tax paid (11,533) (16,902) Tax refund 14 19 Zakat paid (524) (308)	Cash generated from/(used in) operations	279,589	(224,603)
Tax refund 14 19 Zakat paid (524) (308)	Real property gains tax paid	-	(1)
Zakat paid (524) (308)	Tax paid	(11,533)	(16,902)
	Tax refund		
Net cash generated from/(used in) operating activities 267,546 (241,795)	Zakat paid	(524)	(308)
	Net cash generated from/(used in) operating activities	267,546	(241,795)

(Contd.)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (CONTD.)

	31 December 2010 RM'000	31 December 2009 RM'000
Cash flows from investing activities		
Purchase of property, plant and equipment	(34,306)	(5,894)
Purchase of intangible assets	(1,417)	(618)
Proceeds from disposal of property, plant and equipment	205	2,700
Proceeds from disposal of investment properties	-	871
Proceeds from disposal of inventories	870	-
Net cash used in investing activities	(34,648)	(2,941)
Cash flows from financing activities		
Repayment of other borrowings	(50,004)	(50,008)
Recourse obligation on loans sold to Cagamas Berhad	(36,517)	1,000,610
Dividend paid - Redeemable Convertible Preference Shares	-	(15,756)
Dividend paid - ordinary shares	(21,005)	-
Proceeds from issuance of ordinary shares	182	-
Net cash (used in)/generated from financing activities	(107,344)	934,846
Net increase in cash and cash equivalents	125,554	690,110
Cash and cash equivalents at beginning of financial year	763,275	73,165
Cash and cash equivalents at end of financial year	888,829	763,275
Cash and cash equivalents comprise : Cash and short term funds	888,829	763,275

The condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying notes attached to the interim financial statements.