BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Financial Position as at 31 March 2011

	(Unaudited) As at 31 March 2011 RM'000	(Audited) As at 31 December 2010 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	572,216	572,918
Land held for property development	96,286	97,473
Investment properties	1,019,041	1,019,170
Goodwill	3,896	3,896
Investment in associates	967	852
Investment in jointly controlled entities	25,761	25,087
Debt recoverable from an unquoted entity	6,296	6,296
Receivables	63,345	62,946
Deferred tax assets	8,140	10,991
Post-employment benefit surplus	4,298	4,298
	1,800,246	1,803,927
Current assets		
Inventories	98,086	112,177
Property development costs	708,992	538,632
Tax recoverable	15,371	13,572
Trade receivables	191,769	162,083
Other receivables	62,717	385,804
Derivative financial instruments	246	76
Short term deposits	120,674	36,940
Cash and bank balances	24,612	23,374
	1,222,467	1,272,658
Non-current assets held for sale	-	5,169
TOTAL ASSETS	3,022,713	3,081,754
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	486,270	486,188
Share premium	244,841	244,823
Foreign currency reserve	(11,500)	(12,112)
Retained earnings	999,155	994,901
	1,718,766	1,713,800
Non controlling interests	138,125	138,469
Warrant reserve	26,905	26,915
Total equity	1,883,796	1,879,184

BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Financial Position as at 31 March 2011 - continued

	(Unaudited) As at 31 March 2011 RM'000	(Audited) As at 31 December 2010 RM'000
Non-current liabilities		
Post-employment benefit obligations	9,510	9,241
Provisions for other liabilities	14,033	15,525
Deferred tax liabilities	18,874	18,876
Borrowings	464,749	354,551
	507,166	398,193
Current liabilities		
Trade payables	169,452	135,086
Other payables and provisions	141,456	143,199
Current tax payable	2,344	2,183
Borrowings	318,499	523,909
	631,751	804,377
Total liabilities	1,138,917	1,202,570
TOTAL EQUITY AND LIABILITIES	3,022,713	3,081,754
Net assets per share attributable to equity holders of the Company (RM)	3.53	3.52

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the explanatory notes attached to this interim financial report.

BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Comprehensive Income for the financial period ended 31 March 2011
The figures have not been audited.

	Individual quarter		Cumulative quarter	
	Current year quarter to 31 March 2011 RM'000	Preceding year quarter to 31 March 2010 RM'000	Current year to 31 March 2011 RM'000	Preceding year to 31 March 2010 RM'000
Revenue	137,185	189,804	137,185	189,804
Other operating income	4,227	5,433	4,227	5,433
Operating profit before finance costs, depreciation, amortisation and tax	26,158	46,686	26,158	46,686
Depreciation and amortisation	(7,051)	(6,279)	(7,051)	(6,279)
Profit from operations	19,107	40,407	19,107	40,407
Finance costs	(12,123)	(7,823)	(12,123)	(7,823)
Share of results of associates	115	45	115	45
Share of results of jointly controlled entities	719	684	719	684
Profit before taxation	**7,818**	**33,313**	**7,818**	**33,313**
Tax expense	(4,158)	(7,823)	(4,158)	(7,823)
Profit for the period	**3,660**	**25,490**	**3,660**	**25,490**
Other comprehensive income				
Exchange differences on translating foreign operations	612	(1,967)	612	(1,967)
Total comprehensive income for the period	**4,272**	**23,523**	**4,272**	**23,523**

BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Comprehensive Income for the financial period ended 31 March 2011 – continued
The figures have not been audited.

	Individual quarter		Cumulative quarter	
	Current year quarter to 31 March 2011	**Preceding year quarter to 31 March 2010**	**Current year to 31 March 2011**	**Preceding year to 31 March 2010**
	RM’000	**RM’000**	**RM’000**	**RM’000**
Profit/(loss) attributable to:				
Equity holders of the Company	4,254	22,156	4,254	22,156
Non-controlling interests	(594)	3,334	(594)	3,334
	3,660	25,490	3,660	25,490
Total comprehensive income/(loss) attributable to:				
Equity holders of the Company	4,866	20,189	4,866	20,189
Non-controlling interests	(594)	3,334	(594)	3,334
	4,272	23,523	4,272	23,523
Earnings per share attributable to equity holders of the Company:				
– basic (sen)	0.9	4.7	0.9	4.7
– diluted (sen) [See Part B Note 15(b)]	0.7	3.9	0.7	3.9

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the explanatory notes attached to this interim financial report.

BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Changes in Equity for the financial period ended 31 March 2011
The figures have not been audited.

	← Attributable to equity holders of the Company →							
	Share capital RM'000	Share premium RM'000	Foreign currency reserve RM'000	Retained earnings RM'000	Sub-total RM'000	Non-controlling interests RM'000	Warrant reserve RM'000	Total equity RM'000
Balance as at 1 January 2011	486,188	244,823	(12,112)	994,901	1,713,800	138,469	26,915	1,879,184
Conversion of warrants to ordinary shares	82	18	0	0	100	0	(10)	90
Subscription of additional shares in a subsidiary	0	0	0	0	0	250	0	250
Total comprehensive income for the period	0	0	612	4,254	4,866	(594)	0	4,272
Balance as at 31 March 2011	486,270	244,841	(11,500)	999,155	1,718,766	138,125	26,905	1,883,796

BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Changes in Equity for the financial period ended 31 March 2011 – continued
The figures have not been audited.

	Attributable to equity holders of the Company							
	Share Capital RM'000	Share premium RM'000	Foreign currency reserve RM'000	Retained earnings RM'000	Sub-total RM'000	Non-controlling interests RM'000	Warrant reserve RM'000	Total equity RM'000
At 1 January 2010 - as previously stated	476,392	242,689	(7,314)	889,293	1,601,060	143,429	28,069	1,772,558
Effects of adopting FRS 139	0	0	0	6,086	6,086	578	0	6,664
At 1 January 2010 - restated	476,392	242,689	(7,314)	895,379	1,607,146	144,007	28,069	1,779,222
Conversion of warrants to ordinary shares	2	1	0	0	3	0	0	3
Total comprehensive income for the period	0	0	(1,967)	22,156	20,189	3,334	0	23,523
Balance as at 31 March 2010	476,394	242,690	(9,281)	917,535	1,627,338	147,341	28,069	1,802,748

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the explanatory notes attached to this interim financial report.

BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Cash Flows for the financial period ended 31 March 2011
The figures have not been audited.

	Current year to 31 March 2011 RM'000	Preceding year to 31 March 2010 RM'000
Cash flows from operating activities		
– Net profit for the period	3,660	25,490
– Adjustments for non-cash and non-operating items	19,477	19,260
	23,137	44,750
– Changes in working capital		
• Net change in current assets	306,266	(43,356)
• Net change in current liabilities	31,985	(49,469)
– Development expenditure incurred	(42)	(1,949)
– Capital commitment reserves (utilised)/received	(1,590)	41
– Infrastructure costs utilised	-	(15)
– Staff retirement benefits paid	(70)	(186)
– Income tax paid	(3,631)	(12,810)
Net cash flow from/(used in) operating activities	356,055	(62,994)
Cash flows from investing activities		
– Proceeds from disposal of property, plant and equipment	40	-
– Net proceeds from disposal of marketable securities	-	3,277
– Proceeds from disposal of investment properties	1,035	-
– Acquisition of land held for property development	(164,775)	-
– Purchase of property, plant and equipment	(6,353)	(822)
– Proceeds from disposal of non-current assets held for sale	7,135	-
– Interest received	569	545
– Subsequent expenditure incurred on investment properties	(1,141)	(10,078)
Net cash flow used in investing activities	(163,490)	(7,078)
Cash flows from financing activities		
– Proceeds from term loan	128,676	43,981
– Drawdown/(repayment) of revolving credit	10,000	(5,000)
– Proceeds from subscription of shares in a subsidiary by minority interests	250	-
– Proceeds from issuance of shares from conversion of warrants	90	2
– Repayment of term loans	(189,060)	(27,659)
– Proceeds/(repayment) of bankers acceptance	9,214	(2,288)
– (Repayment)/proceeds from issue of commercial papers	(50,000)	90,000
– Payment of hire purchase liabilities	(195)	(188)
– Interest paid	(9,689)	(11,094)
– Financing expenses	(5,615)	(96)
Net cash flow (used in)/from financing activities	(106,329)	87,658

BANDAR RAYA DEVELOPMENTS BERHAD (5521-A)
Condensed Consolidated Statement of Cash Flows for the financial period ended 31 March 2011 – continued
The figures have not been audited.

	Current year to 31 March 2011 RM'000	Preceding year to 31 March 2010 RM'000
Net change in cash and cash equivalents	86,236	17,586
Cash and cash equivalents at 1 January	56,888	121,559
Effects of exchange rate changes	(39)	(111)
Cash and cash equivalents at 31 March	143,085	139,034
Cash and cash equivalents comprise:		
Short term deposits	120,674	133,818
Cash and bank balances	24,612	10,541
Bank overdraft (see Part B Note 10)	(2,201)	(5,325)
	143,085	139,034

Included in cash and cash equivalents is an amount of RM32.2 million (2010: RM117.0 million) which are monies subject to usage restriction. These are monies held under Housing Development Accounts pursuant to Section 7A of the Housing Development (Control & Licensing) Act, 1966 which can only be used for specific purposes allowed for under the Housing Developers (Housing Development Accounts) Regulations, 1991 and monies set aside for purposes of capital maintenance of the Group's strata-titled development projects.

The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the explanatory notes attached to this interim financial report.

PART A : Explanatory notes pursuant to FRS 134

1. Basis of preparation

The interim financial statements have been prepared under the historical cost convention except for investment properties, derivative financial instruments, available-for-sale investments and financial assets held for trading which have been stated at fair value.

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

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2010. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2010.

2. Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 December 2010, except for the adoption of the following new and revised Financial Reporting Standards (FRSs), Issues Committee (IC) Interpretations and amendments to FRSs and IC Interpretations which are relevant to the Group's operations with effect from 1 January 2011 :-

FRS 1:	First-time Adoption of Financial Reporting Standards
FRS 3:	Business Combinations (Revised)
Amendments to FRS 127:	Consolidated and Separate Financial Statements
Amendments to FRS 138:	Intangible Assets
Amendments to IC Interpretation 9:	Reassessment of Embedded Derivatives
IC Interpretation 16:	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17:	Distribution of Non-cash Assets to Owners
Amendments to FRS 132:	Classification of Right Issues
Amendments to FRS 1:	Limited Exemption from Comparative FRS 7 Disclosure for First-time Adopters
Amendments to FRS 1:	Additional Exemption for First-time Adopters
Amendments to FRS 7:	Improving Disclosures about Financial Instruments
IC Interpretation 4:	Determining Whether an Arrangement contains a Lease
Improvements to FRSs (2010)	

The adoption of the above standards and interpretations are not expected to have any significant impact on the financial statements of the Group in the year of initial application except for those discussed below:

(i) FRS 3 Business Combinations (Revised) and Amendments to FRS 127 Consolidated and Separate Financial Statements

The FRS 3 Business Combinations (Revised) is effective for annual periods beginning on or after 1 July 2010. The revised FRS 3 introduces a number of changes in the accounting for business combinations occurring after 1 July 2010. These changes will impact the amount of goodwill recognised, the reported results in the period that an acquisition occurs, and future reported results. The Amendments to FRS 127 require that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill, nor will they give rise to a gain or loss. Furthermore, the amended standard changes accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. Other consequential amendments have been made to FRS 107 Statement of Cash Flows, FRS 112 Income Taxes, FRS 121 The Effects of Changes in Foreign Exchange Rates, FRS 128 Investments in Associates and FRS 131 Interests in Joint Ventures. The changes from the revised FRS 3 and Amendments to FRS 127 will affect future acquisitions or loss of control and transactions with minority interests.

3. Audit report of preceding annual financial statements

The audit report of the Group's financial statements for the financial year ended 31 December 2010 was not subject to any qualification.

4. Seasonality or cyclicality of interim operations

Demand for properties is generally dependent on the national economic environment. Demand for particleboard and related products is seasonal and is also affected by national as well as global economic conditions.

5. Exceptional items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period ended 31 March 2011.

6. Change in estimates

There were no changes in estimates that have had a material effect for the financial period ended 31 March 2011.

7. Issuance and repayment of debt and equity securities

There were no issuance, cancellations, repurchases, resale and repayment of debt and equity securities during the financial period ended 31 March 2011 except for the Company's issuance of 81,700 ordinary shares of RM1.00 each for cash, arising from the exercise of BRDB Warrants 2007/2012 at the exercise price of RM1.10 per ordinary share.

8. Dividends paid

There were no dividends paid for the financial period ended 31 March 2011.

9. Segmental reporting

By operating segment

	Revenue		**Profit/(loss) from operations**	
	Current year to 31 March 2011 RM'000	**Preceding year to 31 March 2010 RM'000**	**Current year to 31 March 2011 RM'000**	**Preceding year to 31 March 2010 RM'000**
Property development	51,509	118,574	11,455	31,896
Property investment	14,312	10,345	6,647	4,091
Property management	75	162	73	160
Recreation	90	97	40	63
Construction	2,255	13,779	(117)	726
Supermarket and food hall	3,657	1,044	(183)	102
	71,898	144,001	17,915	37,038
Manufacturing	65,287	42,444	1,201	3,917
Investment	0	3,359	(9)	(548)
	137,185	189,804	19,107	40,407

By geographical segment
The Group operates in the following geographical areas:

	Revenue		Total assets		Capital expenditure	
	Current year to 31 March 2011	Preceding year to 31 March 2010 (Restated)	As at 31 March 2011	As at 31 March 2010	Current year to 31 March 2011	Preceding year to 31 March 2010
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Malaysia	115,245	160,793	2,951,029	2,798,686	6,353	822
Hong Kong and China	7,283	2,517	59	121	-	-
Pakistan	2,255	13,779	68,382	61,366	-	-
Others	12,402	12,715	3,243	6,333	-	-
	137,185	189,804	3,022,713	2,866,506	6,353	822

10. Valuations of property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment allowances.

11. Material events subsequent to the financial period ended 31 March 2011

There were no material events subsequent to the end of the financial period ended 31 March 2011 except for:

(a) On 19 April 2011, the Company acquired 2 subscribers' shares of RM1.00 each in each of three shelf companies: Pinggir Mentari Sdn Bhd (PMSB), Orion Vibrant Sdn Bhd (OVSB) and Magna Senandung Sdn Bhd (MSSB), making them wholly-owned subsidiaries of the Company.

On 29 April 2011, PMSB, OVSB and MSSB (all three collectively known as Developers) entered into three separate joint venture agreements (JVA) with subsidiaries of Multi-Purpose Holdings Berhad : Tibanis Sdn Bhd (TSB), Magnum.Com Sdn Bhd (MCSB) and Mimaland Berhad (MB), landowners of the following lands (all three collectively known as Landowners) to undertake various proposed developments:

i) 2 parcels of freehold and leasehold lands owned by TSB located in Daerah Gombak, Negeri Selangor and measuring approximately 265.13 acres for proposed link houses, bungalow lots and a commercial village;

ii) 20 parcels of freehold lands owned by MCSB located in Daerah Barat Daya, Negeri Pulau Pinang and measuring approximately 80.897 acres for proposed bungalows, semi-detached houses and a condominium; and

iii) 7 parcels of freehold and leasehold lands owned by MB located in Daerah Gombak, Negeri Selangor and measuring approximately 324.05 acres for proposed bungalows and condominiums.

The Developers shall be responsible for all costs arising from the various proposed developments whilst the Landowners shall be paid 22% of the cash collected pursuant to billings issued in respect of the proposed developments. The Developers shall pay to the Landowners an upfront advance payment of RM65.0 million within 30 days from the JVA date and shall commence physical works no later than 24 months from the JVA date.

12. Changes in the composition of the Group during the financial period ended 31 March 2011

There were no changes in the composition of the Group during the financial period ended 31 March 2011 except for:

(a) On 7 January 2011, the Company acquired 2 subscribers' shares in a shelf company known as Nexus Flame Sdn Bhd (NFSB), for cash at par.

NFSB was incorporated on 10 December 2010 and has an authorised share capital of RM100,000 divided into 100,000 shares of RM1.00 each and an issued and paid-up share capital of 2 ordinary shares of RM1.00 each. The principal activity of NFSB is property development and property investment.

(b) On 21 February 2011, the Company incorporated a wholly-owned subsidiary in Singapore known as BRDB (S) Pte. Ltd. (BRDBS). BRDBS has an issued and paid-up share capital of 1 ordinary share of S$1.00 and its intended principal activity is investment holding.

13. Changes in contingent liabilities and contingent assets

There were no material changes in contingent liabilities and contingent assets since the last statement of financial position as at 31 December 2010 except for:

	As at 31 March 2011 RM'000	**As at 31 December 2010 RM'000**
Corporate guarantees (unsecured) issued by the Company to licensed financial institutions for banking facilities granted to certain subsidiaries	394,488	492,501

14. Capital commitments

Capital commitments not provided for in the financial statements as at 31 March 2011 were as follows:

	RM'000
Authorised and contracted	2,531
Authorised but not contracted	13,324
	15,855
Analysed as follows:	
Property, plant and equipment	14,492
Investment properties	1,363
	15,855

BRDB
BANDAR RAYA DEVELOPMENTS BERHAD

PART B : Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

1. Review of performance

Quarter on Quarter review

Group revenue of RM137.2 million for the first quarter of 2011 slid 28% against RM189.8 million a year ago. With the completion of CapSquare Office Tower 2 and Troika in Kuala Lumpur as well as Phase 1 of Defence Raya Golf Resort in Lahore, Pakistan, revenue in the property division contracted by half to RM71.9 million from RM144.0 million in the same quarter a year ago. Whilst 6 CapSquare in Kuala Lumpur and Straits View Residences in Johor have been well received, these projects do not contribute significantly as they are still at early stages of construction. The manufacturing division under Mieco Chipboard Bhd (MIECO) saw a 54% revenue jump as sales volume rose with the increased production capacity following the recommencement of Plant 3 operations in Kechau Tui, Pahang in January this year.

First quarter 2011 group pre-tax profit of RM7.8 million was 77% lower when compared to RM33.3 million a year earlier. This was mainly due to the lower development profit as well as higher finance costs in the property division which were partially mitigated by increased income from investment properties. Further, albeit higher sales revenue, MIECO recorded a pre-tax loss of RM1.4 million against the pre-tax profit of RM1.4 million in the corresponding quarter in 2010. This was due to higher operating and raw material costs, particularly a shortage of wood supply arising from a delayed and prolonged monsoon season as well as increased fuel and glue prices due to the volatile global oil prices. MIECO's results in the same quarter last year were also boosted by a higher translation gain of its USD term loan arising from a relatively steeper weakening against the Ringgit then.

2. Material change in profit before taxation for the quarter against the immediate preceding quarter

Group pre-tax profit of RM7.8 million in the first quarter of 2011 decreased by 62% against RM20.7 million in the immediate preceding quarter due to lower development profit with the completion of Office Tower 2 and increased finance costs in the property division.

As the initial start-up costs for Plant 3 eased, MIECO saw its pre-tax loss narrow from RM2.5 million in the preceding quarter to RM1.4 million pre-tax loss in the first quarter of 2011.

3. Prospects for the current financial year

Malaysia expects domestic demand to drive growth in the face of sluggish global economic growth as oil and fuel prices remain high amidst political uncertainty in the Middle East and risk sentiment still depressed with the Eurozone debt crisis and a crippled US housing market. The property division is cautiously optimistic of its performance in the current financial year given that the Group anticipates to launch several new projects in the Klang Valley and Johor to meet the increasing demand for well designed quality properties in good locations. The recurring income base arising from its investment properties has also risen with BSC and Menara BRDB expected to reach full occupancy this year. In addition, the Group has started the repositioning of CapSquare Centre to draw tech-savvy consumers to this mid-town destination in Kuala Lumpur.

MIECO hopes to achieve steady growth in sales revenue in the current financial year with higher domestic consumption and increased exports anticipated from Japan's reconstruction. MIECO expects to improve its margins by focusing on value-added sales and optimising its product mix, supported by new offerings that meet stringent international environmental standards.

4. Variance of actual profit from forecast profit

The Group did not provide any profit forecast in a public document and therefore, this note is not applicable.

5. Tax expense/(credit)

	Current quarter to 31 March 2011 RM'000	Current year to 31 March 2011 RM'000
In respect of current year		
- Malaysian tax	1,313	1,313
- Foreign tax	0	0
	1,313	1,313
Deferred taxation		
- Malaysian tax	2,851	2,851
In respect of prior years		
- Malaysian tax	-	-
- Foreign tax	(6)	(6)
- Deferred tax	-	-
	(6)	(6)
Tax expense	4,158	4,158

The Group's effective tax rate for the current year to date and current quarter are higher than the statutory tax rate of 25% for the financial period ended 31 March 2011 due mainly to:
- deferred tax assets arising from unabsorbed capital allowances and tax losses for current year were not recognized; and
- certain expenses not deductible for tax purposes

6. Retained earnings

	As at 31 March 2011 RM'000	As at 31 December 2010 RM'000
Total retained earnings of the Company and its subsidiaries:		
- Realised	304,989	291,000
- Unrealised	335,049	344,742
	640,038	635,742
Total share of retained earnings from associates:		
- Realised	987	871
- Unrealised	-	-
Total share of retained earnings from jointly controlled entities:		
- Realised	4,280	3,560
- Unrealised	(1,035)	(1,035)
	644,270	639,138
Add: Consolidation adjustments	354,885	355,763
Total Group retained earnings	999,155	994,901

The disclosure of realised and unrealised profits/(losses) above is solely for compliance with the directive issued by Bursa Malaysia Securities Berhad and should not be used for any other purpose.

7. Sale of unquoted investments and / or properties

There were no sales of unquoted investments or properties outside the ordinary course of business during the current quarter and financial period ended 31 March 2011.

8. Marketable securities

a) There were no purchases of marketable securities for the current quarter and financial year todate.

b) Total investment in marketable securities as at 31 March 2011 is nil.

9. Status of corporate proposals

There are no corporate proposals announced but not completed as at the date of this report.

10. Borrowings and debt securities

The Group's borrowings are all denominated in Ringgit Malaysia except for a USD10.665 million term loan. The details of the Group's borrowings as at 31 March 2011 are as follows:

	Current		**Non-current**	
	RM'000	**Foreign currency USD'000**	**RM'000**	**Foreign currency USD'000**
Term loans (secured)	42,000		248,000	
Term loan (unsecured)	20,739	1,620	115,659	9,045
Bonds (unsecured)	-		100,640	
Revolving credit (unsecured)	100,000		-	
Medium term note (unsecured)	24,992		-	
Bankers acceptance (unsecured)	27,790		-	
Bank overdraft (unsecured)	2,201		-	
Commercial paper (unsecured)	100,000		-	
Hire purchase creditors (secured)	777		450	
	318,499		464,749	

Finance cost of RM2.1 million arising from funds specifically borrowed for the acquisitions of freehold lands had been capitalised to property development costs during the financial period ended 31 March 2011.

11. Derivative Financial Instruments – Forward Foreign Currency Contracts

The outstanding forward foreign currency exchange contracts as at 31 March 2011 is as follows:-

Type of Derivatives	Contract/ Notional value RM'000	Fair Value RM'000
Foreign Exchange Contracts		
- Less than 1 year	20,693	20,939

Forward foreign currency exchange contracts are entered into with licensed banks to hedge the Group's exposure to foreign exchange risk in respect of its export sales and imported purchases by establishing the rate at which foreign currency assets or liabilities will be settled.

These contracts are executed with credit-worthy/reputable financial institutions in Malaysia and as such, credit risk and liquidity risk in respect of non-performance by counterparties to these contracts is minimal.

The fair value of the forward foreign currency exchange contracts are subject to market risk. The fair value of the forward contracts may decline if the exchange rate of the underlying currency decreases.

There are no cash requirements for these derivatives.

Forward foreign currency exchange contracts are recognised on the contract dates and are measured at fair value with changes in fair value recognised in profit or loss.

12. Fair value changes of financial liabilities

There are no financial liabilities measured at fair value through profit or loss as at 31 March 2011.

13. Changes in material litigation

As at the date of this report, there were no changes in material litigation since the last statement of financial position date as at 31 December 2010.

14. Dividend

The directors do not recommend the payment of any interim dividend for the financial period ended 31 March 2011. No interim dividend was declared for the same period last year.

15. Earnings per share

	Current year quarter to 31 March 2011	Preceding period quarter to 31 March 2010	Current year to 31 March 2011	Preceding period to 31 March 2010
a) Basic				
Net profit attributable to equity holders of the Company (RM'000)	4,254	22,156	4,254	22,156
Weighted average number of ordinary shares in issue ('000)	486,218	476,393	486,218	476,393
Earnings per share (sen)	0.9	4.7	0.9	4.7
b) Diluted				
Net profit attributable to equity holders of the Company (RM'000)	4,254	22,156	4,254	22,156
Weighted average number of ordinary shares in issue ('000)	486,218	476,393	486,218	476,393
Adjustment for effect of dilution on warrants issued ('000)	112,071	91,167	112,071	91,167
Weighted average number of ordinary shares for diluted earnings per share ('000)	598,289	567,560	598,289	567,560
Diluted earnings per share (sen)	0.7	3.9	0.7	3.9

BY ORDER OF THE BOARD
BANDAR RAYA DEVELOPMENTS BERHAD

Ho Swee Ling
Company Secretary
Kuala Lumpur

24 May 2011