TEBRAU TEGUH BERHAD
(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2011

	INDIVIDUAL QUARTER		**CUMULATIVE QUARTER**	
	Current quarter 30.06.11 RM'000	**Previous year corresponding quarter 30.06.10 RM'000**	**6 months ended 30.06.11 RM'000**	**6 months ended 30.06.10 RM'000**
Revenue	27,827	25,854	63,396	39,795
Cost of Sales	(27,250)	(23,600)	(61,703)	(36,069)
Gross Profit	577	2,254	1,693	3,726
Other operating income	779	567	1,262	925
Operating expenses	(1,406)	(2,125)	(2,638)	(3,283)
Profit from operations	(50)	696	317	1,368
Finance costs	(103)	(184)	(235)	(353)
Profit before taxation	(153)	512	82	1,015
Taxation (Note 19)	271	246	462	375
Profit for the period	118	758	544	1,390
Other comprehensive income net of tax	-	-	-	-
Total comprehensive income for the period	118	758	544	1,390
Profit and total comprehensive income attributable to :				
Owners of the Parent	118	758	544	1,390
EARNINGS PER SHARE				
Basic (sen)	0.02	0.11	0.08	0.21
Diluted (sen)	0.02	0.11	0.08	0.21

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 accompanying explanatory notes attached to the interim financial statements.

TEBRAU TEGUH BERHAD

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2011

	Unaudited as at 30.06.11 RM'000	Audited as at 31.12.10 RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	1,200	1,117
Investment properties	484	884
Available-for-sale investment	90	90
Land held for future development	188,916	188,916
	190,690	191,007
CURRENT ASSETS		
Development properties	402,588	403,016
Inventories	547	547
Trade and other receivables	67,151	51,027
Cash and bank balances	25,567	36,175
	495,853	490,765
TOTAL ASSETS	**686,543**	**681,772**
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
Share capital	334,864	334,864
Reserves	166,196	165,652
Shareholders' equity	501,060	500,516
NON-CURRENT LIABILITIES		
Long term borrowings	275	122
Deferred taxation	119,775	120,479
	120,050	120,601
CURRENT LIABILITIES		
Trade and other payables	63,521	48,757
Short term borrowings	590	5,100
Financial liabilities at amortised cost	1,083	6,798
Tax payable	239	-
	65,433	60,655
TOTAL LIABILITIES	**185,483**	**181,256**
TOTAL EQUITY AND LIABILITIES	**686,543**	**681,772**
Net assets per share (RM)	0.75	0.75

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

TEBRAU TEGUH BERHAD
(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 30 JUNE 2011

	Share capital	**Share premium**	**Accumulated losses**	**Total equity**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At 1 January 2011	334,864	225,821	(60,169)	500,516
Total comprehensive income for the period	-	-	544	544
At 30 June 2011	334,864	225,821	(59,625)	501,060

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE CORRESPONDING QUARTER ENDED 30 JUNE 2010

	Share capital	**Share premium**	**Accumulated losses**	**Total equity**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At 1 January 2010	334,864	225,821	(64,375)	496,310
Effect of applying FRS 139			575	575
Restated balance	**334,864**	**225,821**	**(63,800)**	**496,885**
Total comprehensive income for the period	-	-	1,390	1,390
At 30 June 2010	334,864	225,821	(62,410)	498,275

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

TEBRAU TEGUH BERHAD
(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE QUARTER ENDED 30 JUNE 2011

	6 months ended 30.06.11 RM'000	**6 months ended 30.06.10 RM'000**
Net cash generated from/(used in) operating activities	(5,998)	18,872
Net cash generated from/(used in) investing activities	(253)	(11)
Net cash generated from/(used in) financing activities	(4,357)	513
Net increase/(decrease) in cash and cash equivalents	(10,608)	19,374
Cash and cash equivalents at beginning of year	36,175	17,719
Cash and cash equivalents at the end of year	25,567	37,093

Cash and cash equivalents comprise:		
Cash and bank balances	5,269	22,566
Deposit with licensed banks	20,298	14,527
	25,567	37,093

The Condensed Consolidated Statements of Cash Flow should be read in conjunction with the annual audited financial statements for the year ended 31 December 2010.

TEBRAU TEGUH BERHAD

(Company No. 8256-A)

NOTES TO 2ND QUARTER FINANCIAL REPORT
FOR THE QUARTER ENDED 30 JUNE 2011

1. BASIS OF PREPARATION

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements 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 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 year ended 31 December 2010 except for the adoption of the following new and revised Financial Reporting Standards (FRSs), Amendments to FRSs and Interpretations with effect from 1 January 2010.

(i) Adoption of New and Revised FRSs, IC Interpretations and Amendments

In the current period ended 31 December 2010, the Group adopted the following new and revised FRSs, IC Interpretations and Amendments to FRSs and IC Interpretations which are applicable to its financial statements and are relevant to its operations:

FRS 7	Financial Instruments: Disclosures
FRS 8	Operating Segments
FRS 101(revised)	Presentation of Financial Statements
FRS 123(revised)	Borrowing Costs
FRS 132(revised)	Financial Instruments: Presentation
FRS 139	Financial Instruments: Recognition and Measurement
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Impairment and Interim Financial Reporting
IC Interpretation 11	FRS 2, Group and Treasury Share Transactions
Amendment to FRS 7	Financial Instruments: Disclosures
Amendment to FRS 8	Operating Segments
Amendment to FRS 107	Statement of Cash Flow
Amendment to FRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
Amendment to FRS 110	Events after the Reporting Period
Amendment to FRS 116	Property, Plant and Equipment
Amendment to FRS 117	Leases
Amendment to FRS 118	Revenue
Amendment to FRS 119	Employee Benefits
Amendment to FRS 123	Borrowing Costs
Amendment to FRS 128	Investments in Associates
Amendment to FRS 131	Interest in Joint Ventures
Amendment to FRS 132	Financial Instruments: Presentation
Amendment to FRS 134	Interim Financial Reporting
Amendment to FRS 136	Impairment of Assets
Amendment to FRS 138	Intangible Assets
Amendments to FRS 139	Financial Instruments: Recognition and Measurement
Amendment to FRS 140	Investment Property

2. CHANGES IN ACCOUNTING POLICIES (CONT'D)

Other than for the application of FRS 8, FRS 101 and FRS 139, the application of the above FRSs, Amendments to FRSs and Interpretations did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

(a) FRS 7 : Financial Instrument

The adoption of FRS 7 requires additional disclosures regarding fair value measurements and liquidity risk in the full year financial statements, and has no effect on reported profit or equity. However, FRS 7 disclosures are not required in the interim financial statements, and hence no further disclosures have been made in these interim financial statements.

(b) FRS 8 : Operating Segments

Prior to the adoption of FRS 8, the Group's segment reporting was based on a reporting format of business segments. FRS 8 requires segment information to be presented on a similar basis to that used for internal reporting purposes. As a result, Group's segmental reporting had been presented based on the internal reporting to the chief operating decision maker who makes decision on the allocation of resources and assesses the performance of the reportable segments. The comparatives of the preceding year corresponding period are re-presented to conform to the current presentation, as disclosed in Note 15.

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

Prior to the adoption of the revised FRS 101, the components of the financial statements presented consisted of a balance sheet, an income statement, a statement of changes in equity, a cash flow statement and notes to the financial statements. With the adoption of the revised FRS 101, it separates owner and non-owner changes in equity. Therefore, the current consolidated statement of changes in equity only includes details of transactions with owners. All non-owner changes in equity are presented as a single line labeled as total comprehensive income. Comparative information, with exception of the requirements under FRS 139, had been re-presented so that it is also in conformity with the revised standard. This standard does not have any impact on the financial position and results of the Group.

With the adoption of the revised FRS 101, a new capital disclosure is made to explain the Group's capital management objective. The details of the capital management disclosure are provided in Note 9.

(d) FRS 139 : Financial Instruments – Recognition and Measurement

FRS 139 sets out the new requirements for the recognition and measurement of the Group's financial instruments. Financial instruments are recorded initially at fair value. Subsequent measurement of the financial instruments at the balance sheet date reflects the designation of the financial instruments. The Group determines the classification at initial recognition and for the purpose of the adoption of the standard, as at transitional date on 1 January 2010.

Financial assets
Financial assets are classified as financial assets at fair value through profit or loss, loans and receivables, held to maturity investments, AFS financial assets, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

(i) Loans and receivables
Prior to 1 January 2010, loans and receivables were stated at gross receivables less provision for doubtful debts. Under FRS 139, loans and receivables are initially measured at fair value and subsequently at amortised cost using the effective interest rate (EIR) method. Gains and losses arising from the derecognition of the loans and receivables, EIR amortisation and impairment losses are recognised in the income statement.

(ii) Available-for-sale investment (AFS)
Prior to January 2010, AFS financial assets such as investments were accounted for at cost adjusted for amortisation of premium and accretion of discount less impairment or at the lower of cost and market value, determined on an aggregate basis. Under FRS 139, AFS financial assets is measured at fair value initially and subsequently with amortisation of premium with accretion of discount and other accrual of income recognised in income statement and with unrealised gains or losses recognised as other comprehensive income in the AFS reserve until the investment is derecognised, at which time the cumulative gain or loss is recognised in the income statement or determined to be impaired, at which time the cumulative loss is recognised in the income statement and remove form the AFS reserve.

Financial liabilities
Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. The Group's financial liabilities include trade and other payables are carried at amortised cost.

Breakdown of Realised and Unrealised Profit or Loss

The Group's realised and unrealised accumulated losses disclosure is as follows:

RM'000	For the quarter ended 30.06.2011	For the year ended 31.12.2010
Total accumulated losses of the Company and subsidiaries:		
- Realised	(43,375)	(45,734)
- Unrealised	(84)	(334)
Add: Consolidation adjustments	(16,166)	(14,101)
Total Group accumulated losses	(59,625)	(60,169)

Standards and interpretations issued but not yet effective

At the date of these interim financial statements, the following revised FRSs and Interpretations and amendments to certain Standards and Interpretations were issued but not yet effective and have not applied, which are:

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)
Amendments to FRS 127: Consolidated and Separate Financial Statements
Amendments to FRS 2: Share-based Payment
Amendments to FRS 5: Non-current Assets Held for Sale and Discontinue Operations
Amendments to FRS138: 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: Limited Exemption for Comparative FRS 7 Disclosures for First-time Adopters
Amendments to FRS 7: 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 on Arrangement contains a Lease
IC Interpretation 18: Transfers of Assets from Customers
TR 3: Guidance a 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
FRS 124: Related Party Disclosures

Except for the changes in accounting policies arising from the adoption of IC Interpretation 15, as well as the new disclosures required under the Amendments to FRS 7, the directors expect that the adoption of the other standards and interpretations above will have no material impact on the financial statements in the period of initial application. The nature of the impending changes in accounting policy on adoption of IC Interpretation 15 are described below.

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.

3. AUDITORS' REPORT OF THE PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2010

The Auditors' Report of the financial statements of the Company and of the Group for the year ended 31 December 2010 was not subject to any qualification.

4. SEASONAL OR CYCLICAL FACTORS

The Group's business operations are not seasonal but cyclical in nature, which is dependent on the economic conditions in Malaysia.

5. UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period under review because of their nature, size, or incidence.

6. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in previous quarters of the current financial year or changes in estimates of amounts reported in prior financial years that have had a material effect in the current quarter.

7. DEBTS AND EQUITY SECURITIES

There were no issuances and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the financial period ended 31 December 2010.

9. CAPITAL MANAGEMENT AND REPAYMENT OF DEBT

The Group's objectives of managing capital are to safeguard the Group's ability to continue in operations as a going concern in order to provide fair returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain the optimal capital structure, the Group may, from time to time, adjust the dividend payout to shareholders, return capital to shareholders, issue new shares, redeem debts or sell assets to reduce debts, where necessary.

For capital management purposes, the Group considers shareholders' equity, non-controlling interests and long-term liabilities to be the key components in the group's capital structure. The Group monitors capital on the basis of the gearing ratio. The ratio is calculated as the total liabilities to total equity. Total equity is the sum of total equity attributable to shareholders and non-controlling interests. The Group's strategy is to maintain a gearing ratio of 30% to 50%.

The gearing ratios as at 30 June 2011 and 31 December 2010, which are within the Group's objectives for capital management, are as follows:-

	30/06/2011 RM'000	**31/12/2010 RM'000**
Total liabilities	185,483	181,256
Total equity	501,060	500,516
Total capital	686,543	681,772
Gearing ratio	37%	36%

There is no significant change in the gearing ratio in the current quarter ended 30 June 2011 as increase in liabilities is equal to the corresponding increases in comprehensive income. The details of the drawdown and the repayment of bank borrowings in the current quarter are as follows:

	Current year quarter 30/06/2011 RM'000	**6 months cumulative to date 30/06/2011 RM'000**
a) Drawdown on new bank borrowings	-	-
b) Repayment of bank borrowings	(4,008)	(4,357)

10. DIVIDENDS

No dividends are recommended, have been declared, or have been paid during the financial period ended 31 December 2010.

11. VALUATION OR PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward without amendment from the audited financial statements for the year ended 31 December 2010.

12. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the current quarter that have not been reflected in the quarterly financial statements.

13. GROUP COMPOSITION

There were no material changes in the composition of the Group during the financial quarter under review.

14. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

Contingent liabilities of the Group comprise the following:

	30.06.11 RM'000	30.06.10 RM'000
Corporate guarantees given by the Company to financial institutions for facilities granted to subsidiaries	90,550	93,350
- Current Exposure	524	19,160
Performance bond issued by subsidiaries involved in construction activities	29,350	29,350

15. OPERATING SEGMENTS

The following tables provide an analysis of the Group's revenue, results, assets and liabilities by business segments:-

As at 30 June 2011 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	1,839	61,557	-	-	63,396
Inter-segment Sales	-	(48)	-	48	-
Total revenue	1,839	61,509	-	48	63,396
RESULT					
Segment results	1,094	2,482	-	(2,772)	804
Unallocated corporate expenses					(487)
Finance costs					(235)
Profit before Tax					**82**

15. OPERATING SEGMENTS (CONT'D)

As at 30 June 2010 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	12,973	26,822	-	-	39,795
Inter-segment sales	-	1,287	-	(1,287)	-
Total revenue	12,973	28,109	-	(1,287)	39,795
RESULT					
Segment results	1,683	796	(4)	(730)	1,745
Unallocated corporate expenses					(377)
Finance costs					(353)
Profit before tax					**1,015**

ASSETS AND LIABILITIES

As at 30 June 2011 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment Assets	599,339	83,990	233	(102,021)	581,541
Investment Properties					484
AFS Investments					90
Unallocated corporate Assets					104,428
Consolidated total assets					**686,543**
LIABILITIES					
Segment Liabilities	(157,852)	(125,596)	(851)	102,021	(182,278)
Unallocated corporate liabilities					(3,205)
Consolidated Total liabilities					**(185,483)**

15. OPERATING SEGMENTS (CONT'D)

As at 30 June 2010 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment Assets	614,245	76,160	270	(114,953)	575,722
Investment Properties					1,062
AFS Investments					90
Unallocated corporate assets					105,533
Consolidated total assets					**682,407**
LIABILITIES					
Segment Liabilities	(173,105)	(120,627)	(874)	114,953	(179,653)
Unallocated corporate liabilities					(4,479)
Consolidated Total liabilities					**(184,132)**

16. REVIEW OF PERFORMANCE

(i) Comparison with the preceding quarter

The Group's gross profit for the current quarter ended 30 June 2011 is reduced as compared to the preceding quarter ended 31 March 2011 due to lower contribution from property development activities.

(ii) Comparison with the previous corresponding quarter.

The Group recorded higher revenue in the current quarter ended 30 June 2011 as compared to the previous year corresponding quarter ended 30 June 2010 due to on going construction activities.

17. PROSPECTS

The Group will launch its residential development, The Botanica @ Bayu Puteri in the third quarter 2011. The development consists of 544 residential units with estimated Gross Development Value of RM165 million to be developed over 5 years.

The Group is currently focusing to complete the RM303 million contract awarded by Johor State Secretary Incorporated on 16 January 2009. The construction period is 36 months and is targeted to complete in early 2012.

18. PROFIT FORECAST

The Group has not provided any profit forecast in a public document.

19. TAXATION

	Current year quarter 30.06.2011 RM'000	**6 months cumulative to date 30.06.2010 RM'000**
Current income tax :		
Malaysian Income Tax	26	240
Tax on dividend received (sec. 110)	-	
Under/(Over) provision in prior year	-	
Transfer to/(from) deferred taxation	(297)	(702)
	(271)	(462)

20. UNQUOTED INVESTMENTS AND PROPERTIES

There were no purchases or sales of unquoted investments and properties for the current quarter and financial year to date.

21. QUOTED INVESTMENTS

There were no purchases or sale of quoted securities for the current quarter and financial year to date.

There were no investments in quoted securities as at the end of the current quarter.

22. STATUS OF CORPORATE PROPOSALS

There were no corporate proposals involving the company as at the end of the current quarter.

23. BORROWING AND DEBT EQUITIES

Details of the Group's borrowings as at 30 June 2011 are as follows:

	Current RM'000	Non current RM'000	Total RM'000
Contract Financing (secured) – Note 1	1,083	-	1,083
Hire purchase, leasing liabilities & bank overdraft	590	275	865
Total	1,673	275	1,948

Note 1 : As at 30 June 2011, RM9.8 million has been drawn down from the Short Term Advance facility of RM16 million. The facility is being repaid through direct deduction from contract proceed and it is expected to be fully repaid by 2012.

24. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There were no off-balance sheet financial instruments.

25. DERIVATIVES

a. There were no outstanding derivatives (including financial instruments designated as hedging instruments) as at the end of the quarter ended 31 December 2010; and

b. The Group has not entered into a type of derivatives not disclosed in the previous financial year or any of the previous quarters under the current financial year.

26. GAINS/LOSSES ARISING FROM FAIR VALUE CHANGES OF FINANCIAL LIABILITIES

The type of financial liabilities from which the gains/losses arose is as follows:

Type of financial liabilities subject to fair value changes	Explanation on changes in fair value	Basis of fair value changes	Carrying amount RM'000	Fair Value RM'000	Fair value gain/(loss) RM'000
Project Advance from Client	Interest Free Advance	Current market interest rate	1,918	2,002	84

27. MATERIAL LITIGATION

There is no material litigation.

28. DIVIDEND PAYABLE

No interim ordinary dividend has been declared for the financial period ended 30 June 2011 (31 December 2010 : Nil).

29. EARNINGS PER SHARE

The basic earnings per share for the financial period has been calculated based on the Group's earnings after taxation and divided by the 669,727,143 ordinary shares of RM0.50 each in issue during the financial period.

30. STATUS OF JOINT VENTURE PROJECTS

Following is the status of the existing joint venture projects as at 30 June 2011:

	Paradise Realty Sdn. Bhd.
Development Status Total land area	20.324 acres
% land under development	94.63%
Joint Venture Consideration Amount invoiced (RM'000)	5,373
Amount collected (RM'000)	(4,116)
Outstanding as at 30 June 2011 (RM'000)	1,257

31. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 16 August 2011.