

**Interim Financial Report
for the nine months ended 30 September 2009**

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Note:

M1 to M12 are explanatory notes in accordance with FRS134.

K1 to K13 are explanatory notes in accordance with paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

Condensed Consolidated Income Statements

(The figures have not been audited)

	Current Year Quarter 30.09.2009 RM' 000	Preceding Year Quarter 30.09.2008 RM' 000	Current Year To Date 30.09.2009 RM' 000	Preceding Year To Date 30.09.2008 RM' 000
Revenue	154,693	143,933	476,131	517,096
Cost of sales	(61,945)	(63,135)	(206,990)	(258,326)
Gross profit	92,748	80,798	269,141	258,770
Other operating income	13,496	12,817	49,325	32,630
Administrative expenses	(25,157)	(42,189)	(96,674)	(112,960)
Other operating expenses	(10,055)	(12,312)	(17,748)	(22,919)
Profit from operations	71,032	39,114	204,044	155,521
Finance costs	(14,375)	(13,941)	(44,952)	(38,316)
Share of after-tax results of associates	10,676	19,139	20,645	33,047
Profit before tax	67,333	44,312	179,737	150,252
Less tax:				
Company and subsidiaries	(11,434)	(9,068)	(36,080)	(27,022)
Profit for the period	55,899	35,244	143,657	123,230
Attributable to:				
Equity holders of the Company	50,618	31,113	127,841	110,762
Minority interests	5,281	4,131	15,816	12,468
	55,899	35,244	143,657	123,230
Earnings per share (sen)				
- basic	3.45	2.10	8.71	7.49
- diluted	na¹	2.10	na¹	7.49
Dividends per ordinary share (sen)	0.00	0.00	0.00	2.50

Note 1:

Computation of diluted earnings per share is not applicable as there are no outstanding shares to be issued.

Condensed Consolidated Balance Sheets

(The figures have not been audited)

	30.09.2009 RM '000	31.12.2008 RM '000
Capital and reserves attributable to the Company's equity holders		
Share capital	745,148	745,148
Share premium	427,221	427,221
Treasury shares	(36,427)	(35,005)
Revaluation and other reserves	356,211	332,206
Retained earnings	1,346,628	1,218,811
	2,838,781	2,688,381
Minority interests	110,754	90,616
TOTAL EQUITY	2,949,535	2,778,997
Represented by:		
Non current assets		
Property, plant and equipment	787,591	758,007
Long term prepaid lease	205,075	206,857
Investment property	1,488,528	1,527,263
Land held for property development	258,010	256,641
Associates	544,211	542,348
Other investments	6,512	6,212
Deferred tax assets	9,060	10,522
	3,298,987	3,307,850
Current assets		
Property development costs	89,144	93,565
Inventories	66,297	67,625
Marketable securities	58,220	37,556
Receivables	113,489	158,504
Amount owing by associates	121,056	118,920
Amount owing by a jointly controlled entity	4,269	5,869
Tax recoverable	11,805	4,067
Deposits with licensed banks	560,117	528,954
Cash and bank balances	81,724	127,184
	1,106,121	1,142,244
Less: Current liabilities		
Payables	373,924	473,328
Amount owing to associates	24,386	24,386
Borrowings	76,986	122,781
Tax	14,456	14,751
	489,752	635,246
Net current assets	616,369	506,998
Less: Non current liabilities		
Borrowings	903,142	954,305
Deferred taxation	62,679	81,546
	965,821	1,035,851
	2,949,535	2,778,997

Condensed Consolidated Cash Flow Statements
(The figures have not been audited)

	30.09.2009 RM '000	30.09.2008 RM '000
Operating activities		
Receipts from customers	541,662	587,685
Payments to contractors, suppliers and employees	(326,931)	(454,829)
Cash flow from operations	214,731	132,856
Interest paid	(46,322)	(40,648)
Income taxes paid	(42,209)	(35,269)
Net cash generated from operating activities	126,200	56,939
Investing activities		
Dividends received from associates	18,449	13,902
Dividends received from investments	231	-
Interest received	7,100	9,186
Proceeds from sale of investments	-	17,941
Proceeds from disposal of property, plant and equipment	193	1,395
Purchase of property, plant and equipment	(68,211)	(141,912)
Repayments/(advances) from/(to) associates	(536)	13,747
Net cash used in investing activities	(42,774)	(85,741)
Financing activities		
Proceeds from shares issued by the Company	-	533
Purchase of treasury shares	(1,422)	(8,430)
Dividends paid	-	(64,304)
Repayment of bank borrowings, net of receipts	(97,896)	200,275
Net cash generated from/(used in) financing activities	(99,318)	128,074
Foreign currencies exchange difference	1,595	4,914
Net decrease in cash and cash equivalents	(14,297)	104,186
Cash and cash equivalents at beginning of financial year	656,138	453,234
Cash and cash equivalents at end of period	641,841	557,420

**Explanatory notes to the Interim Financial Statements
for the nine months ended 30 September 2009**

M1 Basis of preparation

This Interim Report is unaudited and has been prepared in accordance with the requirements of Financial Reporting Standard 134 – “Interim Financial Reporting” issued by the Malaysian Accounting Standards Board and paragraph 9.22 together with Part A, Appendix 9B of Bursa Malaysia Securities Berhad (“Bursa Malaysia”) Listing Requirements, and should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2008.

This interim financial report has been prepared based on accounting policies and methods of computation which are consistent with those adopted for the annual audited financial statements for the year financial ended 31 December 2008.

M2 Qualification

The Audit Report of the Group’s annual financial statements for the financial year ended 31 December 2008 was not subject to any audit qualification.

M3 Seasonality or cyclicity

The Group’s operations were not materially affected by seasonal or cyclical factors.

M4 Significant unusual items

There were no significant unusual items that affect the assets, liabilities, equity, net income or cash flows other than those disclosed elsewhere in these notes.

M5 Material changes in estimates

Not applicable.

M6 Debt and equity securities

Shares repurchased during the current financial year to-date were as follows:

Date	No. of shares	Lowest Price RM	Highest Price RM	Cost RM
27.03.09	1,000,000	1.40	1.40	1,404,820.00
02.06.09	10,000	1.67	1.67	16,822.21
08.10.09	3,200,000	1.69	1.70	5,440,477.02
09.10.09	3,862,100	1.70	1.70	6,586,466.71

The number of treasury shares held as at the date of this report was 30,328,200 ordinary shares of RM0.50 each.

Other than the above, there were no issuances, cancellations, resale or repayments of debt and equity securities for the current financial year to-date.

M7 Dividends paid

No dividends have been paid during the current financial year to-date.

M8 Segment Reporting

Business segments	Property development RM '000	Property investment RM '000	Hotel RM '000	Construction RM '000	Others RM '000	Group RM '000
9 months ended 30 September 2009						
Revenue						
Total revenue	72,229	301,364	110,680	45,110	23,396	552,779
Intersegment revenue	-	(12,817)	(2,795)	(45,110)	(15,926)	(76,648)
External revenue	<u>72,229</u>	<u>288,547</u>	<u>107,885</u>	<u>-</u>	<u>7,470</u>	<u>476,131</u>
Results						
Segment results (external)	34,965	128,551	28,848	(56)	22,967	215,275
Unallocated income						7,100
Unallocated expense						(18,331)
Profit from operations						<u>204,044</u>
Finance costs						(44,952)
Share of after-tax results of associates	<u>4,172</u>	<u>667</u>	<u>15,651</u>	<u>-</u>	<u>155</u>	<u>20,645</u>
Profit from ordinary activities before tax						179,737
Tax-Company and subsidiaries						(36,080)
Profit for the period						<u><u>143,657</u></u>
Attributable to:						
Equity holders of the Company						127,841
Minority interests						<u>15,816</u>
						<u><u>143,657</u></u>

Unallocated income represents interest income while unallocated expenses relates to head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

M8 Segment Reporting (continued..)

Business segments	Property development RM '000	Property investment and holding RM '000	Hotel RM '000	Construction RM '000	Others RM '000	Group RM '000
9 months ended 30 September 2008						
Revenue						
Total revenue	188,868	274,654	108,352	110,325	18,272	700,471
Intersegment revenue	<u>(41,608)</u>	<u>(4,657)</u>	<u>(13,382)</u>	<u>(110,325)</u>	<u>(13,403)</u>	<u>(183,375)</u>
External revenue	<u>147,260</u>	<u>269,997</u>	<u>94,970</u>	<u>-</u>	<u>4,869</u>	<u>517,096</u>
Results						
Segment results (external)	34,036	116,568	22,273	(249)	(9,629)	162,999
Unallocated income						9,186
Unallocated expense						<u>(16,664)</u>
Profit from operations						155,521
Finance costs						<u>(38,316)</u>
Share of after-tax results of associates	<u>4,158</u>	<u>(881)</u>	<u>29,767</u>	<u>-</u>	<u>3</u>	<u>33,047</u>
Profit from ordinary activities before tax						150,252
Tax-Company and subsidiaries						<u>(27,022)</u>
Profit for the period						<u><u>123,230</u></u>
Attributable to:						
Equity holders of the Company						110,762
Minority interests						<u>12,468</u>
						<u><u>123,230</u></u>

Unallocated income represents interest income while unallocated expenses relates to head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

M9 Valuations

Valuations of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

M10 Material events subsequent to the end of the interim period

There were no material events subsequent to the end of the interim period up to the date of this report other than as disclosed elsewhere in this report.

M11 Changes in the composition of the Group

On 21 May 2009, the Company announced to Bursa Malaysia that Mid Valley City Developments Sdn Bhd, a wholly-owned subsidiary of the Company had acquired 100% of the issued and paid-up share capital of Original Advisory Sdn Bhd comprising two ordinary shares of RM1.00 each fully paid at par.

On 27 July 2009, the Company announced to Bursa Malaysia that the Company had acquired 100% of the issued and paid-up share capital of Crest Corridor Sdn Bhd comprising two ordinary shares of RM1.00 each fully paid at par.

On 3 November 2009, the Company announced to Bursa Malaysia that following the application made to the Companies Commission of Malaysia (CCM) for voluntary striking-off of PIR Management Services Sdn Bhd (PIR) and Tanobi Sdn Bhd (Tanobi), CCM had in its letter dated 2 November 2009 notified that both, PIR and Tanobi, will be struck of the register and dissolved upon the expiration of one month from 2 November 2009 under Section 308(1) of the Companies Act 1965.

On 16 November 2009, the Company announced to Bursa Malaysia that the Company had acquired 100% of the issued and paid-up share capital of Verokey Sdn Bhd comprising two ordinary shares of RM1.00 each fully paid at par.

On 16 November 2009, the Company announced to Bursa Malaysia that Pacific Land Sdn Bhd, a wholly-owned subsidiary of the Company had incorporated a private limited company in Singapore under the name of Pacific Land Pte Ltd with an issued and paid-up share capital of S\$1.00.

M12 Contingent liabilities and contingent assets

There were no contingent liabilities or contingent assets since 31 December 2008.

K1 Review of performance

For the three months ended 30 September 2009, Group revenue achieved increased by 8% to RM154.7 million when compared to the corresponding period in 2008 of RM143.9 million due mainly to higher contribution from the Property Development and Hotel divisions.

However, Group pre-tax profit increased significantly by 52% to RM67.3 million when compared to pre-tax profit of RM44.3 million achieved in the corresponding period in 2008 mainly attributable to better performance by the Property Investment division as well as write-backs in provision for diminution in investments.

K2 Comparison with immediate preceding quarter

Group revenue achieved for the three months ended 30 September 2009 decreased marginally by 1% to RM154.7 million when compared to RM155.9 million achieved for the three months ended 30 June 2009 due to slightly lower contribution from the Property Investment division.

However, Group pre-tax profit achieved increased by 8% to RM67.3 million when compared to the RM58.4 million reported in the immediate preceding quarter mainly due to improved contributions from the Property Development and Hotel divisions as well as higher write-backs in provision for diminution in investments in the current quarter.

K3 Prospects for 2009

Based on the performance of the Group achieved up to 30 September 2009 and barring any unforeseen circumstances, the Board is cautiously optimistic that the Group's operational results for the current financial year will be satisfactory.

K4 Profit forecast/profit guarantee

The Group did not issue any profit forecast or profit guarantee.

K5 Tax

	Current quarter ended 30.09.2009 RM '000	Cumulative current Year-To-Date ended 30.09.2009 RM '000
Malaysian income tax		
- Company and subsidiaries	17,023	41,218
- underprovision of previous year's tax	(7,110)	(7,110)
Transferred to deferred tax	1,500	1,904
	<u>11,413</u>	<u>36,012</u>
Overseas tax		
- Company and subsidiaries	21	68
	<u>11,434</u>	<u>36,080</u>

The effective tax rate of the Group for the current quarter and for the financial year to-date was lower than the statutory tax rate as certain income were not subjected to tax.

K6 Unquoted investments

There was no sale of unquoted investments for the current quarter and financial year to-date.

K7 Marketable securities

Total investments in marketable securities as at 30 September 2009 were as follows:

	RM '000
Total investments at cost	<u>61,382</u>
Total investments at carrying value/book value (after provision for diminution in value)	<u>58,218</u>
Total investments at market value at 30 September 2009	<u>58,218</u>

K8 Corporate proposals

No corporate proposals have been announced during the financial quarter under review up to the date of this report.

K9 Group borrowings and debt securities

Group borrowings as at 30 September 2009 were as follows:

	RM '000
Long term borrowings:	
Secured	
Term Loan	300,000
Redeemable Bonds	348,460
Unsecured	
Term Loan	<u>204,682</u>
	<u>853,142</u>
Short term borrowings:	
Secured	
Current portion of Redeemable Bonds	50,000
Unsecured	
Current portion of term loan	53,486
Short term loan	<u>23,500</u>
	<u>126,986</u>
TOTAL	<u>980,128</u>
Total equity as at 30 September 2009	<u>2,949,535</u>

K10 Financial instruments

The Group does not have any financial instruments with off balance sheet risk.

K11 Material litigation

There was no pending material litigation as at the date of this report which exceeds 5% of the net assets of the Group.

K12 Proposed dividends

No interim dividend is declared or proposed in respect of the financial year ending 31 December 2009.

K13 Earnings per share

		Current Quarter ended 30.09.2009	Preceding Year Quarter ended 30.09.2008	Current Year To Date ended 30.09.2009	Preceding Year To Date ended 30.09.2008
Profit for the period	RM '000	<u>50,618</u>	<u>31,113</u>	<u>127,841</u>	<u>110,762</u>
Weighted average number of ordinary shares in issue	'000	<u>1,467,347</u>	<u>1,478,167</u>	<u>1,467,347</u>	<u>1,478,167</u>
Basic earnings per share	sen	<u>3.45</u>	<u>2.10</u>	<u>8.71</u>	<u>7.49</u>
Profit for the period	RM '000	<u>50,618</u>	<u>31,113</u>	<u>50,618</u>	<u>110,762</u>
Weighted average number of ordinary shares in issue	'000	<u>1,467,347</u>	<u>1,478,167</u>	<u>1,467,347</u>	<u>1,478,167</u>
Adjustments for share options	'000	<u>-</u>	<u>78</u>	<u>-</u>	<u>78</u>
Weighted average number of ordinary shares for diluted earnings per share	'000	<u>1,467,347</u>	<u>1,478,245</u>	<u>1,467,347</u>	<u>1,478,245</u>
Diluted earnings per share	sen	<u>na</u>	<u>2.10</u>	<u>na</u>	<u>7.49</u>

Computation of diluted earnings per share is not applicable as there are no outstanding shares to be issued.

BY ORDER OF THE BOARD
TINA CHAN LAI YIN
Secretary

Kuala Lumpur
24 November 2009