LANDMARKS

LANDMARKS BERHAD

(185202-H)

(Incorporated in Malaysia)

Unaudited Interim Financial Report For The First Quarter Ended 31 March 2011



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION ${\bf AS\ AT\ 31\ MARCH\ 2011}$

	Note	31-Mar-2011 RM' 000	31-Dec-2010 RM' 000 (Audited)
ASSETS			(Auditeu)
Property, plant and equipment	A10	156,567	156,808
Land held for property development		1,920,512	1,920,512
Investments in associates		45,090	44,700
Other investments		1,040	1,080
Deferred tax assets		424	424
Total Non-Current Assets		2,123,633	2,123,524
Receivables, deposits and prepayments		4,181	5,831
Inventories		3,832	3,869
Property development costs		10,575	9,511
Current tax assets		404	599
Cash and cash equivalents		217,560	220,487
Total Current Assets		236,552	240,297
TOTAL ASSETS		2,360,185	2,363,821
EQUITY Share capital Reserves		480,810	480,791
		1,217,385	1,218,087
Total equity attributable to owners of the Company		1,698,195	1,698,878
Non-controlling Interest		1	1
Total Equity		1,698,196	1,698,879
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LIABILITIES Loan and borrowings	B10	78,969	78,989
Deferred tax liabilities		563,090	563,090
Total Non-Current Liabilities		642,059	642,079
Payables and accruals		8,137	11,070
Loan and borrowings	B10	9,994	9,994
Current tax liabilities	DIO	1,799	1,799
			22,863
Total Current Liabilities		19,930	22,803
Total Liabilities		661,989	664,942
TOTAL EQUITY & LIABILITIES		2,360,185	2,363,821
Net Assets Per Share (RM)		3.53	3.53

The unaudited 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 accompanying explanatory notes attached to the interim financial statements.



LANDMARKS BERHAD (185202-H)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE THREE-MONTHS PERIOD ENDED 31 MARCH 2011

	Note	INDIVIDUAL PERIOD 3 months ended 31 March		3 months ended 3 months 31 March 31 March			s ended arch	
		2011 RM'000	2010 RM'000	2011 RM'000	2010 RM'000			
Revenue	-	13,607	12,181	13,607	12,181			
Profit from operations		263	3,357	263	3,357			
Finance cost		(1,015)	(897)	(1,015)	(897)			
Operating (loss) / profit	-	(752)	2,460	(752)	2,460			
Share of net profit / (loss) of associates	B1	390	(149)	390	(149)			
(Loss) / profit before taxation	-	(362)	2,311	(362)	2,311			
Income tax expense	B5	(257)	(183)	(257)	(183)			
(Loss) / profit for the period	- -	(619)	2,128	(619)	2,128			
Other comprehensive income, net of tax Foreign currency translation differences for foreign operations Fair value of available-for-sale financial asset		(69) (15)	(276) (15)	(69) (15)	(276) (15)			
Other comprehensive income for the period, ne	et of tax	(84)	(291)	(84)	(291)			
Total comprehensive income for the period		(703)	1,837	(703)	1,837			
Profit / (loss) Loss attributable to: Equity Owners of the Company Non-controlling Interest Loss for the period	<u>-</u>	(619) 0 (619)	2,125 3 2,128	(619) 0 (619)	2,125 3 2,128			
Total comprehensive income attributable to: Equity Owners of the Company Non-controlling Interest Total comprehensive income for the period	- - -	(703) 0 (703)	1,834 3 1,837	(703) 0 (703)	1,834 3 1,837			
Earnings per share attributable to owners of the Company (sen)								
Profit / (loss) for the period -Basic -Diluted		(0.13) (0.13)	0.44 N/A	(0.13) (0.13)	0.44 N/A			

The unaudited 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.



LANDMARKS BERHAD (185202-H)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE THREE-MONTHS PERIOD ENDED 31 MARCH 2011

<------>
<------>
Non-distributable ------>
Distributable

	Share Capital RM'000	Translation Reserve RM'000	Revaluation Reserve RM'000	Fair Value Reserve RM'000	Share Premium RM'000	Share Option Reserve RM'000	Retained Earnings RM'000	Total RM'000	Non- controlling Interest RM'000	Total Equity RM'000
At 1 January 2010, as previously stated	480,682	3,432	622,336	-	218,209	1,053	379,979	1,705,691	613	1,706,304
- Effects of adopting FRS139	-	-	-	460	-	-	33	493	-	493
At 1 January 2010, as restated	480,682	3,432	622,336	460	218,209	1,053	380,012	1,706,184	613	1,706,797
Total comprehensive income for the period	-	(276)	-	(15)	-	-	2,125	1,834	3	1,837
At 31 March 2010	480,682	3,156	622,336	445	218,209	1,053	382,137	1,708,018	616	1,708,634
At 1 January 2011, as previously stated	480,791	3,589	622,336	430	218,264	1,416	372,052	1,698,878	1	1,698,879
Total comprehensive income for the period	-	(69)	-	(15)	-	-	(619)	(703)	-	(703)
Share option exercise	19	-	-		1		-	20	-	20
Transfer to share premium for share options exercised	-	-			7	(7)	-	-	-	-
At 31 March 2011	480,810	3,520	622,336	415	218,272	1,409	371,433	1,698,195	1	1,698,196

The unaudited 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 accompanying explanatory notes attached to the interim financial statements.



LANDMARKS BERHAD (185202-H)

UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT

FOR THE THREE-MONTHS PERIOD ENDED 31 MARCH 2011

	31-March-2011 RM'000	31-March-2010 RM'000
Cash flows from operating activities		
(Loss) / Profit Before Taxation	(362)	2,311
Adjustments for non-cash flow: Non-cash items Non-operating items	1,407 (399)	1,259 209
Operating profit before changes in working capital	646	3,779
Net change in current assets Net change in current liabilities	1,687 (3,997)	(3,986) (489)
Cash used in operations	(1,664)	(696)
Income tax paid Income tax refund	(57) -	(1,442) 1,861
Net cash used in operating activities	(1,721)	(277)
Cash flows from investing activities Interest income received Purchase of property, plant and equipment Proceeds from disposal of investment Proceeds from disposal of property, plant and equipment	1,031 (1,258) 30 76	782 (547) 30
Net cash (used in) / generated from investing activities	(121)	265
Cash flows from financing activity Proceeds from issuance of share capital Repayment of bank borrowings Finance costs paid	21 (21) (1,015)	- - (694)
Net cash used in financing activity	(1,015)	(694)
Net decrease in cash and cash equivalents	(2,857)	(706)
Effect of exchange rate fluctuations on cash held	(70)	(17)
Cash and cash equivalents at 1 January	220,487	220,046
Cash and cash equivalents at 31 March	217,560	219,323
	31-March-2011 RM'000	31-March-2010 RM'000
Cash and bank balances Deposits (including deposits pledged)	6,352 211,208	5,486 213,837
	217,560	219,323

The unaudited condensed consolidated cash flow statement 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.

LANDMARKS BERHAD ("LANDMARKS" OR "THE COMPANY")

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 MARCH 2011

PART A – EXPLANATORY NOTES IN COMPLIANCE WITH FRS134, INTERIM FINANCIAL REPORTING

A1. Basis of preparation

The interim financial report is unaudited and has been prepared in compliance with Financial Reporting Standards (FRS) 134₂₀₀₄, *Interim Financial Reporting* issued by Malaysian Accounting Standards Board and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Main Market Listing Requirements.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2010. The explanatory notes attached to the interim financial report 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.

A2. Changes in Accounting Policies/Estimates

Except as described below, the accounting policies applied by the Group in this interim financial report are the same as those applied by the Group in the audited financial statements for the year ended 31 December 2010.

The Group has adopted the following accounting standards, amendments and interpretations which are relevant to the Group's operations with effect from 1 January 2011:-

- FRS 1, First-time Adoption of Financial Reporting Standards (revised)
- FRS 3, Business Combinations (revised)
- FRS 127, Consolidated and Separate Financial Statements (revised)
- Amendments to FRS 1, First-time Adoption of Financial Reporting Standards
 - Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
 - Additional Exemptions for First-time Adopters
- Amendments to FRS 2, Share-based Payment
- Amendments to FRS 2, Group Cash-settled Share Based Payment Transactions
- Amendments to FRS 5, Non-current Assets Held for Sale and Discontinued Operations
- Amendments to FRS 7, Financial Instruments: Disclosures Improving Disclosures about Financial Instruments

PART A – EXPLANATORY NOTES IN COMPLIANCE WITH FRS134, INTERIM FINANCIAL REPORTING

A2. Changes in Accounting Policies/Estimates (continued)

- Amendments to FRS 132, Financial Instruments: Presentation Classification of Rights Issues
- Amendments to FRS 138, Intangible Assets
- Improvements to FRSs (2010)
- IC Interpretation 16, Hedges of a Net Investment in a Foreign Operation
- Amendments to IC Interpretation 9, Reassessment of Embedded Derivatives

Other than for the application of FRS 127, 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 127, Consolidated and Separate Financial Statements (revised)

This Standard supersedes the existing FRS127 and replaces the current term "minority interest" with a new term "non-controlling interest" which is defined as the equity in a subsidiary that is not attributable, directly or indirectly, to an owner.

The revised standard requires accounting for changes in ownership interest by the group in a subsidiary, while remaining in control, to be recognised as an equity transaction. If the Group loses control of a subsidiary, any gains or losses are recognised in profit or loss and any investment retained in the former subsidiary shall be measured at its fair value at the date when control is lost. The standard also requires all losses attributable to the non-controlling interest to be absorbed by the non-controlling interest instead of by the owner of the company, even if the results in the non-controlling interest having deficit balance.

The Group re-phrased its minority interest as non-controlling interest and re-measured the non-controlling interest prospectively in accordance with the transitional provisions of the revised FRS127. The adoption of the revised FRS127 did not have an impact on the Group's consolidated financial statements.

A3. Auditors' Report on the Group's latest Annual Financial Statements

There were no audit qualifications on the Group's financial statements for the year ended 31 December 2010.

A4. Exceptional items of a non-recurring nature

There were no exceptional items of a non-recurring nature during the financial period under review.

PART A – EXPLANATORY NOTES IN COMPLIANCE WITH FRS134, INTERIM FINANCIAL REPORTING

A5. Inventories

During the financial period under review, there was no write-down of inventories.

A6. Changes in composition of the Group

There were no changes in the composition of the Group arising from business combination, acquisition or disposal of subsidiary companies and long-term investment, restructuring, or discontinued operations for the current interim period except for the striking off of Jastria Sdn Bhd, an indirect wholly-owned subsidiary of the Company, on 6 January 2011 pursuant to Section 308(4) of the Companies Act, 1965.

A7. Dividends paid

There were no dividends paid during the financial period under review.

A8. Seasonal or cyclical factors

The Group's hotel business is generally affected by seasonal or cyclical factors. The high season for the Group's hotel generally lies in the first and last quarters of the financial year.

PART A – EXPLANATORY NOTES IN COMPLIANCE WITH FRS134, INTERIM FINANCIAL REPORTING

A9. Segmental information

Business segments

	Hotels		Resort and property development		Others		Consolidated	
3 months ended 31 March	2011 RM'000	2010 RM'000	2011 RM'000	2010 RM'000	2011 RM'000	2010 RM'000	2011 RM'000	2010 RM'000
Segment revenue	13,607	12,120	-	-	-	61	13,607	12,181
Profit / (loss) from operations	3,958	2,638	(3,609)	(2,248)	(86)	2,967	263	3,357
Segments assets	149,869	151,965	1,954,701	1,948,003	255,615	282,354	2,360,185	2,382,322

PART A – EXPLANATORY NOTES IN COMPLIANCE WITH FRS134, INTERIM FINANCIAL REPORTING

A10. Property, plant and equipment

There were no amendments to the valuation of property, plant and equipment brought forward.

A11. Capital commitments

31	March 2011
	RM'000

Property, plant and equipment

Authorised but not contracted for	2,592
Contracted but not provided for	3,338

Total 5,930

A12. Contingent liabilities

There were no contingent liabilities for the financial period under review.

A13. Issuances, repayments of debt and equity securities

The issued and paid-up capital of the Company increased by 18,800 ordinary shares from 480,790,900 to 480,809,700 ordinary shares of RM1.00 each as a result of the exercise of options under the Landmarks Employees' Share Option Scheme ("ESOS") at the exercise price of RM1.14 per share.

Save for the above, there were no issuance or repayment of debt, share buy back, share cancellation, shares held as treasury shares and resale of treasury shares for the financial period ended 31 March 2011.

A14. Related party transactions

There were no related party transactions for the financial period under review.

A15. Events subsequent to the balance sheet date

There were no material events subsequent to the end of the financial period under review that have not been reflected in the financial statements as at the date of this report.

B1. Review of performance for Three Months to 31 March 2011 compared to Three Months to 31 March 2010

For the financial period ended 31 March 2011, the Group recorded revenue of RM13.61 million compared with RM12.18 million in 2010. The increase in revenue was mainly due to the contribution from our hotel division. The Group recorded a profit from operations of RM0.26 million for the three months period ended 31 March 2011 compared with a profit of RM3.36 million for the corresponding period in 2010, a decrease of RM3.10 million. The decrease in profit from operations was mainly due to the settlement gain from the suit for breach of contract on the reclamation and development of land in Kuala Perlis ("the Suit") registered in the previous corresponding quarter.

Associated companies

The Group recorded a share of net profit from the associated company, MSL Properties Sdn. Bhd. ("MSL") of RM0.39 million for the three months ended 31 March 2011 compared with a share of net loss of RM0.15 million in the corresponding period in 2010.

Overall

The Group registered a net loss attributable to equity owners of the Company of RM0.62 million for the three months ended 31 March 2011 compared with a net profit of RM2.13 million for the corresponding period in 2010 mainly due to the settlement gain from the Suit.

B2. Comments on current quarter against preceding quarter performance

	2011	2010
	1 st Qtr	4 th Qtr
	RM'000	RM'000
Revenue	13,607	11,007
Profit / (loss) from operations	263	(989)
Interest expense	(1,015)	(987)
Operating loss	(752)	(1,976)
Share of net profit / (loss) of associate	390	(167)
Loss before tax	(362)	(2,143)

B2. Comments on current quarter against preceding quarter performance (continued)

Revenue for the 1st quarter 2011 was RM2.60 million higher compared with the previous quarter. The Group recorded a lower loss before tax of RM0.36 million compared with a loss before tax of RM2.14 million in the previous quarter mainly due to the higher contribution from our hotel division.

B3. Prospects

In the immediate future, we expect the operating results of the Group to remain stable. However, in the longer term, we are confident that the earnings potential of the Group will be greatly increased when all our key strategies are successfully executed.

The strategic value of Treasure Bay has been enhanced with the commencement of our initiatives, as reflected in the recent positive interest from potential investors and resort operators.

The efforts undertaken in the past years to enhance The Andaman as a preferred resort in the luxury tourism sector are showing positive results. We believe The Andaman will realise its full earnings potential over the next few years.

B4. Profit forecast

Not applicable as no profit forecast was announced or disclosed.

B5. Tax expense

	Current quarter RM'000	Current Year-to-date RM'000
Current taxation Malaysia income tax charge Deferred taxation	257	257
Taxation charge	257	257

The effective tax rate is higher than the statutory tax rate, mainly due to the losses of certain subsidiaries which cannot be set off against taxable profits made by other subsidiaries, and certain expenses which are not deductible for tax purposes.

B6. Unquoted investments and properties

There were no sales of unquoted investments and/or properties for the current quarter except for the disposal of one (1) unit Saujana B share which has resulted in a gain of RM5,000.

B7. Quoted investments

There was no purchase or disposal of quoted securities for the financial period under review.

B8. Status of corporate proposals announced

There was no corporate proposal announced as at the date of this quarterly report.

B9. Realised and Unrealised Profits

The following analysis of realised and unrealised retained profits is prepared pursuant to Paragraphs 2.06 and 2.23 of Bursa Malaysia Main Market Listing Requirements and in accordance with the Guidance on Special Matter No. 1 – Determination of Realised and Unrealised Profits or Losses as issued by the Malaysian Institute of Accountants. This disclosure is based on the format prescribed by Bursa Malaysia Securities Berhad and is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

	Group 31 March 2011 RM'000	Group 31 December 2010 RM'000
Total retained earnings of Landmarks Berhad and its subsidiaries:		
- Realised	(54,274)	(52,875)
- Unrealised	(12,890)	(13,246)
	(67,164)	(66,121)
Total share of retained earnings from an associate	33,258	32,868
Consolidation adjustments	405,339	405,305
Total retained earnings	371,433	372,052

The Group is unable to provide the Realised and Unrealised Profits Disclosure for the associated company, MSL, as the Group has no control over its financial and operating policies.

B10. Borrowings and debt securities

The Group's borrowings, all of which are secured, are as follows:

	As at 31 March 2011 RM'000	As at 31 December 2010 RM'000
Short term borrowings Secured	9,994	9,994
Long term borrowings Secured	78,969	78,989
Total borrowings	88,963	88,983

B11. Off balance sheet financial instruments

There are no financial instruments with off balance sheet risk as at the date of this report.

B12. Changes in material litigation

There is no material litigation pending at the date of this report.

B13. Dividends

The Board of Directors does not recommend the payment of any interim dividend for the financial period ended 31 March 2011.

B14. Basic earnings per share

Basic earnings per share was calculated by dividing the net profit attributable to ordinary shareholders of the Company by the weighted average number of issued and paid-up ordinary shares during the financial period.

	Individual Period 3 months ended 31 March		3 months ended 3 months	
	2011 2010		2011	2010
a) Basic earnings per share (Loss) / profit attributable to equity owners of the Company (RM'000)	(619)	2,125	(619)	2,125
Weighted average number of ordinary shares ('000)	480,801	480,682	480,801	480,682
Basic earnings per share (sen) attributable to equity owners of the Company	(0.13)	0.44	(0.13)	0.44

Diluted earnings per share for the current financial period was calculated by dividing the net profit attributable to ordinary shareholders of the Company by the weighted average number of shares in issue during the financial period, adjusted to assume the conversion of all dilutive potential ordinary shares from share options granted to employees and directors under the ESOS.

	Individual Period 3 months ended 31 March		Cumulative Period 3 months ended 31 March	
	2011	2010	2011	2010
b) Diluted earnings per share				
(Loss) / profit attributable to equity holders of the Company (RM'000)	(619)	2,125	(619)	2,125
Weighted average number of ordinary shares ('000)	480,801	480,682	480,801	480,682
Adjustment for dilutive effect of ESOS	247	_	247	-
Weighted average number of				
ordinary shares ('000)	481,048	480,682	481,048	480,682
Basic earnings per share (sen) attributable to equity holders	(0.13)	0.44	(0.13)	0.44
of the Company				

By Order of The Board

IRENE LOW YUET CHUN Company Secretary

Kuala Lumpur 26 May 2011

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