

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED)****SECOND QUARTER ENDED 30 APRIL 2008**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 30.04.2008 RM'000	Preceding Year Corresponding Quarter 30.04.2007 RM'000	Current Year To date 30.04.2008 RM'000	Preceding Year Corresponding Period 30.04.2007 RM'000
<b>Revenue</b>	54,042	40,006	95,029	90,221
Investment Income	6,996	5,036	21,605	6,329
Cost of Sale of Development Properties	(11,526)	(7,478)	(19,276)	(22,455)
Operating expenses	(26,690)	(29,782)	(53,858)	(64,270)
Other operating income	17,517	6,031	46,737	43,825
<b>Profit from operations</b>	40,339	13,813	90,237	53,650
Financing costs	(1,727)	(3,843)	(3,991)	(7,347)
Share of results in an associate	18	-	18	-
<b>Profit before taxation</b>	38,630	9,970	86,264	46,303
Taxation	(5,814)	(5,209)	(9,879)	(10,033)
<b>Profit after taxation</b>	32,816	4,761	76,385	36,270
Attributable to :				
Equity holders of the parent	30,690	3,848	73,851	35,058
Minority interests	2,126	913	2,534	1,212
	32,816	4,761	76,385	36,270
Earnings per share attributable to equity holders of the parent				
a) Basic (sen)	8.93	1.12	21.49	10.20
b) Fully diluted (sen)	-	-	-	-

*The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 October 2007*

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)  
SECOND QUARTER ENDED 30 APRIL 2008**

	<b>As at End of Current Quarter 30.04.2008 RM'000</b>	<b>As at Preceding Financial Year Ended 31.10.2007 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	58,525	62,960
Land held for development	438,536	502,835
Long term receivables	-	70
Investment properties	511,275	548,974
Intangible assets	4,331	924
Other investments	27,563	23,447
Deferred tax assets	3,630	6,311
	----- 1,043,860	----- 1,145,521
<b>Current assets</b>		
Development properties	82,842	88,246
Inventories, at cost	20,064	21,471
Trade receivables	34,541	31,994
Other receivables	258,635	98,953
Tax recoverable	3,225	2,263
Other investments	253,461	467,269
Cash and bank balances	405,447	249,352
	----- 1,058,215	----- 959,548
Non-current asset classified as held for sale	38,166	38,166
	----- 1,096,381	----- 997,714
<b>TOTAL ASSETS</b>	----- 2,140,241 =====	----- 2,143,235 =====
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the company</b>		
Share capital	343,617	343,617
Reserves	1,341,969	1,304,287
	----- 1,685,586	----- 1,647,904
<b>Minority interests</b>	44,396	41,898
	----- 1,729,982	----- 1,689,802
<b>Total equity</b>	=====	=====

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)  
SECOND QUARTER ENDED 30 APRIL 2008 (CONTD)**

	<b>As at End of Current Quarter 30.04.2008 RM'000</b>	<b>As at Preceding Financial Year Ended 31.10.2007 RM'000</b>
<b>Non-current liabilities</b>		
Long term loan	127,400	127,400
Deferred income	66,958	-
Deferred taxation	28,227	28,889
	-----	-----
	222,585	156,289
	-----	-----
<b>Current liabilities</b>		
Short term borrowings	86,082	166,941
Trade payables	22,394	25,383
Other payables	74,019	79,691
Hire Purchase Creditor	25	-
Taxation	5,154	25,129
	-----	-----
	187,674	297,144
	-----	-----
<b>Total liabilities</b>	410,259	453,433
	-----	-----
<b>TOTAL EQUITY AND LIABILITIES</b>	2,140,241	2,143,235
	=====	=====
Net assets per share attributable to ordinary equity holders of the parent (RM)	4.91	4.80

*The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended 31 October 2007*

**SELANGOR PROPERTIES BERHAD**

(Company Number: 5199-X)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
(UNAUDITED)  
SECOND QUARTER ENDED 30 APRIL 2008**

	Share Capital RM'000	Non- Distributable Reserve RM'000	Distributable Reserve RM'000	Total RM'000	Minority Interest RM'000	Total Equity RM'000
<b>Current Year To Date</b>						
As at 1 November 2007	343,617	290,239	1,014,048	1,647,904	41,898	1,689,802
Currency translation differences representing net loss not recognised in the income statement	-	(10,742)	-	(10,742)	-	(10,742)
Net profit for the period	-	-	73,851	73,851	2,534	76,385
Dividends	-	-	(25,428)	(25,428)	-	(25,428)
Effects on minority interest upon reduction of group's interest in subsidiary, now an associate	-	-	-	-	(35)	(35)
As at 30 April 2008	343,617	279,497	1,062,471	1,685,585	44,397	1,729,982
<b>Preceding Year Corresponding Period</b>						
As at 1 November 2006	343,617	288,255	696,999	1,328,871	13,642	1,342,513
Effects of adopting FRS 140	-	-	159,447	159,447	-	159,447
Currency translation differences representing net gains not recognised in the income statement	-	1,426	-	1,426	-	1,426
Net profit for the period	-	-	35,058	35,058	1,212	36,270
Realisation of capital reserve on disposal of shares in a subsidiary	-	(2,184)	2,184	-	-	-
Dividends	-	-	(34,362)	(34,362)	-	(34,362)
Effects on minority interest upon disposal of shares in a subsidiary	-	-	-	-	5,895	5,895
As at 30 April 2007	343,617	287,497	859,326	1,490,440	20,749	1,511,189

*The Condensed Consolidated Statement of Charges in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 October 2007*

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED CASH FLOW STATEMENT (UNAUDITED)****6 MONTHS ENDED 30 APRIL 2008**

	<b>30.04.2008</b>	<b>30.04.2007</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Net cash generated from/(used in) operating activities</b>	(3,960)	(46,078)
<b>Net cash generated from/(used in) investing activities</b>	252,639	(87,608)
<b>Net cash generated from/(used in) financing activities</b>	(86,359)	49,250
<b>Net increase/(decrease) in cash and cash equivalents</b>	<u>162,320</u>	<u>(84,436)</u>
<b>Effects of exchange rate changes</b>	(6,225)	272
<b>Cash and cash equivalents at beginning of year</b>	249,352	148,526
<b>Cash and cash equivalents at end of the period</b>	<u>405,447</u> =====	<u>64,362</u> =====

*The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 October 2007*

## **PART A**

### **Explanatory Notes Pursuant to FRS 134 “Interim Financial Reporting”**

#### **1. Basis of Preparation**

The interim financial statements have been prepared under the historical cost convention except for investment properties which are stated at fair values.

The interim financial statements is unaudited and have been prepared in accordance with the requirements of FRS 134 Interim Financial Reporting and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements, and should be read in conjunction with the Group’s audited financial statements for the year ended 31 October 2007. The 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 year ended 31 October 2007.

#### **2. Accounting Policies**

The accounting policies and methods of computation adopted for the interim financial statements are consistent with those of the audited financial statements for the year ended 31 October 2007 except for the adoption of the new/revised Financial Reporting Standards (“FRS”), Amendment to FRS and Interpretations, that are mandatory for financial periods beginning on or after the following dates.

<b>FRSs, Amendment to FRS and Interpretations</b>	<b>Effective for financial periods beginning on or after</b>
FRS 6: Exploration for and Evaluation of Mineral Resources	1 January 2007
Amendment to FRS 119 <sub>2004</sub> : Employee Benefits - Actuarial Gains and Losses, Group Plans and Disclosures	1 January 2007
FRS 107: Cash Flow Statements	1 July 2007
FRS 111: Construction Contracts	1 July 2007
FRS 112: Income Taxes	1 July 2007
FRS 118: Revenue	1 July 2007
FRS 120: Accounting for Government Grants and Disclosure of Government Assistance	1 July 2007
FRS 134: Interim Financial Reporting	1 July 2007
FRS 137: Provision, Contingent Liabilities and Contingent Assets	1 July 2007
Amendment to FRS 121: The Effects of Changes in Foreign Exchange Rates – Net Investment in a Foreign Operation	1 July 2007
IC Interpretation 1: Changes in Existing Decommissioning, Restoration and Similar Liabilities	1 July 2007
IC Interpretation 2: Members’ Shares in Co-operative Entities and Similar Instruments	1 July 2007
IC Interpretation 5: Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds	1 July 2007
IC Interpretation 6: Liabilities arising from Participating in a Specific Market – Waste Electrical and Electronic Equipment	1 July 2007
IC Interpretation 7: Applying the Restatement Approach under FRS 129 <sub>2004</sub> – Financial Report in Hyperinflationary Economies	1 July 2007
IC Interpretation 8: Scope of FRS 2	1 July 2007

The adoption of the above FRSs, Amendment to FRS and Interpretations, where applicable, upon their effective dates does not have any significant financial impact on the Group.

#### **3. Annual Audited Report**

The audited financial statements of the Company for the preceding financial year ended 31 October 2007 were not subject to any qualification.

**4. Comments on the Seasonality or Cyclicity of Operations**

The operations of the Group were not affected by any seasonal or cyclical factors.

**5. Unusual items**

Save for the information disclosed in this interim financial report, there were no unusual items affecting assets, liabilities, equity, net income or cash flow.

**6. Changes in estimates of amounts reported previously**

There were no changes in estimates of amounts used in prior interim periods of the current financial year or changes of estimates of amounts reported in prior financial years.

**7. Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity**

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter and the financial year-to-date.

**8. Dividends Paid**

There was no dividend paid during the financial quarter ended 30 April 2008. A final dividend of 10% less 26% tax amounting to RM 25,427,640.00 (7.4 cents net per share) in respect of financial year ended 31/10/2007 has been approved by shareholders on 30<sup>th</sup> April 2008 and will be paid on 9<sup>th</sup> June 2008

**9. Segment Revenue and Segment Result**

The analysis of the Group operations for the period ended 30 April 2008 is as follows: -

By Industries	Revenue	Segment Results	Total Assets Employed
	RM'000	RM'000	RM'000
Property and Other Investment Holding	26,635	74,261	1,621,445
Property Development	26,286	3,987	386,743
Education	42,108	8,018	125,192
Others	-	(2)	6
Unallocated Corporate Assets	-	-	6,855
	95,029	86,264	2,140,241
	=====	=====	=====

**10. Valuation of Property, Plant and Equipment**

The valuations of property, plant and equipment have been brought forward, without amendment from the previous annual report.

**11. Material Events Subsequent to the End of the Interim Period**

There were no material events subsequent to the end of the current quarter as at 23 June 2008, being the last practicable date from the date of the issue of this report which are expected to have an operational or financial impact on the Group.

**12. Changes in the Composition of the Group**

There were no changes in the composition of the Group for the current quarter and financial year to date other than as disclosed in Part B note 8 including business combinations, acquisition or disposal of subsidiary and long term investments, restructuring and discontinuing operations.

**13. Changes in Contingent Liabilities or Contingent Assets since the Last Annual Balance Sheet Date**

There were no material changes in contingent liabilities or contingent assets since the last audited balance sheet date.

**14. Capital Commitments**

The capital and development expenditure approved and contracted for amounts to RM 8,270,000 (2007 : RM 10,958,000).



## **PART B**

### **Explanatory Notes Pursuant to paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements**

#### **1. Review of Performance**

The Group recorded a profit before tax of RM38.6 million for the current quarter under review as compared to RM10 million for the preceding year's corresponding quarter. The higher profit achieved for the current quarter was due to the gain on sale of properties and higher gain from portfolio investment.

#### **2. Comments on Material Changes in the Profit Before Taxation for the Quarter Reported as Compared with the Preceding Quarter**

For the quarter under review, the group achieved a profit before taxation of RM38.6 million as compared to a profit of RM47.6 million in the preceding quarter ended 31 January 2008. The higher profit for last preceding quarter was due to the gain from the sale of Wisma Damansara.

#### **3. Next Financial Year Prospect**

Barring unforeseen circumstances, the Group's prospect for current financial year remain positive.

#### **4. Variances between Actual Profit and Forecast Profit**

Not applicable as no profit forecast was published.

#### **5. Tax Expense**

Tax expense comprise of the following:

	<b>As at 30.04.2008</b>	
	<b>Current Quarter</b>	<b>Financial Year To- Date</b>
	RM'000	RM'000
Current Year Provision	5,308	8,138
Over Provision for Prior Year	451	(278)
Deferred Taxation	55	2,019
	-----	-----
	5,814	9,879
	=====	=====

The effective rate of taxation of the Group is lower than the statutory rate of taxation, mainly due to gain from a subsidiary company, Allied Provincial Invest Ltd, a company incorporated in the British Virgin Island which is tax free and also gain from real property is not taxable.

#### **6. Profits/(losses) from sale of unquoted investments and/or properties respectively for the current quarter and financial year-to-date**

There was no disposal of unquoted investments and/or properties outside the ordinary course of the Group's business for the current quarter and financial year-to-date.

**7. Purchase or disposal of quoted securities other than securities in existing subsidiaries and associated companies**

Particulars of the purchase or disposal of quoted securities for the period to 30 April 2008: -

a) Summary of Dealings in Quoted Securities:	RM' 000
Cost of Disposal	496,645
Proceeds from Disposal	518,250
	-----
Total Gain on Disposal	21,605
	=====

b) Total investments in quoted securities as at end of the reporting period: -

	RM' 000
i. At cost	7,111
ii. At book value	7,111
(after provision for impairment)	
iii. At market value	12,031
	=====

The sales and purchases of the securities as mentioned in note 7(a) were carried out by the subsidiaries of the Company, Allied Provincial Invest Ltd., a company incorporated in The British Virgin Islands and SPB Investment (Australia) Pty Ltd, during the period from 1 November 2007 to 30 April 2008 in the ordinary course of business. The principal activity of the said subsidiary company is that of investment holding and the transactions are of a revenue nature.

The sales and purchases of the above securities were in respect of quoted securities held overseas.

**8. Status of Corporate Proposals**

There were no outstanding corporate proposals as at the date of this report. During the quarter under review the dilution of our interest in Puncak Madu Sdn Bhd ("PMSB") from 60% to 50% has been completed. Consequently, PMSB is now an associate of the group.

**9. Group Borrowings**

Total Group borrowings and debt securities as at 30 April 2008 are as follows: -

Security	Currency	Short Term RM'000	Long Term RM'000	Total RM'000
Unsecured	AUD	157	0	157
Secured	RM	5,000	127,400	132,400
Unsecured	RM	80,925	0	80,925
Total		86,082	127,400	213,482

**10. Financial Instruments with Off Balance Sheet Risk**

There is no off balance sheet risk as at the date of the report that might materially affect the Group's business.

**11. Material Litigation**

There are no other changes in material litigation since the last annual balance sheet date.

**12. Dividend**

No dividend has been proposed or declared for the financial period ended 30 April 2008.

**13. Earnings Per Share**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 30.04.2008	Preceding Year Corresponding Quarter Ended 30.04.2007	Current Year To date Ended 30.04.2008	Preceding Year Corresponding Period 30.04.2007
Net profit/(loss) for the period attributable to shareholders of the Company (RM'000)	30,690	3,848	73,851	35,058
Basic earnings/(loss) per share (sen)	8.93	1.12	21.49	10.20
Number of ordinary shares in issue (RM'000)	343,617	343,617	343,617	343,617