

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED)****THIRD QUARTER ENDED 31 JULY 2009**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter <b>31.07.2009</b> RM'000	Preceding Year Corresponding Quarter <b>31.07.2008</b> RM'000	Current Year To date <b>31.07.2009</b> RM'000	Preceding Year Corresponding Period <b>31.07.2008</b> RM'000
<b>Revenue</b>	70,555	51,685	166,583	146,714
Investment income	3,687	5,316	29,750	26,921
Cost of sale of development properties	(22,166)	(13,803)	(35,539)	(33,079)
Operating expenses	6,827	(37,465)	(165,308)	(91,323)
Other operating income	(14,793)	9,041	27,060	55,778
<b>Profit from operations</b>	44,110	14,774	22,546	105,011
Financing costs	(2,161)	(1,657)	(5,965)	(5,648)
Share of results in jointly controlled entity	-	(64)	(40)	(46)
<b>Profit before taxation</b>	41,949	13,053	16,541	99,317
Taxation	(7,215)	(461)	(15,443)	(10,340)
<b>Profit after taxation</b>	34,734	12,592	1,098	88,977
Attributable to :	=====	=====	=====	=====
Equity holders of the company	33,304	11,804	(3,545)	85,655
Minority interests	1,430	788	4,643	3,322
	34,734	12,592	1,098	88,977
	=====	=====	=====	=====
Earnings per share attributable to equity holders of the company				
a) Basic (sen)	9.69	3.44	(1.03)	24.93
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 2008*

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)  
THIRD QUARTER ENDED 31 JULY 2009**

	<b>As at End of Current Quarter 31.07.2009 RM'000</b>	<b>As at Preceding Financial Year Ended 31.10.2008 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	55,864	60,088
Land held for development	821,053	465,717
Long term receivables	9,677	43,485
Investment properties	496,422	496,715
Intangible assets	4,331	4,334
Other investments	66,821	128,816
Deferred tax assets	11,465	7,363
	-----	-----
	1,465,633	1,206,518
	-----	-----
<b>Current assets</b>		
Development properties	12,983	46,703
Inventories, at cost	14,399	16,812
Trade receivables	42,055	33,303
Other receivables	24,693	193,186
Tax recoverable	3,149	1,594
Other investments	44,193	165,306
Cash and bank balances	633,418	523,258
	-----	-----
	774,890	980,162
Non-current asset classified as held for sale	32,000	32,000
	-----	-----
<b>Total Current Assets</b>	806,890	1,012,162
	-----	-----
<b>TOTAL ASSETS</b>	2,272,523	2,218,680
	=====	=====
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the company</b>		
Share capital	343,617	343,617
Reserves	1,362,272	1,389,228
	-----	-----
	1,705,889	1,732,845
<b>Minority interests</b>	50,329	46,665
	-----	-----
<b>Total equity</b>	1,756,218	1,779,510
	=====	=====

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)  
THIRD QUARTER ENDED 31 JULY 2009 (CONTD)**

	<b>As at End of Current Quarter 31.07.2009 RM'000</b>	<b>As at Preceding Financial Year Ended 31.10.2008 RM'000</b>
<b>Non-current liabilities</b>		
Long term loan	222,634	220,984
Deferred income	-	61,678
Deferred taxation	29,810	26,577
	-----	-----
	252,444	309,239
	-----	-----
<b>Current liabilities</b>		
Short term borrowings	194,558	49,980
Trade payables	21,908	24,254
Other payables	43,485	52,328
Taxation	3,910	3,369
	-----	-----
	263,861	129,931
	-----	-----
<b>Total liabilities</b>	516,305	439,170
	-----	-----
<b>TOTAL EQUITY AND LIABILITIES</b>	2,272,523	2,218,680
	=====	=====
Net assets per share attributable to ordinary equity holders of the company (RM)	4.96	5.04

*The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended 31 October 2008*

**SELANGOR PROPERTIES BERHAD**  
*(Company Number: 5199-X)*  
*(Incorporated in Malaysia)*

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**(UNAUDITED)**  
**THIRD QUARTER ENDED 31 JULY 2009**

	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 2008	343,617	282,056	1,107,172	1,732,845	46,665	1,779,510
Currency translation differences representing net gains not recognised in the income statement	-	4,937	-	4,937	-	4,937
Net (loss)/profit for the period	-	-	(3,545)	(3,545)	4,643	1,098
Dividends	-	-	(28,348)	(28,348)	(979)	(29,327)
As at 31 July 2009	343,617	286,993	1,075,279	1,705,889	50,329	1,756,218
<b>Preceding Year Corresponding Period</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	-	(1,586)	-	(1,586)	-	(1,586)
Net profit for the period	-	-	85,655	85,655	3,322	88,977
Dividends	-	-	(25,428)	(25,428)	(966)	(26,394)
Effects on minority interest upon reduction of group's interest in subsidiary, now as associate	-	-	-	-	(35)	(35)
As at 31 July 2008	343,617	288,653	1,074,275	1,706,545	44,219	1,750,764

*The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 October 2008*

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED CASH FLOW STATEMENT (UNAUDITED)****9 MONTHS ENDED 31 JULY 2009**

	<b>31.07.2009</b>	<b>31.07.2008</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Net cash generated from/(used in) operating activities</b>	(117,294)	2,501
<b>Net cash generated from/(used in) investing activities</b>	138,389	242,235
<b>Net cash generated from/(used in) financing activities</b>	88.409	(55,106)
<b>Net increase/(decrease) in cash and cash equivalents</b>	<u>109,504</u>	<u>189,630</u>
<b>Effects of exchange rate changes</b>	656	90
<b>Cash and cash equivalents at beginning of year</b>	523,258	249,352
<b>Cash and cash equivalents at end of the period</b>	<u>633,418</u> =====	<u>439,072</u> =====

*The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 October 2008*

## **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 Main Market Listing Requirements, and should be read in conjunction with the Group’s audited financial statements for the year ended 31 October 2008. 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 2008.

#### **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 2008.

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

The audited financial statements of the Company for the preceding financial year ended 31 October 2008 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**

A final dividend of 11% less 25% tax amounting to RM28,348,383 (8.3sen) in respect of financial year ended 31.10.2008 was paid on 29<sup>th</sup> May 2009.

## 9. Segment Revenue and Segment Result

The analysis of the Group operations for the period ended 31 July 2009 is as follows: -

By Industries	Revenue	Segment Results	Total Assets Employed
	RM'000	RM'000	RM'000
Property and Other Investment Holding	38,676	(12,855)	1,090,953
Property Development	57,531	14,933	1,029,971
Education	70,376	14,467	136,977
Others	-	(4)	8
Unallocated Corporate Assets	-	-	14,614
	<hr/>	<hr/>	<hr/>
	166,583	16,541	2,272,523
	=====	=====	=====

## 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 18 September 2009, 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 during the current financial year to date except for the following:

On 25 March 2009, the Company completed the acquisition of 60,00 ordinary shares of RM1.00 each in Puncak Madu Sdn Bhd ("PMSB"), representing 50% equity interest in the issued and paid-up share capital of PMSB for a total cash consideration of RM60,000. Consequently, PMSB ceased to be a jointly controlled entity and became a subsidiary of the Group.

The acquisition has contributed the following results to the Group:

	Current year quarter RM '000	Current year-to-date RM '000
Revenue	268	539
Loss for the period	(74)	(67)

There is no material impact to the Group's revenue and profit for the year if the acquisition has occurred on 1 November 2008.

The assets and liabilities arising from the acquisition as at the date of the acquisition are as follows:

	Fair value recognised on acquisition RM '000	Acquiree's carrying amount RM '000
Land held for property development	134,424	134,424
Other receivables	78	78
Cash and bank balances	10	10
	<hr/> 134,512 <hr/>	<hr/> 134,512 <hr/>
Other payables	<hr/> (114,268) <hr/>	<hr/> (114,268) <hr/>
Fair value of net assets	20,244	
Gain on acquisition	(20,184)	
Total cost of acquisition	<hr/> 60 <hr/>	
Total cash outflow on acquisition is as follows:		
Purchase consideration satisfied by cash	(60)	
Cash and bank balances of subsidiary acquired	10	
	<hr/> (50) <hr/>	

### 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 amounted to RM25,124,000 (2008 : RM24,944,000).



## **PART B**

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

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

The Group recorded a profit before tax of RM41.9 million for the current quarter under review as compared to a profit before tax of RM13.1 million for the preceding year corresponding quarter. The higher profit achieved for the current quarter was mainly due to foreign exchange gain of RM18 million as a result of the strengthening of the Australian Dollar and higher profit from property development.

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

For the quarter under review, the group achieved a profit before tax of RM41.9 million as compared to a loss before tax of RM31.0 million in the preceding quarter ended 30<sup>th</sup> April 2009. The loss incurred for the previous quarter was due to the provision of impairment loss on our offshore investment in real estate funds.

#### **3. Current Financial Year Prospect**

The current global economic meltdown has resulted in provision for impairment loss on our offshore investment in real estate funds. Accordingly the Group expects this current situation would affect the financial performance for the current financial year. However the Group will remain cautious and will continue to strive to preserve the shareholders value.

#### **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 31.07.2009</b>	
	<b>Current Quarter</b>	<b>Financial Year To- Date</b>
	<b>RM'000</b>	<b>RM'000</b>
Current year provision	4,728	15,358
Under provision for prior year	954	954
Deferred Taxation	1,533	(869)
	-----	-----
	7,215	15,443
	=====	=====

The effective rate of taxation of the Group is higher than the statutory rate of taxation because the losses from a subsidiary company, Allied Provincial Invest Ltd, a company incorporated in the British Virgin Island cannot be set off against group profit as no group relief was available in respect of losses incurred by overseas subsidiaries.

#### **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 31 July 2009: -

a) Summary of Dealings in Quoted Securities:	RM' 000
Cost of Disposal	251,094
Proceeds from Disposal	280,844
	-----
Total gain on disposal	29,750
	=====

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

	RM' 000
i. At cost	66,975
ii. At book value (after provision for impairment)	44,193
iii. At market value	44,193
	=====

The sales and purchases of the securities as mentioned in note 7(a) were carried out by the subsidiary Company, Allied Provincial Invest Ltd., a company incorporated in The British Virgin Islands, during the period from 1 November 2008 to 31 July 2009 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.

**9. Group Borrowings**

Total Group borrowings and debt securities as at 31 July 2009 are as follows: -

Security	Currency	Short Term RM'000	Long Term RM'000	Total RM'000
Secured	AUD	-	222,634	222,634
Secured	SGD	4,043	-	4,043
Secured	RM	122,400	-	122,400
Unsecured	RM	68,115	-	68,115
Total		194,558	222,634	417,192

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

Off Balance Sheet financial instruments as at 18 September 2009:-

Contract Date	25/08/2008
Currency	AUD
Notional Cover	RM173,881,886
Cover Dates	25/08/2008 – 24/05/2011
Cap Rate	6.795%
Floor Rate	6.795%
Settlement Dates	Monthly

**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 31 July 2009.

## 13. Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 31.07.2009	Preceding Year Corresponding Quarter Ended 31.07.2008	Current Year To date Ended 31.07.2009	Preceding Year Corresponding Period 31.07.2008
Net profit/(loss) for the period attributable to shareholders of the Company (RM'000)	33,304	11,804	(3,545)	85,655
Basic earnings/(loss) per share (sen)	9.69	3.44	(1.03)	24.93
Number of ordinary shares in issue (RM'000)	343,617	343,617	343,617	343,617