

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED)****THIRD QUARTER ENDED 31 JULY 2010**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter <b>31.07.2010</b> RM'000	Preceding Year Corresponding Quarter <b>31.07.2009</b> RM'000	Current Year To date <b>31.07.2010</b> RM'000	Preceding Year Corresponding Period <b>31.07.2009</b> RM'000
<b>Revenue</b>	42,528	70,555	150,793	166,583
Investment income/(loss)	(7,646)	3,687	(8,273)	29,750
Cost of sale of development properties	(2,914)	(22,166)	(14,182)	(35,539)
Operating expenses	(16,741)	6,827	(112,639)	(165,308)
Other operating income	5,057	(14,793)	8,598	27,060
<b>Profit/(Loss) from operations</b>	20,284	44,110	24,297	22,546
Financing costs	(4,581)	(2,161)	(12,353)	(5,965)
Share of results in jointly controlled entity	-	-	-	(40)
<b>Profit/(Loss) before taxation</b>	15,703	41,949	11,944	16,541
Taxation	(6,592)	(7,215)	(17,081)	(15,443)
<b>Profit/(Loss) after taxation</b>	9,111	34,734	(5,137)	1,098
Attributable to :				
Equity holders of the company	7,536	33,304	(11,313)	(3,545)
Minority interests	1,575	1,430	6,176	4,643
	9,111	34,734	(5,137)	1,098
Earnings per share attributable to equity holders of the company				
a) Basic (sen)	2.19	9.69	(3.29)	(1.03)
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 2009*

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)  
THIRD QUARTER ENDED 31 JULY 2010**

	<b>As at End of Current Quarter 31.07.2010 RM'000</b>	<b>As at Preceding Financial Year Ended 31.10.2009 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	166,332	95,003
Land held for development	828,756	797,666
Long term receivables	11,852	10,584
Investment properties	446,267	446,267
Intangible assets	4,437	4,404
Other investments	73,676	62,265
Deferred tax assets	11,443	11,321
	----- 1,542,763 -----	----- 1,427,510 -----
<b>Current assets</b>		
Development properties	7,793	8,397
Inventories, at cost	33,583	47,785
Trade receivables	17,706	44,965
Other receivables	50,153	32,114
Tax recoverable	3,935	2,465
Other investments	17,737	26,584
Cash and bank balances	579,618	656,321
	----- 710,525 -----	----- 818,631 -----
<b>Total Current Assets</b>		
<b>TOTAL ASSETS</b>	----- 2,253,288 =====	----- 2,246,141 =====
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the company</b>		
Share capital	343,617	343,617
Reserves	1,362,455	1,402,910
	----- 1,706,072 -----	----- 1,746,527 -----
<b>Minority interests</b>	58,454	53,256
	----- 1,764,526 =====	----- 1,799,783 =====
<b>Total equity</b>		

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)  
THIRD QUARTER ENDED 31 JULY 2010 (CONTD)**

	<b>As at End of Current Quarter 31.07.2010 RM'000</b>	<b>As at Preceding Financial Year Ended 31.10.2009 RM'000</b>
<b>Non-current liabilities</b>		
Long term loan	224,182	165,489
Long term creditor	31,500	-
Deferred taxation	28,451	26,393
	-----	-----
	284,133	191,882
	-----	-----
<b>Current liabilities</b>		
Short term borrowings	127,114	163,496
Trade payables	20,238	23,796
Other payables	53,793	59,507
Taxation	3,484	7,677
	-----	-----
	204,629	254,476
	-----	-----
<b>Total liabilities</b>	488,762	446,358
	-----	-----
<b>TOTAL EQUITY AND LIABILITIES</b>	2,253,288	2,246,141
	=====	=====
Net assets per share attributable to ordinary equity holders of the company (RM)	4.97	5.08

*The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended 31 October 2009*

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
(UNAUDITED)  
THIRD QUARTER ENDED 31 JULY 2010**

	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 2009	343,617	291,113	1,111,797	1,746,527	53,256	1,799,783
Currency translation differences representing net loss not recognised in the income statement	-	(3,370)	-	(3,370)	-	(3,370)
Net profit/(loss) for the period	-	-	(11,313)	(11,313)	6,176	(5,137)
Dividends	-	-	(25,772)	(25,772)	(978)	(26,750)
As at 31 July 2010	343,617	287,743	1,074,712	1,706,072	58,454	1,764,526
<b>Preceding Year Corresponding Period</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 gain not recognised in the income statement	-	4,937	-	4,937	-	4,937
Net profit/(loss) 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

*The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 October 2009*

**SELANGOR PROPERTIES BERHAD***(Company Number: 5199-X)**(Incorporated in Malaysia)***CONDENSED CONSOLIDATED CASH FLOW STATEMENT (UNAUDITED)****9 MONTHS ENDED 31 JULY 2010**

	<b>31.07.2010</b>	<b>31.07.2009</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Net cash generated from/(used in) operating activities</b>	(19,053)	(117,294)
<b>Net cash generated from/(used in) investing activities</b>	(54,781)	138,389
<b>Net cash generated from/(used in) financing activities</b>	(2,310)	88,409
<b>Net increase/(decrease) in cash and cash equivalents</b>	<u>(76,144)</u>	<u>109,504</u>
<b>Effects of exchange rate changes</b>	(559)	656
<b>Cash and cash equivalents at beginning of year</b>	656,321	523,258
<b>Cash and cash equivalents at end of the period</b>	<u>579,618</u> =====	<u>633,418</u> =====

*The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 October 2009*

## **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 2009. 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 2009.

#### **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 2009.

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

The audited financial statements of the Company for the preceding financial year ended 31 October 2009 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 10% less 25% tax amounting to RM25,771,257 (7.5 sen) in respect of financial year ended 31.10.2009 was paid on 21 May 2010.

## 9. Segment Revenue and Segment Result

The analysis of the Group operations for the period ended 31 July 2010 is as follows: -

By Industries	Revenue	Segment Results	Total Assets Employed
	RM'000	RM'000	RM'000
Property and Other Investment Holding	46,940	(8,225)	1,177,095
Property Development	29,997	2,599	815,483
Education	73,856	17,574	245,325
Others	-	(4)	7
Unallocated Corporate Assets	-	-	15,378
	150,793	11,944	2,253,288
=====			

## 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 20 September 2010, 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 except for the following:-

On 5.11.2009, Sagu Mestika Sdn Bhd, a wholly-owned subsidiary of SPB acquired two (2) ordinary shares of RM1.00 each in the following companies, thereby resulting in each of the company becoming a wholly-owned subsidiary of Sagu Mestika Sdn Bhd.

1. Affluent Armani Sdn Bhd
2. Affluent Achievers Sdn Bhd
3. Pillargraf Sdn Bhd
4. Jubilee Trend Sdn Bhd
5. Pegasus Annexe Sdn Bhd
6. Gen Diversified Sdn Bhd

## 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 RM11,648,000 (2009 : RM23,951,000).

## **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 RM15.7 million for the current quarter under review as compared to a profit before tax RM41.9 million for the preceding year corresponding quarter. The main contributors for the current quarter are from property development, investment properties and education. Higher profit in the preceding year corresponding quarter was because of higher unrealised foreign exchange gain 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 RM15.7 million as compared to a loss before tax of RM16.0 million in the preceding quarter ended 30 April 2010. The loss incurred in the preceding quarter ended 30 April 2010 was mainly attributable to the currency translation loss on our overseas investment.

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

Barring unforeseen circumstances, the Group's prospect for our Malaysia and Australian operations for the current financial year remain positive. However, fluctuation on foreign currency exchange which have a direct impact on the group will cause uncertainty to the profitability of the group.

#### **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 31.07.2010</b>	
	<b>Current Quarter</b>	<b>Financial Year To- Date</b>
	RM'000	RM'000
Current year provision	4,619	15,144
Deferred Taxation	1,973	1,937
	-----	-----
	6,592	17,081
	=====	=====

The effective rate of taxation of the Group is higher than the statutory rate of taxation because the losses from overseas subsidiary company 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**

Save for the below, 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.

On 23 July 2010, the Government compulsorily acquired part of the land along Jalan Semantan of 50,484 sq ft for a total compensation of RM27,686,584. As a result of the compulsory acquisition, the Group recognize a gain of RM3,373,034.

The Group has accepted the compensation amount of RM27,686,584 under protest. The notice of acceptance under protest has been filed with the relevant authority and the Group appeal against the total compensation of RM27,686,584 will be referred to the Court by the land collector.

**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 2010: -

a) Summary of Dealings in Quoted Securities:	RM' 000
Cost of Disposal	14,826
Proceeds from Disposal	6,553
	-----
Total loss on disposal	(8,273)
	=====

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

	RM' 000
i. At cost	30,079
ii. At book value (after provision for impairment)	17,737
iii. At market value	17,737
	=====

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 2009 to 31 July 2010 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 2010 are as follows: -

Security	Currency	Short Term RM'000	Long Term RM'000	Total RM'000
Secured	AUD	-	224,182	224,182
Secured	RM	80,000	-	80,000
Unsecured	RM	47,114	-	47,114
Total		127,114	224,182	351,296

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

Off Balance Sheet financial instruments as at 20 September 2010:-

Contract Date	08/08/2008
Currency	AUD
Notional Cover	RM344,869,134
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 financial period ended 31 July 2010.

#### 13. Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 31.07.2010	Preceding Year Corresponding Quarter Ended 31.07.2009	Current Year To date Ended 31.07.2010	Preceding Year Corresponding Period 31.07.2009
Net profit/(loss) for the period attributable to shareholders of the Company (RM'000)	7,536	33,304	(11,313)	(3,545)
Basic earnings/(loss) per share (sen)	2.19	9.69	(3.29)	(1.03)
Number of ordinary shares in issue (RM'000)	343,617	343,617	343,617	343,617