

**PJ DEVELOPMENT HOLDINGS BERHAD (5938-A)**  
**CONDENSED CONSOLIDATED INCOME STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2010**

Quarterly report on consolidated results for the fourth quarter ended 30/06/2010.  
The figures have not been audited.

	<b>CURRENT QUARTER ENDED 30/06/2010 RM'000</b>	<b>COMPARATIVE QUARTER ENDED 30/06/2009 RM'000</b>	<b>12 MONTHS CUMULATIVE TO DATE 30/06/2010 RM'000</b>	<b>COMPARATIVE 12 MONTHS CUMULATIVE TO DATE 30/06/2009 RM'000</b>
Revenue	186,373	167,962	665,828	628,485
Results from Operating Activities	23,670	18,214	79,985	40,039
Financing Costs	(2,361)	(1,163)	(8,752)	(8,707)
Interest Income	729	766	2,091	3,717
Operating Profit	22,038	17,817	73,324	35,049
Share of Profit After Tax and Minority Interest of Equity Accounted Associates	255	430	1,003	2,384
Profit Before Taxation	22,293	18,247	74,327	37,433
Tax Expense	(8,672)	(7,095)	(21,646)	(14,747)
Profit for The Financial Period	13,621	11,152	52,681	22,686
Attributable to:				
Equity Holders of The Company	13,679	11,149	52,759	22,623
Minority Interest	(58)	3	(78)	63
	13,621	11,152	52,681	22,686
Basic Earnings per Ordinary Share (sen)	3.00	2.44	11.58	4.96
Diluted Earnings per Ordinary Share (sen)	-	-	-	-

Note : The diluted earnings per ordinary share are not shown as the exercise price of the warrants was higher than the market price of the ordinary shares of the Company as at the balance sheet date.

**(The Condensed Consolidated Income Statements should be read in conjunction with the audited financial statements for the year ended 30 June 2009)**

**PJ DEVELOPMENT HOLDINGS BERHAD (5938-A)**  
**CONDENSED CONSOLIDATED BALANCE SHEET**  
**AS AT 30 JUNE 2010**

	(UNAUDITED) AS AT 30/06/2010 RM'000	(AUDITED) AS AT 30/06/2009 RM'000
<b>ASSETS</b>		
Property, Plant and Equipment	419,539	391,106
Intangible Assets	4,568	5,592
Prepaid Lease Payments for Land	13,411	12,614
Investment Properties	162,629	34,129
Investment in Associates	44,379	44,615
Other Investments	49,754	46,261
Land Held for Property Development	143,284	140,654
Deferred Tax Assets	5,112	3,394
Trade and Other Receivables	30,795	42,825
<b>Total Non-Current Assets</b>	<u>873,471</u>	<u>721,190</u>
Property Development Costs	156,628	331,302
Trade and Other Receivables	204,759	223,553
Inventories	43,900	38,058
Current Tax Asset	9,628	4,228
Deposits with Licensed Banks	34,801	39,115
Cash and Bank Balances	84,034	45,956
<b>Total Current Assets</b>	<u>533,750</u>	<u>682,212</u>
<b>TOTAL ASSETS</b>	<u>1,407,221</u>	<u>1,403,402</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity Attributable to Equity Holders of the Company</b>		
Share Capital	456,132	456,132
Treasury Shares	(266)	(266)
Reserves	369,995	331,399
	<u>825,861</u>	<u>787,265</u>
<b>Minority Interest</b>	<u>86</u>	<u>164</u>
<b>TOTAL EQUITY</b>	<u>825,947</u>	<u>787,429</u>
<b>LIABILITIES</b>		
Borrowings	99,094	177,151
Deferred Income	39,891	38,292
Trade and Other Payables	6,129	4,797
Deferred Tax Liabilities	20,086	16,827
<b>Total Non-Current Liabilities</b>	<u>165,200</u>	<u>237,067</u>
Deferred Income	2,784	2,610
Trade and Other Payables	200,019	197,729
Borrowings	206,913	175,368
Current Tax Liabilities	6,358	3,199
<b>Total Current Liabilities</b>	<u>416,074</u>	<u>378,906</u>
<b>TOTAL LIABILITIES</b>	<u>581,274</u>	<u>615,973</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>1,407,221</u>	<u>1,403,402</u>
Net Assets Per Share	<u>1.81</u>	<u>1.73</u>

(The Condensed Consolidated Balance Sheet should be read in conjunction with the audited financial statements for the year ended 30 June 2009)

**PJ DEVELOPMENT HOLDINGS BERHAD (5938-A)**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 30 JUNE 2010**

	Attributable to Equity Holders of the Company							Minority Interest	Total Equity
	Share Capital	Share Premium	Exchange Translation Reserve	Treasury Shares	Retained Earnings	Total	RM '000		
	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000		
<b>12 Months ended 30 June 2010</b>									
<b>At 1 July 2009</b>	456,132	39,773	(6,211)	(266)	297,837	<b>787,265</b>	164	<b>787,429</b>	
Foreign currency translation	-	-	(3,911)	-	-	<b>(3,911)</b>	-	<b>(3,911)</b>	
Net losses recognised directly in equity	-	-	(3,911)	-	-	<b>(3,911)</b>	-	<b>(3,911)</b>	
Profit for the financial year					52,759	<b>52,759</b>	(78)	<b>52,681</b>	
Dividend for the year ended 30 June 2009	-	-	-	-	(10,252)	<b>(10,252)</b>	-	<b>(10,252)</b>	
<b>At 30 June 2010</b>	456,132	39,773	(10,122)	(266)	340,344	<b>825,861</b>	86	<b>825,947</b>	
<b>12 Months ended 30 June 2009</b>									
<b>At 1 July 2008</b>	456,132	39,773	4,730	(104)	292,301	<b>792,832</b>	101	<b>792,933</b>	
Foreign currency translation	-	-	(10,941)	-	-	<b>(10,941)</b>	-	<b>(10,941)</b>	
Net losses recognised directly in equity	-	-	(10,941)	-	-	<b>(10,941)</b>	-	<b>(10,941)</b>	
Profit for the financial year					22,623	<b>22,623</b>	63	<b>22,686</b>	
Shares repurchased				(162)	-	<b>(162)</b>	-	<b>(162)</b>	
Dividend for the year ended 30 June 2008					(17,087)	<b>(17,087)</b>		<b>(17,087)</b>	
<b>At 30 June 2009</b>	456,132	39,773	(6,211)	(266)	297,837	<b>787,265</b>	164	<b>787,429</b>	

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2009)

**PJ DEVELOPMENT HOLDINGS BERHAD (5938-A)**  
**CONDENSED CONSOLIDATED CASH FLOW STATEMENT**  
**FOR THE YEAR ENDED 30 JUNE 2010**

	<b>12 Months Ended 30/06/10 RM '000</b>	<b>12 Months Ended 30/06/09 RM '000</b>
Net cash from operating activities	149,469	12,852
Net cash (used in)/from investing activities	(36,388)	26,722
Net cash (used in)/from financing activities	<u>(70,810)</u>	<u>11,174</u>
Net increase in Cash & Cash Equivalents	42,271	50,748
Effect of exchange rate changes	(1,184)	790
Cash & Cash Equivalents at beginning of period	<u>63,260</u>	<u>11,722</u>
Cash & Cash Equivalents at end of period	<u><u>104,347</u></u>	<u><u>63,260</u></u>
Cash & Cash Equivalents comprise :		
Cash and bank balances	84,034	45,956
Bank overdrafts	(7,108)	(9,947)
Deposits with licensed banks (excluding deposits pledged)	<u>27,421</u>	<u>27,251</u>
	<u><u>104,347</u></u>	<u><u>63,260</u></u>

**(The Condensed Consolidated Cash Flow Statement should be read in conjunction with  
the audited financial statements for the year ended 30 June 2009)**