



IOI GROUP

IOI CORPORATION BERHAD (9027-W)
(Incorporated in Malaysia)

**Interim Report
For The Financial Period Ended
30 September 2010**

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Condensed Consolidated Income Statement

	INDIVIDUAL QUARTER (Q1)		CUMULATIVE QUARTER (3 Mths)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/10 RM'000	30/09/09 RM'000	30/09/10 RM'000	30/09/09 RM'000
Revenue	3,519,260	3,275,460	3,519,260	3,275,460
Operating profit	658,648	657,289	658,648	657,289
Interest income	9,575	11,121	9,575	11,121
Finance cost	(31,799)	(59,366)	(31,799)	(59,366)
Share of results of associates	17,410	15,450	17,410	15,450
Share of results of jointly controlled entities	7,912	622	7,912	622
Profit before taxation	661,746	625,116	661,746	625,116
Taxation	(149,157)	(136,851)	(149,157)	(136,851)
Profit for the period	512,589	488,265	512,589	488,265
Profits attributable to:				
Owners of the parent	498,128	478,382	498,128	478,382
Non-controlling interests	14,461	9,883	14,461	9,883
	512,589	488,265	512,589	488,265
Earnings per share for profit attributable to owners of the parent (sen)				
Basic	7.81	8.01	7.81	8.01
Diluted	6.68	7.37	6.68	7.37

(The condensed consolidated income statement should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to this interim financial report.)

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Condensed Consolidated Statement of Comprehensive Income

	INDIVIDUAL QUARTER (Q1)		CUMULATIVE QUARTER (3 Mths)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/10 RM'000	30/09/09 RM'000	30/09/10 RM'000	30/09/09 RM'000
Profit for the period	512,589	488,265	512,589	488,265
Other comprehensive income				
Exchange differences on translation of foreign operations	99,409	51,322	99,409	51,322
Other comprehensive income for the period	99,409	51,322	99,409	51,322
Total comprehensive income for the period, net of tax	611,998	539,587	611,998	539,587
Total comprehensive income attributable to:				
Owners of the parent	596,852	529,151	596,852	529,151
Non-controlling interests	15,146	10,436	15,146	10,436
	611,998	539,587	611,998	539,587

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to this interim financial report.)

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Condensed Consolidated Statement of Financial Position

	AS AT END OF CURRENT QUARTER 30/09/10 RM'000	AS AT PRECEDING FINANCIAL YEAR END (Restated) 30/06/10 RM'000
ASSETS		
Non-current assets		
Property, plant & equipment	5,496,212	5,434,932
Prepaid lease payments	29,282	29,506
Land held for property development	880,191	913,328
Investment properties	1,149,364	1,113,545
Other long term investments	-	29,783
Goodwill on consolidation	513,830	513,830
Associates	589,633	572,223
Jointly controlled entities	1,675,453	1,549,245
Derivative financial assets	13,666	-
Deferred tax assets	27,510	26,915
	<u>10,375,141</u>	<u>10,183,307</u>
Current assets		
Property development costs	343,551	357,181
Inventories	1,665,061	1,575,320
Receivables	1,680,177	1,345,913
Derivative financial assets	129,929	-
Short term investments	59,681	4,390
Short term funds	3,019,256	3,108,216
Short term deposits	320,425	362,182
Cash and bank balances	441,870	406,908
	<u>7,659,950</u>	<u>7,160,110</u>
TOTAL ASSETS	<u>18,035,091</u>	<u>17,343,417</u>

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to this interim financial report.)

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Condensed Consolidated Statement of Financial Position (Continued)

	AS AT END OF CURRENT QUARTER 30/09/10 RM'000	AS AT PRECEDING FINANCIAL YEAR END (Restated) 30/06/10 RM'000
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	668,000	667,552
Share premium	3,560,362	3,542,923
Other reserves	(165,852)	(78,028)
Treasury shares	(1,767,552)	(1,767,552)
Retained earnings	8,219,952	8,415,286
	<u>10,514,910</u>	<u>10,780,181</u>
Non-controlling interest	304,442	289,292
Total equity	<u>10,819,352</u>	<u>11,069,473</u>
Non-current liabilities		
Long term borrowings	4,518,466	4,348,281
Derivative financial liabilities	44,856	-
Other long term liabilities	28,587	27,906
Deferred tax liabilities	460,581	465,123
	<u>5,052,490</u>	<u>4,841,310</u>
Current liabilities		
Payables	1,536,988	940,945
Derivative financial liabilities	99,796	-
Short term borrowings	412,159	409,050
Provision for taxation	114,306	82,639
	<u>2,163,249</u>	<u>1,432,634</u>
Total liabilities	<u>7,215,739</u>	<u>6,273,944</u>
TOTAL EQUITY AND LIABILITIES	<u>18,035,091</u>	<u>17,343,417</u>
Net assets per share attributable to equity holders of the parent (RM)	1.65	1.69

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to this interim financial report.)

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Condensed Consolidated Statement of Cash Flows

	3 Months Ended	3 Months Ended
	30/09/10	30/09/09
	RM'000	RM'000
Operating Activities		
Profit before taxation	661,746	625,116
Adjustments for:		
Depreciation	59,990	56,917
Other non-cash items	(101,233)	(45,418)
Operating profit before working capital changes	<u>620,503</u>	636,615
Net changes in working capital	<u>(365,552)</u>	56,044
Cash generated from operations	254,951	692,659
Other payments	-	(2,961)
Taxes paid	<u>(112,080)</u>	(108,866)
Net cash inflow from operating activities	<u>142,871</u>	580,832
Investing Activities		
Other investments	31,744	532
Equity investments	10,467	(471)
Investment in land held for development	(28,563)	(15,109)
Property, plant and equipment	(81,133)	(97,297)
Payment made to jointly controlled entities	<u>(93,055)</u>	(106,308)
Net cash outflow from investing activities	<u>(160,540)</u>	(218,653)
Financing Activities		
Issuance of shares (net)	13,569	2,821
Dividends paid to non-controlling interests	-	(5,778)
Repurchase of 3rd Exchangeable Bonds	(37,120)	-
Bank borrowings	<u>(61,285)</u>	(68,186)
Net cash outflow from financing activities	<u>(84,836)</u>	(71,143)
Net (decrease)/increase in cash and cash equivalents	(102,505)	291,036
Cash and cash equivalents at beginning of period	3,877,306	2,459,382
Effect of exchange rate changes	6,750	3,229
Cash and cash equivalents at end of period	<u>3,781,551</u>	2,753,647

(The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to this interim financial report.)



Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Condensed Consolidated Statement Of Changes In Equity

(RM'000)	Attributable to owners of the parent						Total	Non-controlling interests	Total equity
	Share capital	Share premium	Capital reserve	Foreign currency translation reserve	Treasury shares	Retained earnings			
As at 1 July 2010									
As previously reported	667,552	3,542,923	294,719	(372,747)	(1,767,552)	8,415,286	10,780,181	289,292	11,069,473
Effect of adopting FRS 139	-	-	(184,567)	-	-	(55,327)	(239,894)	4	(239,890)
As restated	667,552	3,542,923	110,152	(372,747)	(1,767,552)	8,359,959	10,540,287	289,296	10,829,583
Total comprehensive income	-	-	-	98,724	-	498,128	596,852	15,146	611,998
Transactions with owners									
Dividend in respect of previous financial year	-	-	-	-	-	(638,135)	(638,135)	-	(638,135)
Issue of shares arising from exercise of share options	425	16,400	(3,256)	-	-	-	13,569	-	13,569
Issue of shares arising from the exchange of 2nd Exchangeable Bonds	23	1,039	-	-	-	-	1,062	-	1,062
Recognition of share option expenses	-	-	1,275	-	-	-	1,275	-	1,275
As at 30 September 2010	668,000	3,560,362	108,171	(274,023)	(1,767,552)	8,219,952	10,514,910	304,442	10,819,352

(The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to this interim financial report.)



Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Condensed Consolidated Statement Of Changes In Equity (Continued)

(RM'000)	Attributable to owners of the parent						Total	Non-controlling interests	Total equity
	Share capital	Share premium	Capital reserve	Foreign currency translation reserve	Treasury shares	Retained earnings			
As at 1 July 2009	624,680	2,319,136	326,323	(49,479)	(1,732,431)	6,858,061	8,346,290	426,156	8,772,446
Total comprehensive income	-	-	-	50,769	-	478,382	529,151	10,436	539,587
Transactions with owners									
Issue of shares arising from exercise of share options	113	3,384	(676)	-	-	-	2,821	-	2,821
Recognition of share option expenses	-	-	2,622	-	-	-	2,622	-	2,622
Arising from acquisition of additional interest in subsidiaries	2,114	77,797	-	-	-	50,474	130,385	(142,013)	(11,628)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	(5,778)	(5,778)
As at 30 September 2009	626,907	2,400,317	328,269	1,290	(1,732,431)	7,386,917	9,011,269	288,801	9,300,070

(The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to this interim financial report.)

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

a) Accounting Policies

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standard ("FRS") 134 "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2010.

These 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 financial year ended 30 June 2010.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements for the financial year ended 30 June 2010 except for the adoption of the following new/revised FRSs, amendments to FRSs and IC Interpretations :

Effective for annual financial period beginning on or after 1 January 2010

FRS 4	Insurance Contracts
FRS 7	Financial Instruments: Disclosures
FRS 101	Presentation of Financial Statements
FRS 123	Borrowing Costs
FRS 139	Financial Instruments: Recognition and Measurement
Amendments to FRS 1	First-time Adoption of Financial Reporting Standards
Amendments to FRS 2	Share-based Payment
Amendments to FRS 132	Financial Instruments: Presentation
Amendments to FRS 139, FRS 7 and IC Interpretation 9	Financial Instruments: Recognition and Measurement Financial Instruments: Disclosures Reassessment of Embedded Derivatives
Improvements to FRSs (2009)	
Amendment to FRS 5	Non-Current Assets Held for Sale and Discontinued Operations
Amendment to FRS 8	Operating Segments
Amendment to FRS 107	Statement of Cash Flows
Amendment to FRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
Amendment to FRS 110	Events after the Reporting Period
Amendment to FRS 116	Property, Plant and Equipment
Amendment to FRS 117	Leases
Amendment to FRS 118	Revenue
Amendment to FRS 119	Employee Benefits
Amendment to FRS 120	Accounting for Government Grants and Disclosure of Government Assistance
Amendment to FRS 123	Borrowing Costs
Amendment to FRS 127	Consolidated and Separate Financial Statements
Amendment to FRS 128	Investments in Associates
Amendment to FRS 129	Financial Reporting in Hyperinflationary Economies
Amendment to FRS 131	Interests in Joint Ventures
Amendment to FRS 134	Interim Financial Reporting
Amendment to FRS 136	Impairment of Assets
Amendment to FRS 138	Intangible Assets
Amendment to FRS 140	Investment Property
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 11	FRS 2 – Group and Treasury Share Transactions
IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and Their Interaction

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(The figures have not been audited)

a) Accounting Policies (Continued)

Effective for annual financial period beginning on or after 1 March 2010

Amendments to FRS 132	Financial Instruments: Presentation
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Effective for annual financial period beginning on or after 1 July 2010

FRS 1	First-time Adoption of Financial Reporting Standards
FRS 3	Business Combinations
FRS 127	Consolidated and Separate Financial Statements
Amendments to FRSs	
Amendments to FRS 2	Share-based Payment
Amendments to FRS 5	Non-Current Assets Held for Sale and Discontinued Operations
Amendments to FRS 138	Intangible Assets
Amendments to Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners

FRS 120, 129 and IC Interpretation 12 are not relevant to the Group's operations.

The adoption of others new FRSs, amendments to FRSs and IC Interpretations do not have any significant financial impact on the results and the financial position of the Group except as described below:

i. FRS 101 Presentation for Financial Statements

FRS 101 introduces changes in the presentation of financial statements. The Standard separates owner and non-owner changes in equity, components of non-owner changes in equity are not permitted to be presented in the statement of changes in equity. A new statement known as the "statement of comprehensive income" is introduced whereby all non-owner changes in equity are required to be presented in either one statement of comprehensive income or in two statements (i.e. a separate income statement and a statement of comprehensive income). The Group has elected the two statements approach. Certain comparative figures have been re-presented to conform to the current period's presentation. Apart from the new presentation as described, there is no other impact on the financial statements arising from the adoption of this Standard.

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

a) Accounting Policies (Continued)

ii. FRS 139 Financial Instruments: Recognition and Measurement

FRS 139 establishes the principles for the recognition and measurement of financial assets and financial liabilities including circumstances under which hedge accounting is permitted. The effects arising from the adoption of this standard has been accounted for by adjusting the opening balance of the retained earnings as at 1 July 2010. The major changes and effects arising from the adoption of this Standard are as follows:

Financial Assets

Under FRS 139, an entity may classify its financial assets as financial assets at fair value through profit or loss, held to maturity investments, loans and receivables or available-for-sale financial assets, as appropriate.

The Group's financial assets include financial assets at fair value through profit or loss and loans and receivables:

- Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets that are held for trading (include derivatives) or designated at fair value through profit or loss upon initial recognition. Financial assets designated at fair value through profit or loss include short term investments and short term funds. They are measured at fair value initially and any changes in the fair value subsequently is recognised in profit or loss.

- Loans and receivables

Non-current receivables, previously measured at invoiced amount and subject to impairment, are now classified as loans and receivables and measured at fair value plus transaction costs initially and subsequently, at amortised cost using effective interest method.

When loans and receivables are impaired, the carrying amount of the asset is reduced and the amount of the loss is recognised in profit or loss. Impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the asset's original effective interest rate.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the impairment loss recognised previously is reversed and recognised in profit or loss.

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

a) Accounting Policies (Continued)

ii. FRS 139 Financial Instruments: Recognition and Measurement (Continued)

Financial Liabilities

Financial liabilities are measured at fair value through profit or loss or amortised cost using the effective interest method, as appropriate.

All financial liabilities of the Group are measured at amortised cost using the effective interest method except for financial liabilities at fair value through profit or loss, which are held for trading (include derivatives) or designated at fair value through profit or loss upon initial recognition. Financial liabilities designated at fair value through profit or loss include exchangeable bonds.

Derivative Financial Instruments

Prior to adoption of FRS 139, derivative financial instruments were not recognised in the financial statements. With the adoption of FRS 139, derivative financial instruments are initially recognised at fair value on the date the derivative contract is entered into and are subsequently remeasured at fair value through profit or loss. The resulting gain or loss from the remeasurement is recognised in profit or loss. Accordingly, the fair value of the derivative financial instruments is taken up as derivative financial assets or derivative financial liabilities.

Impact on opening balances

In accordance with the transitional provisions for the first time adoption of FRS 139, the above changes in accounting policy have been accounted for prospectively and the comparatives are not restated. The effects arising from the adoption of this standard has been accounted for by adjusting the opening balances in statement of financial position as at 1 July 2010 as follows:

	As at 30 June 2010 RM'000	Effect of Adopting FRS 139 RM'000	As at 1 July 2010 RM'000
Assets			
Other long term investment	29,783	(29,783)	-
Derivative financial assets			
– non current	-	33,431	33,431
Trade and other receivables	1,309,915	69	1,309,984
Derivative financial assets			
– current	-	99,506	99,506
Short term investments	4,390	53,125	57,515
Short term funds	3,108,216	2,503	3,110,719
Liabilities			
Trade and other payables	938,763	(5)	938,758
Derivative financial liabilities			
– current	-	44,840	44,840
Borrowings – non current	4,348,281	332,957	4,681,238
Derivative financial liabilities			
– non current	-	33,675	33,675
Deferred tax liabilities	465,123	(12,726)	452,397

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

a) Accounting Policies (Continued)

ii. FRS 139 Financial Instruments: Recognition and Measurement (Continued)

Impact on opening balances (Continued)

	As at 30 June 2010 RM'000	Effect of Adopting FRS 139 RM'000	As at 1 July 2010 RM'000
Equity			
Capital reserves	294,719	(184,567)	110,152
Retained earnings	8,415,286	(55,327)	8,359,959
Non controlling interests	289,292	4	289,296

Impact on profit or loss for the current financial period

	Increase/ (Decrease) RM'000
Net fair value loss on derivative financial instruments	(55,363)
Net fair value gain on financial assets at fair value through profit or loss	11,394
Net fair value loss on financial liabilities at fair value through profit or loss	(45,535)
Interest reduction on reclassification of borrowings as financial liabilities at fair value through profit or loss	19,534
Deferred taxation arising from fair valuation of derivatives	(2,232)
	<u>(72,202)</u>

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

a) Accounting Policies (Continued)

iii. Amendment to FRS 117 Leases

Prior to the adoption of the Amendment to FRS 117, leasehold lands were treated as operating leases. The considerations paid were classified and presented as prepaid lease payments. With the adoption of the Amendment to FRS 117, the Group has reassessed and determined that leasehold land amounted to RM830,682,000 of the Group are in substance finance leases and has reclassified the said amount to property, plant and equipment. The change in accounting policy has been made retrospectively in accordance with the transitional provisions of the amendment. The reclassification has no effect to the profit or loss of the current financial period ended 30 September 2010 or the comparative prior financial period. The effect of the reclassification to the comparative of the prior financial year's consolidated statement of financial position is as follows:

	As previously reported RM'000	Reclassification RM'000	As restated RM'000
As at 30 June 2010			
Prepaid lease payment	860,188	(830,682)	29,506
Property, plant & equipment	4,604,250	830,682	5,434,932

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(The figures have not been audited)

b) Seasonal or Cyclical Factors

There were no significant seasonal or cyclical factors that affect the business of the Group for the quarter under review.

c) Unusual Items

There are no unusual items affecting assets, liabilities, equity, net income and cash flows for the quarter under review.

d) Material Changes in Estimates of Amounts Reported

There are no changes in estimates of amounts reported in prior interim periods or financial years that have a material effect in the current financial period.

e) Details of Changes in Debt and Equity Securities

i. During the current financial year-to-date, the Company issued:

- 2,429,100 shares of RM0.10 each for cash at RM2.44 per share arising from the exercise of options granted under the Company's Executive Share Option Scheme.
- 1,824,000 shares of RM0.10 each for cash at RM4.19 per share arising from the exercise of options granted under the Company's Executive Share Option Scheme.
- 231,877 new ordinary shares of RM0.10 each at RM4.58 per share arising from the exchange of USD300,000 Zero Coupon Guaranteed Exchangeable Bonds due 2011.

f) Dividends Paid

No dividend was paid during the quarter under review (30 September 2009: nil).

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(The figures have not been audited)

g) Segment Revenue & Results

(RM'000)	Plantation	Property Development	Property Investment	Resource-based Manufacturing	Other Operations	Eliminations	Consolidated
3 Months Ended 30/09/10							
REVENUE							
External Sales	119,710	277,115	26,063	3,063,080	33,292	-	3,519,260
Inter-segment sales	417,762	-	-	-	-	(417,762)	-
Total Revenue	<u>537,472</u>	<u>277,115</u>	<u>26,063</u>	<u>3,063,080</u>	<u>33,292</u>	<u>(417,762)</u>	<u>3,519,260</u>
RESULT							
Segment results	345,336	145,511	14,739	40,356	19,633	-	565,575
Translation gain on foreign currency denominated borrowings							159,709
Fair value loss on derivative financial liabilities							(31,223)
Fair value loss on financial liabilities							(44,699)
Fair value gain on financial assets							5,866
Other unallocated corporate net income							<u>3,420</u>
Operating profit							658,648
Finance cost							(31,799)
Interest income							9,575
Share of results of associates	11,086	-	-	6,324	-	-	17,410
Share of results of jointly controlled entities	-	7,912	-	-	-	-	<u>7,912</u>
Profit before taxation							661,746
Taxation							<u>(149,157)</u>
Profit for the period							<u>512,589</u>

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(The figures have not been audited)

g) Segment Revenue & Results (Continued)

(RM'000)	Plantation	Property Development	Property Investment	Resource-based Manufacturing	Other Operations	Eliminations	Consolidated
3 Months Ended 30/09/09							
REVENUE							
External Sales	105,887	283,295	23,029	2,833,670	29,579	-	3,275,460
Inter-segment sales	363,771	-	-	-	-	(363,771)	-
Total Revenue	469,658	283,295	23,029	2,833,670	29,579	(363,771)	3,275,460
RESULT							
Segment results	249,782	147,574	14,474	158,901	10,641	-	581,372
Translation gain on foreign currency denominated borrowings							74,341
Other unallocated corporate net income							1,576
Operating profit							657,289
Finance cost							(59,366)
Interest income							11,121
Share of results of associates	9,103	-	-	6,347	-	-	15,450
Share of results of jointly controlled entities	-	622	-	-	-	-	622
Profit before taxation							625,116
Taxation							(136,851)
Profit for the period							488,265

The basis of segmentation and measurement of segment profit or loss is consistent with the basis adopted in the last audited annual financial statements. There were also no material changes in segment assets from the amount disclosed in the last audited annual financial statements.

h) Material Events Subsequent to the End of Financial Period

There are no material events subsequent to 30 September 2010 that has not been reflected in the financial statements

i) Changes in the Composition of the Group

There were no material changes in the composition of the Group during the financial period ended 30 September 2010.

j) Contingent Liabilities

There are no significant changes in contingent liabilities since the last annual balance sheet date.

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(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

1) Review of the Performance of the Company and Its Principal Subsidiaries

The Group reported a pre-tax profit of RM661.7 million for Q1 FY2011, which is 6% higher than RM625.1 million reported for Q1 FY2010. The higher profit is due mainly to higher profit contribution from the plantation segment and higher unrealised translation gain on foreign currency denominated borrowings.

The plantation segment reported a 38% increase in operating profit to RM345.3 million for Q1 FY2011 as compared to RM249.8 million for Q1 FY2010. The higher profit is due mainly to higher CPO prices realised as well as a marginal increase in FFB production. Average CPO price realised for Q1 FY2011 is RM2,598/MT compared to RM2,294/MT for Q1 FY2010.

The property development and investment segment's operating profit of RM160.3 million for Q1 FY2011 is in line with Q1 FY2010.

The resource-based manufacturing segment's operating profit decreased from RM158.9 million in Q1 FY2010 to RM40.4 million in Q1 FY2011 due mainly to lower volume and margins and fair value losses on the adoption of FRS 139.

In the opinion of the Directors, the results for the financial period under review have not been affected by any transaction or event of a material or unusual nature which may have arisen between 30 September 2010 and the date of this announcement.

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

2) Material Change in Profit Before Taxation for the Current Quarter as Compared with the Immediate Preceding Quarter

The Group reported a pre-tax profit of RM661.7 million for Q1 FY2011, which is 7% higher than the profit reported for Q4 FY2010 of RM618.0 million.

The plantation segment reported a 26% increase in operating profit to RM345.3 million for Q1 FY2011 as compared to RM274.5 million for Q4 FY2010. The higher profit is due mainly to increase in FFB production as well as slight improvement in CPO prices realised. Total FFB production for Q1 FY2011 is 879,322MT compared to 754,589MT for Q4 FY2010.

Operating profit from the property segment for Q1 FY2011 is lower than the preceding quarter by 16% as the preceding quarter's profit included fair value gains on investment properties of RM21.0 million and gain on disposal of a subsidiary of RM34.9 million. Excluding these gains, the property's segment's profit is 19% higher than the previous quarter due mainly to an increase in sales.

The resource-based manufacturing segment reported a profit of RM40.4 million in Q1 FY2011, 70% lower than Q4 FY2010 due mainly to lower volume and fair value losses on the adoption of FRS 139.

The analysis of contribution by segment is as follows:

	CURRENT QUARTER RM'000	PRECEDING QUARTER RM'000	DIFFERENCE RM'000	
Plantation	345,336	274,498	70,838	26%
Property development	145,511	162,814	(17,303)	
Property investment	14,739	27,952	(13,213)	
Total Property	160,250	190,766	(30,516)	(16%)
Resource-based manufacturing	40,356	135,667	(95,311)	(70%)
Other operations	19,633	33,238	(13,605)	(41%)
	<u>565,575</u>	634,169	(68,594)	(11%)
Translation gain on foreign currency denominated borrowings	159,709	34,891	124,818	358%
Fair value loss on derivative financial liabilities	(31,223)	-	(31,223)	0%
Fair value loss on financial liabilities at fair value through profit or loss	(44,699)	-	(44,699)	0%
Fair value gain on financial assets at fair value through profit or loss	5,866	-	5,866	0%
Other unallocated corporate net expenses	3,420	(46,686)	50,106	(107%)
Operating profit	658,648	622,374	36,274	6%
Interest expense	(31,799)	(55,360)	23,561	(43%)
Interest income	9,575	11,639	(2,064)	(18%)
Share of results of associates	17,410	7,394	10,016	135%
Share of results of jointly controlled property entities	7,912	31,961	(24,049)	(75%)
Profit before taxation	<u>661,746</u>	<u>618,008</u>	<u>43,738</u>	7%

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

3) Current Year Prospects

The Group is expected to perform satisfactorily in the current financial year underpinned by strong CPO prices and a resilient property market.

4) Achievability of forecast results

Not applicable.

5) Variance of Actual Profit from Forecast Results or Profit Guarantee

Not applicable.

6) Taxation

	INDIVIDUAL QUARTER (Q1)		CUMULATIVE QUARTER (3 Mths)	
	CURRENT YEAR QUARTER RM'000	PRECEDING YEAR CORRESPONDING QUARTER RM'000	CURRENT YEAR TO DATE RM'000	PRECEDING YEAR CORRESPONDING PERIOD RM'000
The tax expense comprises the following:				
Current taxation				
- Current year	152,701	145,841	152,701	145,841
- Prior years	(4,797)	-	(4,797)	-
Deferred taxation				
- Current year	1,348	(9,200)	1,348	(9,200)
- Prior years	(95)	210	(95)	210
	149,157	136,851	149,157	136,851

The effective tax rate of the Group for the current quarter is lower than the statutory tax rate due principally to non taxable income and utilisation of previously unrecognised tax losses.

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

7) Profit on Sale of Unquoted Investments and/or Properties

There were no material disposals of unquoted investments and/or properties outside the ordinary course of business of the Group for the current quarter and financial year to-date.

8) Quoted Securities

a) Purchases and disposals of quoted securities during the financial period ended 30 September 2010 are as follows:

	INDIVIDUAL QUARTER (Q1)		CUMULATIVE QUARTER (3 Mths)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	RM'000	RM'000	RM'000	RM'000
Total sale proceeds	1,698	-	1,698	-
Total gain on disposal	261	-	261	-

b) Total investments in quoted securities as at 30 September 2010 are as follows:

	RM'000
Quoted in Malaysia	
At cost	<u>33,640</u>
At carrying value	<u>51,837</u>
At market value	<u>51,837</u>
Quoted outside Malaysia	
At cost	<u>16,206</u>
At carrying value	<u>6,331</u>
At market value	<u>6,331</u>

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

9) Status of Corporate Proposal

- a) There is no corporate proposal announced by the Group but not completed as at 11 November 2010 (being a date not earlier than 7 days from the date of issue of the quarterly report).
- b) The status of utilisation of proceeds raised from corporate proposals as at 11 November 2010 (being a date not earlier than 7 days from the date of issue of the quarterly report) is as follows:

3rd Exchangeable Bonds

Purpose	Proposed Utilisation (USD million)	Actual Utilisation (USD million)	Intended Timeframe for Utilisation	Deviation	
				Amount	%
Capital expenditure, investments/acquisitions and working capital	600	518	by January 2011	-	-
Total	600	518		-	-

Renounceable Rights Issue

Purpose	Proposed Utilisation (RM million)	Actual Utilisation (RM million)	Intended Timeframe for Utilisation	Deviation	
				Amount	%
Investment and capital expenditure and unless utilised as aforesaid, repayment of borrowings	1,157	-	By December 2011	-	-
Total	1,157	-		-	-

Interim Report For The Financial Period Ended 30 September 2010
(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

10) Group Borrowings and Debts Securities

Group borrowings and debt securities as at 30 September 2010 are as follows:

	RM'000
a) Short term borrowings	
Secured	
Denominated in RM	25
Unsecured	
Denominated in SGD (SGD175,900,000)	412,134
Total Short Term Borrowings	<u>412,159</u>
b) Long term borrowings	
Secured	
Denominated in RM	100
Unsecured	
Denominated in SGD (SGD15,000,000)	35,145
Denominated in JPY (JPY21,000,000,000)	778,092
Denominated in USD (USD1,200,820,000)	3,705,129
	<u>4,518,366</u>
Total Long Term Borrowings	<u>4,518,466</u>

Interim Report For The Financial Period Ended 30 September 2010
(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

11) Derivative Financial Instruments

a) The outstanding forward foreign exchange contracts as at 30 September 2010 are as follows:

	Contract/Notional Value (Million) Net long/(short)					Fair Value (RM'Million)			
	Base Currency	<1 year	1 year to 3 years	More than 3 years	Total	<1 year	1 year to 3 years	More than 3 years	Total
Vanilla Contracts									
USD/RM	USD	(423.5)	-	-	(423.5)	58.5	-	-	58.5
JPY/RM	JPY	(423.5)	-	-	(423.5)	(0.1)	-	-	(0.1)
EUR/RM	EUR	(30.8)	-	-	(30.8)	(0.6)	-	-	(0.6)
GBP/RM	GBP	(1.0)	-	-	(1.0)	-	-	-	-
USD/RMB	USD	1.3	-	-	1.3	-	-	-	-
CAD/EUR	CAD	(3.4)	-	-	(3.4)	0.3	-	-	0.3
CHF/EUR	CHF	(0.7)	-	-	(0.7)	(0.2)	-	-	(0.2)
GBP/EUR	GBP	(4.7)	-	-	(4.7)	0.9	-	-	0.9
SEK/EUR	SEK	(0.3)	-	-	(0.3)	-	-	-	-
USD/EUR	USD	81.0	-	-	81.0	(14.5)	-	-	(14.5)
USD/CAD	USD	0.3	-	-	0.3	-	-	-	-
						44.3	-	-	44.3
Swap Contracts									
EUR-USD-EUR	USD	(16.2)	-	-	(16.2)	(0.3)	-	-	(0.3)
EUR-CAD-EUR	CAD	2.6	-	-	2.6	(0.6)	-	-	(0.6)
EUR-GBP-EUR	GBP	1.0	-	-	1.0	-	-	-	-
						(0.9)	-	-	(0.9)

The above contracts were entered into as hedges for sales and purchases denominated in foreign currencies and to limit the exposure to potential changes in foreign exchange rates with respect to the Group's foreign currencies denominated financial assets and liabilities.

There is minimal credit risk as the contracts were entered into with reputable banks.

b) The outstanding commodity contracts as at 30 September 2010 are as follows:

	Contract/Notional Value (Million) Net long/(short)					Fair Value (RM'Million)			
	Base Currency	<1 year	1 year to 3 years	More than 3 years	Total	<1 year	1 year to 3 years	More than 3 years	Total
Forward Contracts	USD	(111.6)	-	-	(111.6)	(11.2)	-	-	(11.2)
	RM	50.7	-	-	50.7	(3.3)	-	-	(3.3)
Futures	RM	(18.9)	-	-	(18.9)	6.4	-	-	6.4
	USD	8.1	1.2	-	9.3	(1.5)	-	-	(1.5)

The above exchange traded commodity contracts were entered into with the objective of managing and hedging the respective exposure of the Group's plantation segment and resource-based manufacturing segment to adverse price movements in vegetable oil commodities.

The associated credit risk is minimal as these contracts were entered into with brokers of commodity exchanges.

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(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

11) Derivative Financial Instruments (Continued)

c) The outstanding cross currency swap contracts as at 30 September 2010 are as follows:

	Contract/Notional Value (Million)					Fair Value (RM'Million)			
	Base Currency	<1 year	1 year to 3 years	More than 3 years	Total	<1 year	1 year to 3 years	More than 3 years	Total
Fixed rate USD liability to fixed rate EUR liability ¹	EUR	-	-	80.0	80.0	-	-	(1.7)	(1.7)
JPY liability to USD liability ²	JPY	-	-	15,000.0	15.0	-	-	6.7	6.7
JPY liability to USD liability ³	JPY	-	-	6,000.0	6.0	-	-	3.3	3.3
Floating rate USD liability to fixed rate RM liability ⁴	USD	-	100.0	-	100.0	-	(43.1)	-	(43.1)

¹ The contracts effectively swapped part of the Group's USD500 million 5.25% Guaranteed Notes due 2015 into fixed rate EUR liability and serve as a hedge against the Group's Euro denominated assets.

² The contracts effectively swapped the Group's JPY15.0 billion 30-year Fixed Rate Term Loan due 2037 into USD128 million liability and serve as a cashflow hedge for the Group's principal repayment for the JPY loan obtained.

³ The contracts effectively swapped the Group's JPY6.0 billion 30-year Fixed Rate Term Loan due 2038 into USD55 million liability and serve as a cashflow hedge for the Group's principal repayment for the JPY loan obtained.

⁴ The contracts effectively swapped the Group's floating rate USD100 million Term Loan into fixed rate RM352 million liability and serve as a cashflow hedge for the Group's principal repayment for the USD loan obtained..

There is minimal credit risk as the swaps were entered into with reputable banks.

With the adoption of FRS 139, all the above derivatives are initially recognised at fair value on the date the derivative contract is entered into and are subsequently re-measured at fair value through profit or loss. The resulting gain or loss from the re-measurement is recognised in profit or loss.

Interim Report For The Financial Period Ended 30 September 2010
(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

12) Fair Value Changes of Financial Liabilities

Type of Financial Liability	Fair Value Gain/(Loss)		Basis of Fair Value Measurement	Reason for gain/(loss)
	Current Quarter	Current Year To Date		
	RM'000	RM'000		
Forward foreign exchange contracts	2,339	2,339	The difference between the contracted rates and the market forward rates	The exchange rates have moved favourable against the Group from the last measurement date
Commodity future contracts	(2,994)	(2,994)	The difference between the contracted prices rate and forward prices	The prices for the respective commodity future contracts have moved unfavourable against the Group from the last measurement date
Commodity forward contracts	(54,301)	(54,301)	The difference between the contracted prices rate and forward prices	The prices for the respective commodity forward contracts have moved unfavourable against the Group from the last measurement date
Cross currency swap contracts	(31,223)	(31,223)	Based on spot, forward and interest rate term structure for the respective currencies	The forward and interest rate term structure for the respective currencies have moved unfavourable against the Group from the last measurement date
2nd Exchangeable Bonds	(33,434)	(33,434)	Quoted market price	The quoted market price has increased from the last measurement date
3rd Exchangeable Bonds	(11,265)	(11,265)	Quoted market price	The quoted market price has increased from the last measurement date

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

13) Material Litigations

There are no new material litigation or significant changes to the status of material litigations which are pending disposal in the courts since 30 June 2010. For ease of reference, the material litigations rought forward are detailed below:

a) IOI Corporation Berhad

- i) A former minority shareholder of IOI Oleochemical Industries Berhad ("IOI Oleo"), Tuan Haji Zulkifli bin Haji Hussain ("the Applicant") has on 26 July 2000 obtained an Ex-parte Order For Leave to apply for an Order of Mandamus against the Securities Commission to compel the Securities Commission to direct the Company to make a mandatory general offer on the remaining shares of IOI Oleo not owned by the Company.

Notwithstanding that the Company was not a party to the above proceedings, in order to protect the interests of the Company, the Company has applied and has been allowed to be joined as a party to the aforesaid court action on 1 November 2000. Subsequent thereto, the Company has instructed its solicitors to make the necessary application to set aside the Order For Leave and to strike out the Applicant's Notice of Motion for an Order of Mandamus. The Company had successfully completed a mandatory general offer on IOI Oleo in October 2001. The High Court had on 20 December 2004 struck out with costs the Applicant's Notice of Motion for an Order of Mandamus and the Applicant has filed an appeal against the said decision at the Court of Appeal. The Court of Appeal has dismissed the appeal of the Applicant with costs on 4 June 2010. The Applicant has since filed an application for leave to appeal to the Federal Court and the same is fixed for hearing on 30 November 2010.

On 15 March 2006, the Company had completed the privatisation of IOI Oleo by way of a members' scheme of arrangement under Section 176 of the Companies Act, 1965 and IOI Oleo became a wholly-owned subsidiary of the Company since then.

The Board, based on legal advice, is of the opinion that the Company has valid grounds to succeed in this litigation.

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

13) Material Litigations (Continued)

a) IOI Corporation Berhad (Continued)

- ii) A civil suit had been instituted by Tuan Haji Zulkifli Bin Hussain and 6 others, the former shareholders of IOI Oleochemical Industries Berhad ("IOI Oleo") against the Company, its Executive Chairman Tan Sri Dato' Lee Shin Cheng and its Executive Director, Dato' Lee Yeow Chor. The Writ of Summons and the Statement of Claim, inter alia, alleged that the defendants are under an obligation pursuant to Rule 34.1 of the Malaysian Code on Take-Overs and Mergers, 1987 to extend a mandatory general offer to the plaintiffs to acquire their shares in IOI Oleo and have sought for damages by reason of alleged failure by the defendants to extend the said general offer.

The plaintiffs' claim in this suit is based on similar facts that gave rise to the mandamus proceeding initiated by the first plaintiff in the High Court of Kuala Lumpur against the Securities Commission, as disclosed under item 12(a)(i), in which the Company and Tan Sri Dato' Lee Shin Cheng were subsequently allowed to be joined as parties to the said mandamus proceeding.

The trial for this case has been concluded on 6 May 2010. The High Court has fixed 20 January 2011 for clarification.

The Company had been advised by its solicitors that it has genuine and valid defences to advance against the plaintiffs' cause of actions and the claims made therein.

b) Unipamol Malaysia Sdn Bhd and Pamol Plantations Sdn Bhd (subsidiaries of IOI Oleochemical Industries Berhad)

A legal suit had been instituted by Joseph bin Paulus Lantip, Mairin @ Martin bin Idang, Jaskri Doyou, Saffar bin Jumat @ Beklin bin Jumat, Datuk Miller Munang and George Windom Munang (collectively, the "Plaintiffs") against Unipamol Malaysia Sdn Bhd ("Unipamol"), Pamol Plantations Sdn Bhd ("PPSB"), Unilever plc and its subsidiary Pamol (Sabah) Ltd (collectively the "Defendants"). The Writ of Summons and Statement of Claim are dated 4 December 2002 and inter-alia, alleged that the Defendants have wrongfully refused or failed to continue with the Share Sale Agreement (to which PPSB is a party but not Unipamol) and Shareholders' Agreement (to which both PPSB and Unipamol are parties). The Plaintiffs are claiming for, inter-alia, special damages of RM43.47 million, general damages of RM136.85 million or such amount as may be assessed, exemplary damages, interest and costs. Unipamol and PPSB have entered an appearance and filed a Defence to the claim as well as a Counter-claim against the Plaintiffs.

The 3rd and 4th defendants have filed an appeal against the decision of the High Court delivered on 14 January 2010 dismissing their application to strike out the claim against them. On 13 October 2010, the Court of Appeal allowed the 4th defendant's appeal but dismissed the 3rd defendant's appeal. This matter is pending case management and has been fixed for full trial from 24 to 31 January 2011.

Unipamol and PPSB have obtained favourable legal opinion on the merits of the case.

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(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

14) Dividend

No dividend has been proposed for the quarter under review (30 September 2009: nil).

15) Earnings per Share

	INDIVIDUAL QUARTER (Q1)		CUMULATIVE QUARTER (3 Mths)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	RM'000	RM'000	RM'000	RM'000
a) Basic earnings per share				
Net profit for the period attributable to equity holders of the parent	498,128	478,382	498,128	478,382
Weighted average number of ordinary shares in issue ('000)	6,377,526	5,970,116	6,377,526	5,970,116
Basic earnings per share (sen)	7.81	8.01	7.81	8.01

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(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

15) Earnings per Share (Continued)

	INDIVIDUAL QUARTER (Q1)		CUMULATIVE QUARTER (3 Mths)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	RM'000	RM'000	RM'000	RM'000
b) Diluted earnings per share				
Adjusted net profit for the period attributable to equity holders of the parent :				
Net profit for the period attributable to equity holders of the parent	498,128	478,382	498,128	478,382
Assumed exchange of USD370 million Zero Coupon Guaranteed Exchangeable Bonds at inception:				
Net interest savings	-	3,360	-	3,360
Net foreign exchange differences taken up	-	(5,807)	-	(5,807)
	-	(2,447)	-	(2,447)
Assumed exchange of USD600 million Zero Coupon Guaranteed Exchangeable Bonds at inception:				
Net interest savings	-	14,768	-	14,768
Fair value loss	11,265	-	11,265	-
Net foreign exchange differences taken up	(72,240)	(30,284)	(72,240)	(30,284)
	(60,975)	(15,516)	(60,975)	(15,516)
	437,153	460,419	437,153	460,419
Adjusted weighted average number of ordinary shares in issue ('000)				
Weighted average number of ordinary shares in issue	6,377,526	5,970,116	6,377,526	5,970,116
Assumed exchange of USD370 million Zero Coupon Guaranteed Exchangeable Bonds at inception	-	74,555	-	74,555
Assumed exchange of USD600 million Zero Coupon Guaranteed Exchangeable Bonds at inception	139,047	168,023	139,047	168,023
Assumed exercise of Executive Share Options at beginning of period	30,578	31,765	30,578	31,765
	6,547,151	6,244,459	6,547,151	6,244,459
Diluted earnings per share (sen)	6.68	7.37	6.68	7.37

Interim Report For The Financial Period Ended 30 September 2010
(The figures have not been audited)

Additional Information As Required By Appendix 9b Of Bursa Malaysia Listing Requirements

16) Audit Qualification

The audit report on the Group's preceding year's financial statements is not qualified.

By Order of the Board

Lee Ai Leng
Yap Chon Yoke
Company Secretaries

Putrajaya
18 November 2010

Interim Report For The Financial Period Ended 30 September 2010

(The figures have not been audited)

Group Plantation Statistics

		As At 30/09/10	As At 30/09/09
Planted Area			
Oil palm			
Mature	<i>(hectares)</i>	138,777	140,192
Total planted	<i>(hectares)</i>	154,899	152,569
Rubber			
Total planted	<i>(hectares)</i>	438	438

		30/09/10 (3 months)	30/09/09 (3 months)
Average Mature Area			
Oil Palm	<i>(hectares)</i>	138,935	140,453
Production			
Oil Palm			
FFB production	<i>(tonnes)</i>	879,322	868,188
Yield per mature hectare	<i>(tonnes)</i>	6.33	6.18
FFB processed	<i>(tonnes)</i>	875,790	867,667
Crude palm oil production	<i>(tonnes)</i>	184,886	186,882
Palm kernel production	<i>(tonnes)</i>	44,816	43,026
Crude palm oil extraction rate	<i>(%)</i>	21.11%	21.54%
Palm kernel extraction rate	<i>(%)</i>	5.12%	4.96%
Average Selling Price Realised			
Oil palm			
Crude palm oil	<i>(RM/tonne)</i>	2,598	2,294
Palm kernel	<i>(RM/tonne)</i>	1,667	1,062