

**PETALING TIN BERHAD**  
**Quarterly Report on Consolidated Results For the First Quarter Ended 31 January 2009**

**CONDENSED CONSOLIDATED INCOME STATEMENT**

|  | INDIVIDUAL QUARTER  |  | CUMULATIVE QUARTERS   |  |
|--|---|--|---|--|
|  | (Unaudited)<br>CURRENT<br>YEAR<br>QUARTER<br>31 Jan 09<br><i>RM'000</i> | (Unaudited)<br>PRECEDING<br>YEAR<br>CORRESPONDING<br>QUARTER<br>31 Jan 08<br><i>RM'000</i> | (Unaudited)<br>CURRENT<br>YEAR TO<br>DATE<br>31 Jan 09<br><i>RM'000</i> | (Unaudited)<br>PRECEDING<br>CORRESPONDING<br>YEAR TO<br>DATE<br>31 Jan 08<br><i>RM'000</i> |
| Revenue  | 837   | 2,229  | 837   | 2,229  |
| Gross Profit   | 165   | 868  | 165   | 868  |
| Other Operating Income                               | 124   | 320  | 124   | 320  |
| Operating Expenses                                   | (1,229)   | (1,394)  | (1,229)   | (1,394)  |
| Loss from Operations                                 | (940)   | (206)  | (940)   | (206)  |
| Finance Cost   | (11)  | (12)   | (11)  | (12)   |
| Share of Profits and Losses of Associated Companies  | -   | -  | -   | -  |
| Loss Before Taxation                                 | (951)   | (218)  | (951)   | (218)  |
| Taxation   | (33)  | (21)   | (33)  | (21)   |
| Net Loss Attributable to Shareholders of the Company | (984)   | (239)  | (984)   | (239)  |
| Loss Per Share (sen)                                 |   |  |   |  |
| - Basic  | (0.29)  | (0.07)   | (0.29)  | (0.07)   |
| - Fully Diluted                                      | N/A   | N/A  | N/A   | N/A  |

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Statements for the year ended 31 October 2008)

**PETALING TIN BERHAD**  
**Quarterly Report on Consolidated Results For the First Quarter Ended 31 January 2009**

**CONDENSED CONSOLIDATED BALANCE SHEET**

|   | <b>(Unaudited)</b>   | <b>(Audited)</b>  |
|---|----------------------|---|
|   | AS AT<br>31 Jan 2009 | AS AT<br>PRECEDING<br>FINANCIAL<br>YEAR<br>ENDED<br>31 Oct 2008 |
|   | <b>RM'000</b>        | <b>RM'000</b>   |
| <b>ASSETS</b>   |                      |   |
| Non- Current Assets   |                      |   |
| Property, Plant & Equipment   | 2,984                | 3,070   |
| Investment In Associated Companies                                    | -                    | -   |
| Investment Property   | 138,598              | 138,598   |
| Land held for property development                                    | 233,087              | 233,076   |
|   | <u>374,669</u>       | <u>374,744</u>  |
| Current Assets  |                      |   |
| Property Development Expenditures                                     | 46,506               | 34,885  |
| Inventories   | 6,278                | 6,278   |
| Trade & Other Receivables   | 20,039               | 34,235  |
| Short Term Investments  | 1,474                | 2,121   |
| Fixed Deposits with Financial Institutions                            | 1,431                | 1,381   |
| Cash and Bank Balances  | 3,005                | 2,920   |
|   | <u>78,733</u>        | <u>81,820</u>   |
| Total Assets  | <u>453,402</u>       | <u>456,564</u>  |
| <b>EQUITY AND LIABILITIES</b>   |                      |   |
| Share Capital   | 344,292              | 344,292   |
| Treasury Shares   | (68)                 | (68)  |
| Reserves  | 25,020               | 26,004  |
| Irredeemable Convertible Unsecured Loan Stocks 2000/2010<br>("ICULS") | 2,100                | 2,100   |
| Total Equity  | <u>371,344</u>       | <u>372,328</u>  |
| Non- current Liabilities  |                      |   |
| Deferred Taxation   | 32,749               | 32,748  |
| Long Term Borrowings  | 308                  | 345   |
|   | <u>33,057</u>        | <u>33,093</u>   |
| Current Liabilities   |                      |   |
| Trade Payables  | 2,257                | 4,280   |
| Other Payables and Accrued Liabilities                                | 11,084               | 10,934  |
| Borrowings  | 104                  | 96  |
| Taxation  | 35,556               | 35,833  |
|   | <u>49,001</u>        | <u>51,143</u>   |
| Total Liabilities   | 82,058               | 84,236  |
| Total Equity and Liabilities  | <u>453,402</u>       | <u>456,564</u>  |
| Net Assets Per Share (RM)   | 1.08                 | 1.08  |

(The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Statements for the year ended 31 October 2008)

**PETALING TIN BERHAD**  
**Quarterly Report on Consolidated Results For the First Quarter Ended 31 January 2009**

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**(The figures have not been audited)**

|                         | SHARE<br>CAPITAL | SHARE<br>PREMIUM | RESERVES | ICULS-<br>EQUITY<br>INSTRUMENTS | ACCUMULATED<br>LOSSES | TREASURY<br>SHARES | TOTAL<br>SHAREHOLDERS'<br>EQUITY |
|-------------------------|------------------|------------------|----------|---------------------------------|-----------------------|--------------------|----------------------------------|
|                         | RM'000           | RM'000           | RM'000   | RM'000                          | RM'000                | RM'000             | RM'000                           |
| At 1 November 2008      | 344,292          | 43,664           | 6,429    | 2,100                           | (24,089)              | (68)               | 372,328                          |
| Net loss for the period | -                | -                | -        | -                               | (984)                 | -                  | (984)                            |
| At 31 January 2009      | 344,292          | 43,664           | 6,429    | 2,100                           | (25,073)              | (68)               | 371,344                          |
| At 1 November 2007      | 344,292          | 43,664           | 5,096    | 2,100                           | (16,465)              | (68)               | 378,619                          |
| Net loss for the period | -                | -                | -        | -                               | (239)                 | -                  | (239)                            |
| At 31 January 2008      | 344,292          | 43,664           | 5,096    | 2,100                           | (16,704)              | (68)               | 378,380                          |

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 October 2008)

**PETALING TIN BERHAD****Quarterly Report on Consolidated Cash Flow For the First Quarter Ended 31 January 2009****CONDENSED CONSOLIDATED CASH FLOW STATEMENT****(The figures have not been audited)**

|   | CURRENT<br>FINANCIAL<br>PERIOD<br>ENDED<br>31 January 2009<br><b>RM'000</b> | PRECEDING<br>FINANCIAL<br>PERIOD<br>ENDED<br>31 January 2008<br><b>RM'000</b> |
|---|---|---|
| Cash Flows From Operating Activities                    |   |   |
| Loss Before Tax   | (951)   | (218)   |
| Adjustment for:-  |   |   |
| Non-Cash Items  | 99  | 130   |
| Non-Operating Items                                     | (16)  | (77)  |
| Operating Loss Before Working Capital Changes           | (868)   | (165)   |
| Changes In Working Capital                              |   |   |
| Net Change In Current Assets                            | 2,563   | (4,487)   |
| Net Change In Current Liabilities                       | (1,872)   | 1,461   |
| Net Cash Used In Operations                             | (177)   | (3,191)   |
| Tax Paid  | (309)   | (512)   |
| Interest Received                                       | 21  | 91  |
| Interest Paid   | (5)   | (6)   |
| Net Cash (Used In)/ Generated From Operating Activities | (470)   | (3,618)   |
| Cash Flows From Investing Activities                    |   |   |
| Equity Investments                                      | -   | 2,999   |
| Other Investments                                       | 582   | (163)   |
| Net Cash Generated From/(Used In) Investing Activities  | 582   | 2,836   |
| Cash Flow From Financing Activities                     |   |   |
| Bank Borrowings   | (27)  | 95  |
| Net Changes in Cash & Cash Equivalents                  | 85  | (687)   |
| Cash & Cash Equivalents At Beginning of the Period      | 2,920   | 3,794   |
| Cash & Cash Equivalents At End of the Period            | 3,005   | 3,107   |

(The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Statements for the year ended 31 October 2008)

## Notes

### 1. Basis of Preparation

The quarterly financial statements have been prepared in accordance with Financial Reporting Standards (“FRS”) 134 – Interim Financial Reporting and appendix 9B part A of the Bursa Malaysia Securities Berhad Listing Requirements, and should be read in conjunction with Petaling Tin Berhad’s audited financial statements for the year ended 31 October 2008.

The accounting policies and methods of computation adopted by the Group in this financial report are consistent with those adopted in the financial statements for the year ended 31 October 2008.

New FRSs and Interpretations not adopted

The MASB has also issued the following new FRSs and IC Interpretations that have not been adopted in preparing these financial statements.

|                      |   | For financial<br>periods beginning<br>on or after |
|----------------------|---|---|
| FRS 4                | Insurance Contracts                                   | 1 January 2010                                    |
| FRS 7                | Financial Instruments Disclosures                     | 1 January 2010                                    |
| FRS 8                | Operating Segments                                    | 1 July 2009                                       |
| FRS 139              | Financial Instruments: Recognition and<br>Measurement | 1 January 2010                                    |
| IC Interpretation 9  | Reassessment of Embedded Derivatives                  | 1 January 2010                                    |
| IC Interpretation 10 | Interim Financial Reporting and Impairment            | 1 January 2010                                    |

The adoption of FRS 7 and 8 and IC interpretation 10 is not expected to have any significant financial impact on the Group and on the Company when the standards become effective.

FRS 4 and IC Interpretation 9 are not relevant to the Group and the Company’s operations.

By virtue of the exemption in paragraph 103AB of FRS 139, the impact of applying FRS 139 on these financial statements upon first adoption of this standard as required by paragraph 30(b) of FRS 108, Accounting Policies, Changes in Accounting Estimates and Errors is not disclosed.

### 2. Qualification of Financial Statements

The Group’s audited financial statements for the preceding year ended 31 October 2008 was not subject to any qualification.

### 3. Seasonality or Cyclical Factors

The Group’s current quarter and financial year to date performance were not affected nor influenced by seasonal or cyclical factors.

### 4. Items of Unusual Nature and Amount

There were no items affecting the assets, liabilities, equity, net income, or cash flow of the Group that are unusual because of their nature, size or incidence for the current quarter and financial year to date.

### 5. Changes in Estimates

There were no changes in the estimates of amounts reported in the prior interim periods of the current financial year or changes in estimates of amounts reported in the prior financial years that have a material effect in the current quarter and financial year to date.

### 6. Issuance and Repayment of Debt and Equity Securities

There were no issuance and repayments of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter and financial year to date.

**7. Dividends Paid**

There were no dividends paid during the current quarter and financial year to date.

**8. Segmental Reporting**

**Analysis by Business Segment**

**Current Year to date ended 31 January 2009**

|                       | <b>Property<br/>Development<br/>RM'000</b> | <b>Other<br/>Operations<br/>RM'000</b> | <b>Total<br/>Before<br/>Elimination<br/>RM'000</b> | <b>Elimination<br/>RM'000</b> | <b>Consolidated<br/>RM'000</b> |
|-----------------------|--|--|--|-------------------------------|--------------------------------|
| <b>Revenue</b>        |  |  |  |                               |                                |
| External revenue      | 837  | -                                      | 837  | -                             | 837                            |
| Inter-segment revenue | -  | 522                                    | 522  | (522)                         | -                              |
|                       | <u>837</u>                                 | <u>522</u>                             | <u>1359</u>  | <u>(522)</u>                  | <u>837</u>                     |
| <b>Results</b>        |  |  |  |                               |                                |
| Segment results       | 131  | (1,100)                                | (969)  | -                             | (969)                          |
| Interest expense      |  |  |  |                               | (5)                            |
| Interest income       |  |  |  |                               | 21                             |
| Dividend revenue      |  |  |  |                               | <u>2</u>                       |
| Loss before taxation  |  |  |  |                               | <u>(951)</u>                   |
| Income taxes          |  |  |  |                               | <u>(33)</u>                    |
| Loss after taxation   |  |  |  |                               | <u>(984)</u>                   |

**Preceding Year to date ended 31 January 2008**

|                       | <b>Property<br/>Development<br/>RM'000</b> | <b>Other<br/>Operations<br/>RM'000</b> | <b>Total<br/>Before<br/>Elimination<br/>RM'000</b> | <b>Elimination<br/>RM'000</b> | <b>Consolidated<br/>RM'000</b> |
|-----------------------|--|--|--|-------------------------------|--------------------------------|
| <b>Revenue</b>        |  |  |  |                               |                                |
| External revenue      | 2,229                                      | -                                      | 2,229  | -                             | 2,229                          |
| Inter-segment revenue | -  | 833                                    | 833  | (833)                         | -                              |
|                       | <u>2,229</u>                               | <u>833</u>                             | <u>3,062</u>                                       | <u>(833)</u>                  | <u>2,229</u>                   |
| <b>Results</b>        |  |  |  |                               |                                |
| Segment results       | (111)                                      | (194)                                  | (305)  | -                             | (305)                          |
| Interest expense      |  |  |  |                               | (6)                            |
| Interest income       |  |  |  |                               | 91                             |
| Dividend revenue      |  |  |  |                               | <u>2</u>                       |
| Loss before taxation  |  |  |  |                               | <u>(218)</u>                   |
| Income taxes          |  |  |  |                               | <u>(21)</u>                    |
| Loss after taxation   |  |  |  |                               | <u>(239)</u>                   |

The geographical analysis is not presented as the Group's operations are solely based in Malaysia.

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

The values of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

**10. Material Events**

There were no material events subsequent to the first quarter ended 31 January 2009 till the date of this report that have not been reflected in the financial statements for the said period.

**11. 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.

**12. Changes in Contingent Liabilities and Contingent Assets**

There was no contingent asset that had arisen since the last annual balance sheet date. There were also no changes in the contingent liabilities since the last annual balance sheet date. The contingent liabilities as at the date of this report are as follows:

- (i.) Certain purchasers have instituted legal proceedings against the subsidiary company, Magilds Park Sdn Bhd., for recovery of progressive payments paid to the subsidiary company amounting to RM314,503 and liquidated ascertained damages of RM92,394 of which RM344,500 has been accrued for in the financial statements.

No additional provision has been made as the legal proceedings are still pending.

- (ii.) A consultant has instituted legal action against the subsidiary company, Magilds Park Sdn. Bhd., for the recovery of debts amounting to RM467,253 of which RM200,000 has been accrued in the financial statements.

The balance of claim amounting to RM267,253 has not been accrued in the financial statements as the outcome of this litigation is still pending.

**13. Capital Commitment**

There were no capital commitment for the purchase of property, plant and equipment not provided for in the interim financial statement.

**14. Subsequent Event**

There were no material events subsequent to the end of the current quarter.

**Additional information required by the Bursa Malaysia's Listing Requirement**

**1. Review of Performance of the Company and its Principal Subsidiaries**

For the current quarter under review, the Group recorded revenue of RM837,041 and a loss before taxation of RM950,897 vis-à-vis revenue of RM2,228,663 and a loss before taxation of RM218,261 for the corresponding quarter in the previous financial year which is in line with the slowdown in the property market.

In the opinion of the Directors, the result for the current quarter and financial year to date have not been affected by any transactions or events of a material or unusual nature which has arisen between 31 January 2009 and the date of this announcement.

**2. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter**

For the current quarter ended 31 January 2009, the Group has recorded a loss before taxation of RM950,897 as compared to a loss before taxation of RM10,302,334 for the previous quarter ended 31 October 2008. The higher loss before taxation for previous quarter was mainly due to rescission of sale of a development property in its subsidiary company.

**3. Prospects for the Next Financial Year**

The Group expects the current financial year to be challenging and will be affected by the global financial crisis and economic downturn, and an anticipated slower GDP growth for the nation. The Group will endeavour to continue generating earnings from its residential developments at Desa Bukit Indah, Sungai Buloh and Taman Kelab Ukay, Ampang.

**4. Profit Forecast and Profit Guarantee**

Not applicable as the Group did not announce any forecast results or undertake any profit guarantee in respect of the financial year.

**5. Taxation**

|   | Current Year<br>Quarter | Preceding Year<br>Corresponding<br>Quarter | Current Year<br>To Date | Preceding<br>Corresponding<br>Year To Date |
|---|-------------------------|--|-------------------------|--|
|   | 31 January 09<br>RM'000 | 31 January 08<br>RM'000                    | 31 January 09<br>RM'000 | 31 January 08<br>RM'000                    |
| Taxation<br>comprises the<br>followings:                  |                         |  |                         |  |
| Malaysian<br>Taxation based<br>on results for the<br>year | 32                      | 2  | 32                      | 2  |
| Originating<br>temporary<br>differences                   | 1                       | 19   | 1                       | 19   |
|   | <u>33</u>               | <u>21</u>                                  | <u>33</u>               | <u>21</u>                                  |

Although the Group incurred a loss for the current quarter and financial year to date, there is a tax charged due to no group relief that can be utilized to offset against taxable profits of other subsidiaries within the group.



**6. Profit on Sales of Unquoted Investments and/or Properties**

There was no disposal of unquoted investments or properties for the current quarter and financial year to date.

**7. Short term Investments**

a) Quoted Investments in Malaysia

|   | As At<br>31 Jan 08 |
|---|--------------------|
|   | RM'000             |
| At Costs                                | 189                |
| Add: Additions                          | -                  |
| Less: Provision for Diminution in Value | (94)               |
| Less: Disposal during the period        | (57)               |
| At book value                           | <u>38</u>          |
| Market value                            | 38                 |
| Sales Proceeds                          | 42                 |
| Less: Quoted Securities at Costs        | (57)               |
| Loss on Disposal of Quoted Securities   | <u>(15)</u>        |

Other short term investments include the following:-

- b) Short-term funds placement in fixed income trust fund as at 31 January 2009 amounting to RM1,435,372/- (2008: RM2,025,648/-) bear interest at rates ranging from 2.39% to 2.46% per annum and have an average maturity ranging from 1 to 365 days.

**8. Status of Corporate Proposals**

As at the date of this report, the rescue exercise duly approved by the shareholders at an Extraordinary General Meeting held on 20 August 1999 has been completed, save and except for the transfer of land title of the Ulu Kelang Project, which is in progress.

**9. Group Borrowings and Debt Securities**

Total Group borrowings as at 31 January 2009 are as follows:

|  | RM'000     |
|--|------------|
| Secured                                      |            |
| <i>Long Term Borrowings</i>                  |            |
| Total outstanding hire purchase liabilities  | 412        |
| Repayment due within the next 12 months      | (104)      |
| Total  | <u>308</u> |
| <i>Short Term Borrowings</i>                 |            |
| Current portion of hire purchase liabilities | <u>104</u> |

The above borrowings are denominated in Ringgit Malaysia.

**10. Off Balance Sheet Financial Instruments**

The Group does not have any financial instruments with off balance sheet risk as at the date of this report.

## 11. Cash And Cash Equivalents

|  | Current<br>Year<br>To Date<br>31 January 09 | Preceding<br>Financial<br>Year To Date<br>31 January 08 |
|--|---|---|
|  | RM'000                                      | RM'000  |
| Fixed Deposits with Financial Institutions | 1,431                                       | 1,355   |
| Cash and Bank Balances                     | 3,005                                       | 3,107   |
|  | <hr/> 4,436                                 | <hr/> 4,462   |
| Less: Fixed Deposits under lien            | (1,431)                                     | (1,355)   |
| Cash & Cash Equivalents at End of Period   | <hr/> 3,005                                 | <hr/> 3,107   |

## 12. Material Litigation

Save as disclosed below, the Group is not engaged in any material litigation as at the date of this report.

- (a) On 12 April 1996, Lam Hong Kee Sdn. Bhd. (“LHKSB”) entered into a Sale and Purchase Agreement with Magilds Park Sdn. Bhd. (“MPSB”), a subsidiary of the Company, for the purchase of an industrial lot held under the land title H.S.(D) 37590 Lot No. 19694, Mukim of Batu, District of Gombak, Selangor Darul Ehsan at the purchase price of RM786,258. On 18 April 2000, LHKSB as the Plaintiff filed a suit against MPSB. LHKSB is claiming, among others for a refund of RM314,503 which they have paid in respect of the progressive payment towards the purchase price and a claim for the sum of RM92,394 being interest of the progressive purchase price paid. Upon MPSB’s application, the High Court has on 22 September 2004 struck out the Plaintiff’s claim with costs. However, the Plaintiff is entitled to appeal to the Court of Appeal against the High Court’s decision and has done so on 21 October 2004. The matter is now pending hearing at the Court of Appeal on a date to be fixed by the Court of Appeal.

Provision has been made in the accounts of MPSB in accordance to legal advice.

- (b) In 2003, Newmet Konsultan (“Plaintiff”) filed a suit against Magilds Park Sdn. Bhd. (“MPSB”), a subsidiary of the Company, claiming for RM467,252.50 being the professional fees claimed to be owed by MPSB for services rendered of which RM200,000 has been accrued in the financial statements. MPSB’s solicitors had filed appearance and defense on behalf of MPSB. The matter is currently fixed for the full trial before the High Court Judge on 26/04/2010 and 27/04/2010. The parties are in the process of finalizing the evidential documents as well as the disputed issues to be determined by the Court.
- (c) On 19 August 2005, Majurama Developments Sdn Bhd (“MDSB”) , a subsidiary of the company, entered into a Sale & Purchase Agreements with Barter Fortune Sdn. Bhd. (“BFSB”), for the disposal of 275 parcels of leasehold land within Mukim Ampangan, District of Seremban, State of Negeri Sembilan at a price of RM15,552,075. On 13 June 2007, MDSB and BFSB entered into a Supplemental Agreement (“SA”) of which one of the terms was BFSB to provide a bank guarantee to the sum of RM315,000 granted by BFSB’s banker CIMB Bank to MDSB upon fulfillment of certain obligation on the part of MDSB towards BFSB.

Subsequently when MDSB exercised the bank guarantee upon fulfillment of its obligation under the SA, CIMB Bank together with BFSB refused to honour the bank guarantee and payment.

MDSB has filed a legal suit against BFSB by way of a writ and statement of claim with the Alor Star High Court on 11 September 2008 on grounds that BFSB failed to settle the outstanding sum of RM315,000 and CIMB Bank for not releasing the bank guarantee sum. Further thereto, CIMB Bank filed its Defence which did not disclose much of a defence save for an argument as to whether the sum of RM315,000.00 is payable pursuant to the terms of the Bank Guarantee which invites an application under Order 14A of the Rules of the High Court 1980 which was filed with the Alor Setar High Court on 1 December 2008.

**12. Material Litigation (cont'd)**

BFSB has entered their appearance but have yet to file their defence resulting in an application filed under Order 14 of the Rules for Summary Judgment application with Alor Star High Court on 10 December 2008 on the basis that they have no defence to MDSB. Hearing is fixed on 25 March 2009.

**13. Dividend**

There was no dividend proposed or declared for the current quarter and financial year to date.

**14. Loss Per Share**

- (a) The calculation of basic loss per share for the current quarter and financial year to date are based on the Group loss after tax of RM983,945 for the current quarter and for the financial year to date divided by 344,020,635 shares, being the weighted average ordinary shares in issue excluding the weighted average treasury shares held by the Company. The calculation of basic earnings per share for the preceding year corresponding quarter and year to date are based on Group loss after tax of RM195,968 divided by weighted average ordinary shares in issue of 344,213,430.
  
- (b) The fully diluted loss per share for the current quarter and financial year to date and the preceding year corresponding quarter and financial year to date are not presented as the assumed conversion of the outstanding ICULS and reissue of the treasury shares are anti-dilutive.

By Order of The Board

**PETALING TIN BERHAD**

**LAM HOI KHONG**  
**Chief Financial Officer**  
Petaling Jaya, Selangor  
Date: