

TALAM CORPORATION BERHAD (1120-H)**Condensed Consolidated Income Statements
For the financial year ended 31 January 2008***(The figures have not been audited)*

	Individual period		Cumulative period	
	Current year quarter 31-01-08	(Restated) Preceding year corresponding quarter 31-01-07	Current year to-date 31-01-08	(Restated) Preceding year corresponding period 31-01-07
	RM'000	RM'000	RM'000	RM'000
Continuing Operations				
Revenue	110,901	(11,522)	248,349	216,723
Cost of sales	(94,068)	61,631	(217,669)	(72,969)
Gross profit	16,833	50,109	30,680	143,754
Other income	36,639	56,913	112,245	60,556
Administrative and other expenses	(31,757)	(73,434)	(83,776)	(156,509)
Loss/(gain)on deconsolidation/disposal of subsidiaries	13,081	79	12,099	3,321
Finance costs	(31,317)	(21,273)	(66,054)	(57,398)
Share of results of jointly controlled entities	(152)	(562)	76	(660)
Profit/(loss) before tax	3,327	11,832	5,270	(6,936)
Income tax (expense)/credit	(2,312)	4,027	(2,566)	7,918
Profit/(loss) for the year	1,015	15,859	2,704	982
Attributable to:				
Equity holders of the Company	1,046	23,531	3,228	8,957
Minority interest	(31)	(7,672)	(524)	(7,975)
	1,015	15,859	2,704	982
Profit/(loss) per share attributable to equity holders of the Company:				
Basic (sen)	0.17	(0.76)	0.51	1.43
Diluted (sen)	0.16	not applicable	0.50	1.39

The condensed consolidated income statements should be read in conjunction with the reissued audited financial statements for the year ended 31 January 2007.

The above condensed consolidated income statements as of 31 January 2008 has been reviewed by the auditors whose report dated 31 March 2008 expressed a qualified conclusion.

TALAM CORPORATION BERHAD (1120-H)**Condensed Consolidated Balance Sheet**
As at 31 January 2008

	Unaudited as at end of current financial year 31-01-08 RM000	Audited as at preceding financial year end 31-01-07 RM000 (Restated)
ASSETS		
Non-current assets		
Property, plant and equipment	191,177	196,458
Land held for property development	1,129,501	1,155,469
Investment properties	84,516	84,622
Prepaid lease payments	11,126	11,821
Interest in jointly controlled entities	9,904	9,328
Other investment	76,332	76,332
Sinking funds held by trustees	23	6,810
Total non-current assets	<u>1,502,579</u>	<u>1,540,840</u>
Current assets		
Property development costs	1,284,477	1,164,217
Inventories	68,733	71,291
Current tax assets	2,677	4,728
Trade and other receivables	362,484	423,988
Cash and bank balances	32,059	15,282
Assets classified as held for sale	0	40,049
Total current assets	<u>1,750,430</u>	<u>1,719,555</u>
TOTAL ASSETS	<u><u>3,253,009</u></u>	<u><u>3,260,395</u></u>
EQUITY AND LIABILITIES		
Capital and Reserves		
Share capital	642,423	642,423
Treasury shares	(844)	(844)
Reserves	(292,249)	(295,063)
Equity attributable to equity holders of the Company	<u>349,330</u>	<u>346,516</u>
Minority interest	<u>1,131</u>	<u>14,750</u>
Total equity	<u><u>350,461</u></u>	<u><u>361,266</u></u>
Non-current liabilities		
Borrowings	88,222	144,776
Other long term payables	75,541	76,620
Deferred tax liabilities	2,211	4,116
	<u>165,974</u>	<u>225,512</u>
Current liabilities		
Provision for liabilities	97,846	130,172
Borrowings	724,084	694,250
Trade and other payables	1,285,053	1,223,165
Deferred progress billings	444,920	444,920
Current tax liabilities	184,671	181,110
Liabilities directly associated with assets classified as held for sale	0	-
	<u>2,736,574</u>	<u>2,673,617</u>
Total liabilities	<u><u>2,902,548</u></u>	<u><u>2,899,129</u></u>
TOTAL EQUITY AND LIABILITIES	<u><u>3,253,009</u></u>	<u><u>3,260,395</u></u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	<u><u>0.56</u></u>	<u><u>0.55</u></u>

The condensed consolidated balance sheet should be read in conjunction with the reissued audited financial statements for the year ended 31 January 2007.

The above condensed balance sheet as of 31 January 2008 has been reviewed by the auditors whose report dated 31 March 2008 expressed a qualified conclusion.

TALAM CORPORATION BERHAD (1120-H)

Condensed Consolidated Statement of Changes in Equity

For the financial year ended 31 January 2008

(The figures have not been audited)

	<----- Non-Distributable Reserve ----->						Distributable		Minority Interest	Total Equity	
	Share Capital	Treasury Shares	Capital Reserve	Share Premium	Foreign Exchange Reserve	Equity Component of ICULS	Relating to Assets Held for Sale	Reserve Retained Earnings / (Accumulated Losses)			Attributable to Equity Holders of the Company Total
	RM '000	RM '000	RM '000	RM'000	RM'000	RM '000	RM '000	RM'000	RM '000	RM '000	
At 1 February 2006 (Restated)	641,028	(844)	11,201	124,551	33,418	652	-	(471,466)	338,540	19,158	357,698
Foreign currency translation , representing net income recognised directly in equity	-	-	-	-	(1,004)	-	-	-	(1,004)	3,567	2,563
Loss for the period	-	-	-	-	-	-	-	8,957	8,957	(7,975)	982
Total recognised income and expenses for the period	-	-	-	-	(1,004)	-	-	8,957	7,953	(4,408)	3,545
Dividends	-	-	-	-	-	-	-	(720)	(720)	-	(720)
Conversion of 7% ICULS 2003/2006	685	-	-	-	-	(685)	-	-	-	-	-
Equity component of 7% ICULS 2003/2006	-	-	-	-	-	33	-	-	33	-	33
Decrease in liability component of ICPS	710	-	-	-	-	-	-	-	710	-	710
At 31 January 2007 (restated)	642,423	(844)	11,201	124,551	32,414	-	-	(463,229)	346,516	14,750	361,266
At 1 February 2007 (restated)	642,423	(844)	11,201	124,551	32,414	-	-	(463,229)	346,516	14,750	361,266
Foreign currency translation	-	-	-	-	306	-	-	-	306	101	407
Amount recognised directly in equity relating to assets classified as held for sale	-	-	-	-	-	-	-	-	-	-	-
Disposal of subsidiaries	-	-	-	-	-	-	-	-	-	(13,196)	(13,196)
Net income recognised directly in equity	-	-	-	-	306	-	-	-	306	(13,095)	(12,789)
Profit for the year	-	-	-	-	-	-	-	3,228	3,228	(524)	2,704
Total recognised income and expenses for the year	-	-	-	-	306	-	-	3,228	3,534	(13,619)	(10,085)
Dividends	-	-	-	-	-	-	-	(720)	(720)	-	(720)
At 31 January 2008	642,423	(844)	11,201	124,551	32,720	-	-	(460,721)	349,330	1,131	350,461

The condensed consolidated statement of changes in equity should be read in conjunction with the reissued audited financial statements for the year ended 31 January 2007.

TALAM CORPORATION BERHAD (1120-H)

Condensed consolidated cash flow statement
For the financial year ended 31 January 2008

(The figures have not been audited)

	Current year to-date RM '000	Preceding year corresponding period RM '000 (Restated)
Net cash (used in)/generated from operating activities	(11,059)	104,763
Net cash generated from/(used in) investing activities	50,292	(52,500)
Net cash used in financing activities	(19,179)	(51,448)
Net increase in cash and cash equivalents	<u>20,054</u>	<u>815</u>
Effects of exchange rate changes	407	2,563
Cash and cash equivalents at beginning of the financial year	4,098	720
Cash and cash equivalents at end of the financial year	<u><u>24,559</u></u>	<u><u>4,098</u></u>

Cash and cash equivalents at the end of the financial year comprise the following:

Cash and bank balances	21,842	14,144
Deposits	<u>10,217</u>	<u>1,138</u>
	32,059	15,282
Bank overdrafts	<u>(7,500)</u>	<u>(11,184)</u>
	<u><u>24,559</u></u>	<u><u>4,098</u></u>

The condensed consolidated cash flow statement should be read in conjunction with the reissued audited financial statements for the year ended 31 January 2007.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

PART A: EXPLANATORY NOTES PURSUANT TO FRS 134

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the reissued audited financial statements for the year ended 31 January 2007. On 1 October 2007, the Company received a letter from the Securities Commission pertaining to the directive issued under Regulation 5 of the Securities Industry (Compliance With Approved Accounting Standards) Regulations 1999 (“the Regulations”) and directed the Company to reissue its 2006 and 2007 financial statements by 31 October 2007 for failure to comply with Regulation 4 of the Regulations which requires every listed corporation to ensure that the consolidated financial statements are made out in accordance with approved accounting standards. The financial statements for 2006 and 2007 were issued on 26 October 2007 and 29 October 2007 respectively and approved by the shareholders at an extraordinary general meeting held on 15 November 2007.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the latest audited annual financial statements.

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 year ended 31 January 2007.

A2. Seasonality or Cyclicity of Operations

The business operations of the Group are not affected by any material seasonal or cyclical factors.

A3. Unusual Items

There were no unusual items that have material effects on the assets, liabilities, equity, net income, or cash flows for the current quarter and financial year-to-date.

A4. Material Changes in Estimates

There was no change to estimate that have a material effect in the current quarter and financial year-to-date.

A5. Debt and Equity Securities

There were no issuance and repayment of debt and equity security, share buy-back, shares cancellation during the quarter under review and financial year-to-date.

A6. Dividends

No dividends have been paid since the beginning of the current financial year.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

A7. Segment Information

	12 months ended 31 January 2008 RM'000	12 months ended 31 January 2007 RM'000 (Restated)
Segment Revenue		
Property Investment and Development	229,671	200,632
Hotel and Recreation	18,678	16,091
Total / External Revenue	<u>248,349</u>	<u>216,723</u>
Segment Results		
Property Investment and Development	14,250	927
Education	(1,456)	-
Hotel and Recreation	(7,524)	(7,863)
Profit / (Loss) before tax	<u>5,270</u>	<u>(6,936)</u>

A8. Valuation of Property, Plant and Equipment

The valuations of property, plant and equipment have been brought forward without amendment from the latest audited annual financial statements.

A9. Material Subsequent Events

There were no material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period.

A10. Changes in the Composition of The Group

There were no material changes in the composition of the Group for the current quarter and financial year-to-date save as:-

- (a) on 28 February 2007, a subsidiary, Noble Rights Sdn Bhd has been wound-up. As such, it has been deconsolidated from the Group's financial statements.
- (b) on 28 June 2007, a subsidiary, Larut Overseas Venture Sdn Bhd, has entered into a Share Sale Agreement with IJM Properties Sdn Bhd to dispose of 1,515,000 ordinary shares of HK\$1 each, representing 50% equity interest, in Larut Leisure Enterprise (Hong Kong) Limited ("LLE") for HK\$1 ("the Proposed Disposal"). With the completion of the Proposed Disposal, LLE will cease to be a subsidiary of Talam and become a 50% owned associate company of Talam upon the transfer of shares being effected. The transfer of shares was effected on 21 December 2007.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

- (c) on 23 October 2007, a subsidiary, Larut Leisure Enterprise (Hong Kong) Limited (“LLEHK”) has entered into a Share Sale Agreement with Jilin Hua Tian Property Group Co. Ltd. to acquire 40% equity interest in Jilin Dingtai Enterprise Development Company Limited (“Jilin Dingtai”) (“the Proposed Acquisition”) at a total consideration of RMB45,000,000. Currently LLEHK owns 60% equity interest in Jilin Dingtai. After the Proposed Acquisition, Jilin Dingtai will be a wholly owned subsidiary of LLEHK. Jilin Dingtai is the beneficial and registered owner of a piece of land measuring approximately 6,665 sq meter together with a proposed development known as Yin Hai Complex, comprises of an incomplete structure of a proposed 35 storey commercial, office and residential building together with 2 level basement car park located at No. 19, Xian Road, Changchun, Jilin Province, People’s Republic of China.

A11. Contingent Liabilities

The Company has provided the following corporate guarantees:-

	RM’000
To financial institutions for	
- facilities granted to subsidiaries	<u>159,577</u>
To non-financial institutions for	
- facilities granted to subsidiaries	320,000
- purchase of land by subsidiaries	<u>201,634</u>

The Company has contingent liabilities of up to RM188 million pursuant to an Option Agreement entered into on 14 July 2003, correspondingly there is a contingent asset of 800 acres of land value estimated at RM200 million.

A12. Capital Commitments

The Company has a capital commitment of up to RM150 million pursuant to the Option Agreement entered on 10 January 2005 in relation to the Sukuk Al-Ijarah Issuance of RM150 million. As at 31 January 2008, the total outstanding is RM88,272,600.

PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Performance

The Group’s revenue increased by 1,062.52% as compared to the corresponding quarter in the preceding year mainly due to the recognition of progress billings.

The Group pre-tax profit decreased from RM11.8 million in the corresponding quarter in the preceding year to RM3.3 million in the current quarter mainly due to decrease in gross profit margin of RM33.2 million; increase in finance costs of RM10.0 million and increase in provision for liabilities of RM8.6 million mitigated by gain on disposal of a subsidiary of RM13.1 million; gain on disposal of an investment property of RM23.4 million; reversal of provision for liquidated ascertained damages of RM6.0 million.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

B2. Comparison with Preceding Quarter's Results

The Group recorded a pre-tax profit for the current quarter of RM3.3 million, an increase by 37.5% from a pre-tax profit of RM2.5 million in the immediate preceding quarter mainly due to improved gross profit margin and reversal of provision for liquidated ascertained damages of RM6.0 million.

B3. Prospects

- (a) During the financial year ended 31 January 2007, IJM Construction Sdn Bhd ("IJMC") was appointed as principal contractor by the Group for construction works in relation to several development projects for a total consideration of RM700 million. On 23 November 2007, the Group has also appointed IJMC as principal contractor for construction works in relation to the remaining stalled projects of approximately RM120 million. The appointment of IJMC is expected to enhance the income stream of the Group to help strengthen the Group's financial position and to ensure completion of the projects concerned. With the resumption of construction works, the Group would be able to continue the billings to purchasers and sell its remaining unsold units of the launched phases of the projects concerned on a build-and-sell basis.
- (b) The Group had on 29 November 2007 entered into a Project Management Agreement with Radiant Pillar Sdn Bhd ("RP") via its wholly-owned subsidiary TCB Resources Sdn Bhd ("TCBR") whereby RP has appointed TCBR as the project manager for the Canal City Project at a fee of 1% of the aggregate sales price of the units sold by RP. The gross sales value of the Canal City Project is estimated to exceed RM13 billion over an estimated development period of 15 to 20 years.
- (c) The Group has successfully obtained in November 2007 approvals for 10% debt waiver on the amount owing by the Group to creditors of defaulted debts totaling RM830 million. The profit arising from this waiver shall be reflected in the accounts upon the approval by the SC and implementation of the proposed revised regularization plan.
- (d) On 28 June 2007, IJM Properties Sdn Bhd ("IJMP") and a subsidiary, Larut Overseas Ventures Sdn Bhd ("LOV") have entered into a share sale agreement for IJMP to acquire 50% equity interest in a subsidiary of the Group, Larut Leisure Enterprise (Hong Kong) Limited ("LLEHK") ("LLE Agreement"). LLEHK currently owns 60% of Jilin Dingtai Enterprise Development Co. Limited ("JDE"). On 23 October 2007, LLEHK entered into a share sale agreement with the other shareholder of JDE, Jilin Hua Tian Property Group Co. Limited to acquire the remaining 40% stake in JDE. A partially completed Yin Hai Complex, which is located within the central business district of Changchun city, is owned by JDE. Upon completion of both the above agreements, funds will be injected to complete the construction of Yin Hai Complex which is expected to commence work in April 2008. The management of Talam expects the development of Yin Hai Complex to contribute positively to the Group from year 2009.

As such, considering the recent developments in the Group, the Board of Directors is confident of the future prospect of the Group.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

B4. Profit Forecast and Guarantee

This note is not applicable.

B5. Income Tax Expense

	Current Quarter ended 31 January 2008 RM '000	12 months Cumulative to 31 January 2008 RM '000
Current tax expense	2,016	2,057
Under provision of prior year tax expense	296	2,415
Over provision of deferred tax	-	(1,906)
	<u>2,312</u>	<u>2,566</u>
 Profit before taxation	 <u>3,327</u>	 <u>5,270</u>
 Effective Tax Rate	 <u>69.5%</u>	 <u>48.7%</u>

The effective tax rate for the current quarter and the financial year-to-date is higher than the statutory tax rate principally due to the losses of certain subsidiaries which cannot be set off against taxable profits made by other subsidiaries and certain expenses which are not deductible for tax purposes.

B6. Disposal of Unquoted Investments and/or Properties

On 19 April 2007, a subsidiary, Pandan Indah Medical Management Sdn. Bhd., had entered into a sale and purchase agreement with Hospital Pantai Indah Sdn. Bhd. to dispose of a piece of a leasehold land held under PM 1038 Lot 2374, Mukim of Empangan, Daerah Ulu Langat, Selangor Darul Ehsan together with a hospital office building of 6 floors and a medical officers' block of 3 floors together with all the fixtures and fittings for a purchase consideration of RM63.5 million. The disposal resulted in a gain of RM23.4 million.

B7. Purchase or Disposal of Quoted Securities

There is no purchase or disposal of quoted investments for the quarter under review and financial year-to-date.

B8. Status of Corporate Proposals

The Company had on 1 September 2006 announced that it is an affected listed issuer pursuant to Practice Note No. 17/2005 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa").

In this regard, the Company's advisor, RHB Investment Bank Berhad (formerly known as RHB Sakura Merchant Bankers Berhad) had on 30 April 2007 on behalf of the Company's Board of Directors submitted to the Securities Commission the following proposals to regularise its financial condition:

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

- (a) proposed reduction in the share capital of the Company by the cancellation of RM0.30 of the par value of each existing ordinary share of RM1.00 each in the Company (“Proposed Capital Reduction”);
- (b) proposed reduction of RM124,551,076.73 in the share premium account of the Company and the credit arising therefrom to be set-off against the accumulated losses of the Company;
- (c) proposed share split involving the subdivision of every 1 existing ordinary share of RM0.70 each in the Company after the Proposed Capital Reduction into 3.5 new ordinary shares of RM0.20 each;
- (d) proposed restructuring and settlement of debts due and owing to the lenders of the Group, which involves, inter-alia, the:
 - (i) proposed issuance of RM286,002,000 nominal value of 5-year redeemable convertible preference shares (“RCPS”) at RM0.20 each (“Proposed RCPS Issue”);
 - (ii) proposed issuance of up to a total of RM397,344,413 nominal value of 4 classes of zero coupon 5-year redeemable convertible secured loan stocks (“RCSLS”) i.e. RCSLS-A, RCSLS-B, RCSLS-C and RCSLS-D, at 100% of their nominal values (“Proposed RCSLS Issue”);
 - (iii) proposed issuance of up to RM150,000,000 nominal value of 10-year Al-Bai Bithaman Ajil Islamic Debt Securities (“Settlement BaIDS”) at 100% of its nominal value (“Proposed Settlement BaIDS Issue”); and
 - (iv) disposal of certain assets pursuant to the Proposed Divestment Programme (as defined in (e) below)
- (e) divestment programme of the Group’s assets, the proceeds of which shall be utilised to pare down the Group’s borrowings and to raise funds for working capital purposes;
- (f) proposed assumption by the Company of the indebtedness from Ambang Sentosa Sdn Bhd (“ASSB”) in respect of the outstanding RM498.0 million nominal value of Asset-Backed Al-Bai Bithaman Ajil Islamic Debt Securities;
- (g) strategic alliance between the Company and IJM Corporation Berhad (“IJM”) vide:
 - (i) the appointment of IJM Construction Sdn Bhd, a wholly-owned subsidiary of IJM, as the principal contractor to construct and complete a majority of the Group’s stalled property development projects; and
 - (ii) the joint-venture with IJM Properties Sdn Bhd (“IJMP”), a wholly-owned subsidiary of IJM, in respect of certain property development projects whereby IJMP will be the lead driver in terms of sales and project implementation.
- (h) proposed appointment of Tan Sri Dato’ Hj Lamin Bin Hj Mohd Yunus, Mr. Loy Boon Chen, Mr. Lee Swee Seng and Puan Sri Datin Thong Nyok Choo to the Board of Directors.

The proposed RCPS and Settlement BaIDS issuance would be used to settle the obligations to ASSB.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

The proposed RCSLS issuance would be used to settle the obligations to MuNIF noteholders, Maxisegar Sdn. Bhd. BaIDs holders and certain financial institutions.

The Securities Commission (“SC”) had, vide its letter dated 25 September 2007, did not approve the Proposed Regularisation Plan based on the following factors:

- (i) The Company will not immediately turnaround post-restructuring based on the financial forecast and projections submitted;
- (ii) substantial accumulated losses of RM156 million remain post restructuring;
- (iii) the proposals appear to benefit the creditors more than the minority shareholders of the Company as the shareholders will be undergoing a capital reduction exercise whilst none of the creditors will be taking a 'hair-cut' on the amount owing to them by the Company;
- (iv) upon completion of the restructuring scheme, Abrar Discounts Berhad (“ADB”) will hold 36.3% equity interest in the Company. There is uncertainty over the possible emergence of a new substantial shareholder which would have an impact on the direction of the Company moving forward as at this juncture, it is not known if ADB will dispose its interest in the Company or the identity of the potential buyer of the block of shares held by ADB; and
- (v) there is no clear indication that IJM is acting as a “white-knight” to the Company's restructuring scheme given that, inter-alia:
 - IJM would not be a substantial shareholder in the Company pursuant to the restructuring scheme. IJM’s effective interest in the Company, via its shareholding in Kumpulan Europlus Berhad, is minimal; and
 - IJM is involved only in selected stalled projects of the Company.

The Board of Directors of the Company intends to appeal on the SC’s decision based on an improved plan to address the above issues. On 25 October 2007, the Company had submitted an appeal against the SC’s rejection of the Proposed Regularisation Plan.

On 21 November 2007, the Company had announced its proposal to the SC to address SC’s concerns of the above factors as follows:-

- (i) revision to the Group’s financial forecast and projections to include certain events that occurred subsequent to the application made to the SC in April 2007, such as an additional commercial, office cum residential development project in China to be jointly developed with IJM Properties Sdn Bhd and project management fees in respect of the Canal City Project as well as the lower interest expense to be charged pursuant to Financial Reporting Standard 132 as a result of the lower number of debt securities to be issued pursuant to the Proposed Revised Regularisation Plan. All these are expected to contribute positively to the future financial position of the Group and will enable the Group to immediately turnaround post restructuring;

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

- (ii) the Company has also propose an additional 10% capital reduction resulting in a total capital reduction of 40% and a 10% debt waiver on the amount owing to the creditors who will be receiving debt securities pursuant to the Proposed Regularisation Plan, which will substantially reduce the Group’s accumulated losses. All approvals from the creditors for the 10% debt waiver have been obtained in the period of 23 October 2007 to 21 November 2007;
- (iii) Kumpulan Europlus Berhad has undertaken to retain its controlling interest in the Company; and
- (iv) IJM Construction Sdn Bhd (“IJMC”) has been appointed as the principal contractor for the remaining stalled projects of the Talam group of companies per the Letter of Award dated 23 November 2007.

B9. Group Borrowings and Debt Securities

The Group’s borrowings and debt securities as at 31 January 2008 are as follows:

	<u>Secured</u>	<u>Unsecured</u>	<u>Total</u>
	<u>RM’000</u>	<u>RM’000</u>	<u>RM’000</u>
Short term borrowings	695,432	26,685	722,117
Long term borrowings	87,066	1,156	88,222
	<u>782,498</u>	<u>27,841</u>	<u>810,339</u>
		Foreign	RM
Foreign currency borrowings included above:		Currency	Equivalent
		’000	’000
Chinese Renminbi		<u>81,925</u>	<u>36,907</u>

B10. Off Balance Sheet Risk Financial Instruments

The Group did not contract for any financial instruments with off balance sheet risk as at the date of this announcement.

B11. Material Litigation

- a) Maxisegar Sdn Bhd Vs. Silver Concept Sdn Bhd

By an agreement dated 31 March 1997 made between Silver Concept Sdn Bhd (“Silver Concept”) and Maxisegar Sdn Bhd (“Maxisegar”), Silver Concept agreed to sell and Maxisegar agreed to purchase 1,142.48 acres of land in Mukim Batang Kali and in Mukim Rasa, all in the District of Ulu Selangor (“the said Agreement”).

Pursuant to the said agreement, Maxisegar has paid a total sum of RM 42.071 million to Silver Concept being 10% deposit and second installment.

On 29 December 1997, Maxisegar issued a Writ in the Kuala Lumpur High Court against Silver Concept claiming the refund of RM 42.071 million paid to Silver Concept on the grounds that the said agreement has been frustrated.

Judgment was delivered in favour of Silver Concept on 7 March 2001. Maxisegar appealed to the Court of Appeal against the Judgment and on 5 May 2005, the Court of Appeal has dismissed the Appeal.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

Maxisegar has filed an application to stay of execution in the Court of Appeal and subsequently further filed to Federal Court for leave to appeal together with stay of execution again the Judgment delivered by Court of Appeal on 5 May 2005.

On 8 August 2005, the Court of Appeal granted the Order for stay of execution and the application for leave to appeal in Federal Court has been dismissed by the Federal Court on 1 March 2006. Pursuant to the Federal Court's decision, Maxisegar has provided in full for the deposit and also made a provision for judgement sum of RM38.325 million.

On 28 March 2006, Kuala Lumpur High Court has granted a Restraining Order ("RO") pursuant to Section 176 of the Companies Act, 1965 to Maxisegar.

The RO is valid for 90 days and effective from 28 March 2006 to facilitate the convening of creditors' meeting concerning the implementation of a proposed debt restructuring scheme.

The Restraining Order is not expected to have material financial and operational impact on the Talam Group in view that:-

- a) The Restraining Order is to facilitate the finalization of Maxisegar's proposed restructuring scheme; and
- b) Currently the operation of Talam Group is maintained at the level sufficient to meet the outstanding and urgent requirements of the Talam Group.

On 30 May 2006, the Kuala Lumpur High Court granted an extension to the RO for a period of 180 days effective from 27 June 2006 to 27 December 2006.

On 24 November 2006, the Kuala Lumpur High Court granted a further extension to the RO for a period of 180 days effective from 27 December 2006 to 26 June 2007.

On 24 May 2007, the Kuala Lumpur High Court granted a further extension to the RO for a period of 180 days effective from 27 June 2007 to 26 December 2007.

On 12 December 2007, the Kuala Lumpur High Court granted a further extension to the RO for a period of 180 days effective from 26 December 2007 to 26 June 2008.

- b) The Inland Revenue Board ("IRB") filed a Writ of Summons on 28 April 2005 against Ukay Land Sdn Bhd ("Ukay Land") claiming RM23,800,567.01 being balance tax payable for the years 2001 and 2002.

Ukay Land's solicitors filed the Statement of Defense on 1 July 2005.

IRB did not proceed with the case for more than a year thereafter. However, IRB served Ukay Land's solicitors notice of intention to proceed with the suit pursuant to Order 3 Rule 6 of the Rules of High Court 1980 on 27 July 2006.

The IRB has applied for summary judgement and order in terms was granted by the Court on 13 March 2007 due to technicality issues. Ukay Land's solicitors have since put in application to set aside the default judgement, for reinstatement and a stay of execution on 16 April 2007. Submission and hearing originally slotted on 27 December 2007 has been postponed to 1 April 2008.

TALAM CORPORATION BERHAD (1120-H)

Interim financial report for the period ended 31 January 2008

(The figures have not been audited)

NOTES TO CONDENSED FINANCIAL STATEMENTS

- c) IRB has filed a Writ of Summons on 13 April 2006 against Expand Factor Sdn Bhd (“Expand Factor”) claiming RM10,186,178.16 being balance tax payable for the years 2001, 2002 and 2003. Unseal copy of summary judgement application was served on 13 February 2008.
- d) IRB has filed a Writ of Summons on 17 April 2006 against Lestari Puchong Sdn Bhd (“Lestari Puchong”) claiming RM2,061,599.89 being balance tax payable for the year 2003. Lestari Puchong’s solicitors have filed a Memorandum of Appearance. The High Court on 29 August 2006 granted a winding up order against Lestari Puchong vide Companies Winding Up Petition No. D4-28-325-2006. A Creditor of Lestari Puchong filed a stay against the Order. Lestari Puchong’s solicitors will notify IRB that they need leave of Court to proceed with the matter pursuant to Section 226(3) of the Companies Act, 1965.
- e) IRB has filed a Writ of Summons on 23 February 2006 against Alam Johan Sdn Bhd (“Alam Johan”) claiming RM96,660.82 being balance tax payable for the year 2003. Alam Johan’s solicitors have filed Appearance and Defence. IRB has since applied for summary judgement and the Court has fixed further mention date on 26 November 2007. Further mention date on 5 May 2008 for us to file affidavit in reply.

B12. Proposed dividend

No dividend has been declared for the current and preceding financial year to-date.

B13. Earnings Per Share

a) Basic earnings per share

Basic earnings per share is calculated by dividing the net profit for the year attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the financial year, excluding treasury shares held by the Company.

	Current Quarter ended 31 January 2008	12 months Cumulative to 31 January 2008
Profit attributable to equity holders of the Company (RM'000)	1,046	3,228
Weighted average number of ordinary shares in issue, excluding treasury shares ('000)	628,305	628,305
Basic earnings per share (sen)	<u>0.17</u>	<u>0.51</u>

b) Diluted earnings per share

For the purpose of calculating diluted earnings per share, the net profit for the year attributable to equity holders of the Company and the weighted average number of ordinary shares in issue during the financial year have been adjusted for the effects of dilutive potential ordinary shares from conversion of 5% ICPS. The adjusted weighted average number of ordinary shares is the weighted average number of ordinary shares which would be issued on the conversion of the outstanding ICPS into ordinary shares. The ICPS are deemed to have been converted into ordinary shares at the date of issuance.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

	Current Quarter ended 31 January 2008	12 months Cumulative to 31 January 2008
Profit attributable to equity holders of the Company (RM'000)	1,046	3,228
Weighted average number of ordinary shares in issue, excluding treasury shares ('000)	628,305	628,305
Adjustment for assumed conversion of ICPS ('000)	14,397	14,397
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	642,702	642,702
Diluted earnings per share (sen)	0.16	0.50

B14. Annual Audited Report

Refer to annexure attached.

B15. Authorization for Issue

The interim financial reports were authorized for issue by the Board of Directors in accordance with a resolution of the Directors on 25 March 2008.

By order of the Board

Ting Kok Keong
Company Secretary

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

ANNEXURE TO ANNUAL AUDITED REPORT

B14. Annual Audited Report for the year ended 31 January 2007

- a) The auditor had qualified on the annual audit report of the Group and of the Company for the preceding financial year as follows:
- i) As disclosed in Note 22 and 27 to the reissued Financial Statements, investment in Irredeemable Convertible Unsecured Loan Stocks and an amount owing by VVSB is carried at cost of RM76,332,000 and RM46,359,000 respectively (collectively referred to as “total investments in VVSB”). Management has represented that the total investments in VVSB are supported by the assets held by VVSB and thus are recoverable. During the current financial year, the Group has conducted independent professional valuations on the underlying assets held by VVSB and based on the valuation conducted, the total carrying value of investment in VVSB is in excess of the fair value as determined by the independent valuers by approximately RM31,691,000. Management has not made any allowance for the shortfall in the total investment in VVSB as the directors are of the opinion that the decline in value of the underlying assets is temporary in nature and that the investment is held for long term.
 - ii) As at 31 January 2007, the Group and the Company have net current liabilities of RM954,062,000 and RM20,660,000 respectively. However, as mentioned in Note 3 to the reissued Financial Statements, the financial statements of the Group and the Company have been prepared on the basis of accounting principles applicable to a going concern. This going concern basis presumes that the Group and the Company will be able to operate profitably in the foreseeable future and consequently, the realisation of assets and settlement of liabilities will occur in the ordinary course of business. As the date of our report, the Group and the Company have submitted a Proposed Regularisation Plan to the relevant authorities referred to in Note 45 to the reissued Financial Statements. In the event that the Proposed Regularisation Plan is not concluded successfully, without any material modifications within the anticipated time frame, the Group and the Company may not be able to realise its assets and discharge its liabilities in the normal course of business, and the basis of preparation of the financial statements as a going concern is rendered inappropriate. Accordingly, the financial statements do not include any adjustments relating to the recoverability and classification of assets or the amounts and classification of liabilities (including corporate guarantees which may crystallise as disclosed in Note 43 to the reissued Financial Statements) that might be necessary should the Group and the Company be unable to continue as a going concern.

TALAM CORPORATION BERHAD (1120-H)
Interim financial report for the period ended 31 January 2008
(The figures have not been audited)
NOTES TO CONDENSED FINANCIAL STATEMENTS

B14. Annual Audited Report the year ended 31 January 2007 (Contd.)

- b) The auditor has qualified on the annual audit report of certain subsidiaries for the preceding financial year as follows:
- 1) Audit emphasis of matters of certain subsidiaries:
 - (i) appropriateness of going concern basis of accounting is dependent on continued financial support given by the Company.
 - (ii) ability to meet obligation under the Sukuk al-Ijarah is dependent on the timely rental payments by its related companies and a third party.
 - 2) Disclaimer of opinion on certain subsidiaries based on the following reasons:
 - (i) suffered significant losses during the year.
 - (ii) was in a capital deficiency position.
 - (iii) prepared the financial statements under the going concern basis of accounting despite doubt as to their ability to operate as a going concern.
 - (iv) defaulted on the repayment of loans and interests.
 - 3) Except for opinion for certain subsidiaries:
 - (i) The auditors reported that they are unable to verify the completeness of the development costs of a development property amounting to RMB110.253 million (equivalent to RM50.186 million) as the construction of the said development property is incomplete. The directors based on the available market information are of the opinion that there is no diminution in the value of the above development properties.
 - (ii) The auditors reported that they have not obtained sufficient evidence to satisfy themselves whether impairment losses on the investment in and amount due from subsidiaries and associates in the financial statements are appropriate.
 - (iii) same as (a)(i), (b)(1)(i).