

Interim Financial Report
Period ended 30 April 2011 for the financial year ending 31 January 2012
(The figures have not been audited)

Schedule A : Condensed Consolidated Statement of Comprehensive Income
For the financial period ended 30 April 2011

	Individual period		Cumulative period	
	Current year quarter 30/4/2011	Preceding Year quarter 30/4/2010	Current year to-date 30/4/2011	Preceding Year to-date 30/4/2010
	RM'000	RM'000	RM'000	RM'000
Continuing Operations				
Revenue	13,180	23,259	13,180	23,259
Cost of sales	(8,704)	(16,771)	(8,704)	(16,771)
Gross profit	4,476	6,488	4,476	6,488
Other operating income	910	24,349	910	24,349
Interest income	116	91	116	91
Administrative and other expenses	(14,945)	(14,564)	(14,945)	(14,564)
Finance costs	(17,558)	(14,617)	(17,558)	(14,617)
Share of results of jointly controlled entities	691	(1,416)	691	(1,416)
(Loss)/profit before tax	(26,310)	331	(26,310)	331
Income tax expense	-	1,234	-	1,234
(Loss)/profit for the period	(26,310)	1,565	(26,310)	1,565
Other comprehensive income				
Exchange difference on translation of foreign entity	348	7,119	348	7,119
Total comprehensive (loss)/income for the period	(25,962)	8,684	(25,962)	8,684
(Loss)/profit for the period attributable to:				
Owners of the Company	(25,970)	1,565	(25,970)	1,565
Non-Controlling Interests	(340)	-	(340)	-
	(26,310)	1,565	(26,310)	1,565
Total comprehensive (loss)/income for the period attributable to:				
Owners of the Company	(25,622)	8,684	(25,622)	8,684
Non-Controlling Interests	(340)	-	(340)	-
	(25,962)	8,684	(25,962)	8,684
Loss per share ("EPS") (in sen)				
Basic EPS	(0.72)	0.06	(0.72)	0.06
Fully Diluted EPS	(0.72)	0.11	(0.72)	0.11

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 January 2011.

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Schedule B : Condensed Statement of Financial Position
As at 30 April 2011

	Unaudited as at 30/4/2011 RM'000	Audited as at 31/1/2011 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	121,707	123,969
Land held for property development	756,793	866,511
Investment properties	161,251	161,815
Interest in jointly controlled entities	13,201	12,510
Sinking funds held by trustees	22	22
Goodwill	26,822	26,822
Total non-current assets	<u>1,079,796</u>	<u>1,191,649</u>
Current assets		
Property development costs	889,917	778,117
Inventories	112,422	112,185
Trade and other receivables	324,475	322,471
Amount owing by associates	26,001	25,811
Amount owing by jointly controlled entities	4,750	4,750
Cash and bank balances	26,737	26,425
Assets classified as held for sale	340,179	340,179
Total current assets	<u>1,724,481</u>	<u>1,609,938</u>
TOTAL ASSETS	<u>2,804,277</u>	<u>2,801,587</u>
EQUITY AND LIABILITIES		
Capital and Reserves		
Share capital	727,617	682,094
Treasury shares	(493)	(493)
Reserves	(104,521)	(65,666)
Equity attributable to owners of the Company	<u>622,603</u>	<u>615,935</u>
Non-controlling interests	<u>3,252</u>	<u>3,592</u>
Total equity	<u>625,855</u>	<u>619,527</u>
Non-current liabilities		
Convertible securities	223,827	256,330
Borrowings	134,213	134,213
Provision for liabilities	41,225	41,225
Deferred tax liabilities	13,849	18,260
Total non-current liabilities	<u>413,114</u>	<u>450,028</u>
Current liabilities		
Provision for liabilities	9,182	9,196
Borrowings	337,527	336,072
Trade and other payables	1,200,777	1,169,264
Amount owing to jointly controlled entities	43,752	43,430
Current tax liabilities	174,070	174,070
Total current liabilities	<u>1,765,308</u>	<u>1,732,032</u>
Total liabilities	<u>2,178,422</u>	<u>2,182,060</u>
TOTAL EQUITY AND LIABILITIES	<u>2,804,277</u>	<u>2,801,587</u>
Net assets per share attributable to equity holders of the Company (RM)	<u>0.17</u>	<u>0.18</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 January 2011.

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Schedule C : Condensed consolidated statement of cash flow
For the financial period ended 30 April 2011

	Current year to-date 30/4/2011	Preceding year to- date 30/4/2010
	RM'000	RM'000
Net cash used in operating activities	(1,026)	(7,613)
Net cash (used in)/generated from investing activities	(239)	3,768
Net cash generated from financing activities	-	2,068
Net decrease in cash and cash equivalents	<u>(1,265)</u>	<u>(1,777)</u>
Effects of exchange rate changes	1,552	1,764
Cash and cash equivalents at beginning of the financial period	22,065	(1,442)
Cash and cash equivalents at end of the financial period	<u>22,352</u>	<u>(1,455)</u>
Cash and cash equivalents at the end of the financial period comprised the following :		
Cash and bank balances	26,275	7,633
Deposits	<u>462</u>	<u>370</u>
	26,737	8,003
Bank overdrafts	<u>(4,252)</u>	<u>(6,137)</u>
	22,485	1,866
Cash and bank balances with restricted use (HDA)	<u>(133)</u>	<u>(3,311)</u>
	<u>22,352</u>	<u>(1,445)</u>

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 January 2011.

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Schedule D : Condensed Consolidated Statement of Changes in Equity
For the financial period ended 30 April 2011

	Attributable to owners of the Company						Non-Controlling Interests	Total Equity
	Share Capital	Treasury Shares	Convertible Securities	Capital Reserves*	Accumulated Losses	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 February 2011	682,094	(493)	65,061	47,120	(177,847)	615,935	3,592	619,527
Total comprehensive (loss)/income for the period	-	-	-	348	(25,970)	(25,622)	(340)	(25,962)
Transactions with owners:								
Converted during the financial period	45,523	-	(13,233)	-	-	32,290	-	32,290
At 30 April 2011	727,617	(493)	51,828	47,468	(203,817)	622,603	3,252	625,855

At 1 February 2010	477,757	(493)	109,179	32,897	(1,282)	618,058	4,235	622,293
Issued during the financial period	16,838	-	-	-	-	16,838	-	16,838
Decrease in equity component of redeemable convertible preference shares	-	-	(4,230)	-	-	(4,230)	-	(4,230)
Total comprehensive income for the financial period	-	-	-	7,119	1,565	8,684	-	8,684
At 30 April 2010	494,595	(493)	104,949	40,016	283	639,350	4,235	643,585

* *Non distributable*

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 January 2011.

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Schedule E : Selected Explanatory Notes Pursuant to FRS 134

1. 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 audited financial statements for the year ended 31 January 2011.

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 other than for compliance with any new/revised FRS that came into effect during the financial period under review.

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 last financial year ended 31 January 2011.

2. Changes in Accounting Policies

The significant accounting policies and methods of computation adopted for the interim financial statements are consistent with those adopted by the Group in the audited financial statements for the year ended 31 January 2011 except for the adoption of the following new and revised FRSs, Issues Committee (“IC”) Interpretations and amendments to FRSs and IC Interpretations which are relevant to the Group’s operations:-

Effective for financial periods beginning on or after 1 March 2010

Amendments to FRS 132	Financial Instruments : Presentation – Classification of Right Issues
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Effective for financial periods beginning on or after 1 July 2010

FRS 1	First-time Adoption of Financial Reporting Standards (revised)
FRS 3	Business Combinations (revised)
FRS 127	Consolidated and Separate Financial Statements (revised)
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
IC Interpretation 12	Service Concession Agreements
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners
Amendments to IC Interpretation 9	Reassessment of Embedded Derivatives

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Schedule E : Selected Explanatory Notes Pursuant to FRS 134 (cont'd)

2. Changes in Accounting Policies (cont'd)

Effective for financial periods beginning on or after 1 January 2011

Amendments to FRS 1	First-time Adoption of Financial Reporting Standards
	- Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
	- Additional exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share Based Payment Transactions
Amendments to FRS 3	Business Combination
Amendments to FRS 7	Financial Instruments : Disclosures about Financial Instruments
IC Interpretation 4	Determining whether an Arrangement contains a lease
IC Interpretation 18	Transfers of Assets from Customers
Improvements to FRSs(2010)	

The initial application of the above new and revised FRSs, amendments/improvements to FRSs, IC Int and amendments to IC Int does not have any significant impact on the financial statements of the Group and the Company other than as explained below :-

FRS 127 Consolidated and Separate Financial Statements (Revised)

The main changes include the accounting for changes in ownership interest in a subsidiary, where changes in ownership which do not result in the loss of control are now accounted for within equity instead of the income statement. Where an entity loses control of a subsidiary, any remaining investment is remeasured at fair value and a gain or loss is recognized in the income statement. The term minority interests were replaced by the term non-controlling interest, with a new definition. Total comprehensive income is attributed to the owners of the parent and to the non-controlling interest, even if it results in the non-controlling interest having a deficit balance.

The revised FRS 127 requires retrospective application with certain exceptions as permitted under this standard.

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Schedule E : Selected Explanatory Notes Pursuant to FRS 134 (cont'd)

2. Changes in Accounting Policies (cont'd)

The following FRSs, amendments to FRS, Interpretations and Technical Releases have been issued but are not yet effective and therefore, have not been applied by the Group :-

		Effective for financial periods beginning on or after
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments	1 July 2011
Amendments to IC Interpretation 14	Prepayments of a Minimum Funding Requirement	1 July 2011
TRI - 4	Shariah Compliant Sale Contracts	1 January 2011
FRS 124	Related Party Disclosures (Revised)	1 January 2012
IC Interpretation 15	Agreement for the Construction of Real Estate	1 January 2012

The Group plans to adopt the above revised FRSs and IC Int when they become effective in the respective financial period/year. The adoption of the above revised FRSs, and IC Int upon their initial application is not expected to have any significant impact on the financial statements of the Group other than as stated below:-

IC Int 15 Agreements for the Construction of Real Estate

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before the construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of FRS 111 Construction Contracts or FRS 118 Revenue.

IC Interpretation 15 establishes the developer will have to evaluate whether control, and significant risks and rewards of the ownership of work in progress, can be transferred to the buyer as construction progresses before revenue can be recognised.

3. Seasonality or Cyclicity of Operations

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

4. Unusual Items due to their Nature, Size or Incidence

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

5. Changes in Estimates

There were no significant changes to estimates that have a material effect on the results of the Group for the current year quarter.

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Schedule E : Selected Explanatory Notes Pursuant to FRS 134 (cont'd)

6. Debt and Equity Securities

There have been no issuance, cancellation, repurchase, resale and repayments of debt and equity securities in the current year quarter other than the issuance of ordinary shares of RM0.20 each as stated below:

	Current year Quarter 30 April 2011	Current year To-date 30 April 2011
Pursuant to the conversion of RCPS 2009/2014 of RM0.20 each	227,460,490	277,460,490
Pursuant to the conversion of RCCLS class B of RM0.20 each	1,300	1,300
Pursuant to the conversion of RCCLS class C of RM0.20 each	150,100	150,100
Pursuant to the conversion of RCCLS class D of RM0.20 each	1,300	1,300
Total	227,613,190	227,613,190

On 19 April 2011, the Company redeemed and cancelled nominal value of RM 9,500,000 RCCLS-C out of aggregate value of RM171,002,000 RCCLS-C from the proceeds received on sale of properties.

7. Dividends

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

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Schedule E : Selected Explanatory Notes Pursuant to FRS 134 (cont'd)

8. Segment Information

The segment analysis for the Group for the current year quarter to date is as follows :-

<i>Current year quarter ended 30 April 2011</i>	Property investment and development RM'000	Hotel and Recreation RM'000	Elimination RM'000	Total RM'000
Revenue	11,784	3,782	(2,386)	13,180
Results				
Segment results	(24,544)	(2,457)	-	(27,001)
Share of results of jointly controlled entities	-	-	-	691
Loss before tax				(26,310)
Income tax expense				-
Loss after tax				(26,310)
 <i>Current year quarter ended 30 April 2010</i>				
Revenue	18,875	4,491	(107)	23,259
Results				
Segment results	3,940	(2,193)	-	1,747
Share of results of jointly controlled entities	-	-	-	(1,416)
Profit before tax				331
Income tax credit				1,234
Profit after tax				1,565

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Schedule E : Selected Explanatory Notes Pursuant to FRS 134 (cont'd)

9. Material Subsequent Events

There were no material events subsequent to the current year quarter ended 30 April 2011 that have any impact on the financial position of the Group other than as stated below :-

- (a) On 31 May 2011, the Company redeemed and cancelled RCCLS-C of nominal value of RM68,000,000 RCCLS-C out of aggregate value of RM 171,002,000 RCCLS-C from the proceeds received on sale of properties.
- (b) On 2 June 2011, Europlus Corporation Sdn Bhd (“ECSB”) a wholly-owned subsidiary of the Company, entered into an option agreement with TA First Credit Sdn Bhd (“TAFC”), a wholly-owned subsidiary of TA Global Berhad wherein ECSB grants TAFC an option to purchase from ECSB, all that piece of land held under Geran 56577, Lot 16532, Seksyen 20, Bandar Serendah, Daerah Ulu Selangor, Negeri Selangor Darul Ehsan measuring approximately 490,238 square metres (121.14 acres) free from all encumbrances and charges and with vacant possession at a total purchase consideration of RM73,876,219.30.

10. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current year quarter.

11. Contingent Liabilities

The Company has provided the following corporate guarantees:

	RM'000
To financial institutions for	
- Credit facilities granted to subsidiaries	246,721
- Credit facilities granted to jointly controlled entities	17,352
	<hr/>
To non-financial institutions for	
- purchase of land by subsidiaries	150,266
- purchase of land by a former subsidiary	15,514
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Certain assets of the Group have been charged to financial institutions for credit facilities granted to Kumpulan Europlus Berhad and its subsidiaries (“KEB group”) of approximately RM196.1 million. On the other hand, the amount owing by the Group to KEB group amounted to RM136.2 million as at 30 April 2011. These amounts will be reduced substantially upon the completion of the proposed settlement of Debts with MBI as mentioned in Note 3 on Schedule F.

12. Capital Commitments

The Company has a capital commitment of RM86,331,792 pursuant to the Option Agreement entered on 10 January 2005 in relation to the Sukuk Al-Ijarah Issuance of RM150 million.

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Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad

1. Review of Performance

The Group recorded revenue of RM13.18 million for the current year quarter, which is lower by RM10.08 million as compared to the preceding year quarter. The lower revenue reported is mainly attributable to lower progress billings generated from the development projects during the current quarter under review.

The Group reported loss before tax for the current year quarter of RM26.31 million as compared to profit before tax of RM0.33 million achieved in the preceding year quarter. The loss before tax is mainly due to lower gross profit and other operating income, as well as higher administrative and finance costs.

2. Comparison with Preceding Quarter's Results (Quarter 1 , 2012 vs Quarter 4 ,2011)

	Current year Quarter 30 April 2011 RM'000	Immediate preceding Quarter 31 January 2011 RM'000
Revenue	13,180	57,833
Loss before tax	<u>(26,310)</u>	<u>(70,920)</u>

The Group registered revenue of RM13.18 million for the current year quarter, down 77% as compared to RM57.83 million of the preceding quarter and loss before tax of RM26.31 million for the current year quarter as compared to loss before tax of RM70.92 million of the preceding quarter.

The improved results for the current year quarter is mainly due to lower level of impairment losses allowed for development land of the Group.

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Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (cont'd)

3. Prospects

The Group is still facing a huge challenge in the low and medium end property sectors. Despite the uncertainty in the property development market, the Group will endeavor to undertake all necessary measures to mitigate the adverse effects on the liquidity position of the Group.

The Group is committed to complete the remaining development projects undertaken and expects to deliver most of the sold units to the purchasers by the second quarter of this financial year ending 31 January 2012. Thereafter, the Group will launch new development projects once approvals are obtained from the relevant authorities. Besides current development projects, the Group will venture into joint venture projects with reputable corporations.

As reported in the previous financial year, the Group had disposed of certain properties below cost and this may continue in the near future. Hence, the Board foresees a challenging financial year ahead for the Group.

On 31 March 2011, the shareholders of the Company has approved the proposed settlement of debts owing by the Group to Menteri Besar Selangor (Incorporated) ("MBI") by way of disposal of properties and cash payment ("MBI Settlement"). Pursuant to the principal and supplementary agreements entered with MBI on 12 March 2010 and 12 April 2010 respectively, the Group will dispose of RM676.09 million worth of properties in settlement, principally, of RM391.99 million due to MBI and RM266.26 million due to the lenders. This is the largest amongst several disposals undertaken in the last few years with a view to reduce gearing level of the Group. To date, the Group has partially completed the MBI Settlement. The final settlement is expected to be completed by the end of the financial year ending 31 January 2012.

4. Profit Forecast and Guarantee

The Group has not provided any profit forecast or profit guarantee in a public document during the current quarter.

5. Income Tax Expense

	Current year quarter 30 April 2011 RM '000	Current year to-date 30 April 2011 RM '000
<u>Group</u>		
Current tax expense	-	-
Deferred taxation	-	-
Prior years under provision	-	-
	<hr/>	<hr/>
	-	-
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6. Disposal of Unquoted Investments and/or Properties

There were no material sale of unquoted investments or properties during the quarter under review.

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Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)

7. Quoted Securities other than Securities in Existing Subsidiaries and Associate

There were no purchases or disposals of quoted securities during the current year quarter under review.

8. Status of Corporate Proposals

There were no outstanding corporate proposals or new announcements made in the current year quarter.

9. Group Borrowings and Debt Securities

The Group's borrowings and debt securities as at 30 April 2011 are as follows:

	Secured	Unsecured	Total
	RM'000	RM'000	RM'000
Short term borrowings	309,232	28,296	337,528
Long term borrowings	134,213	-	134,213
RCCLS-A	41,869	-	41,869
RCCLS-B	14,922	-	14,922
RCCLS-C	137,406	-	137,406
RCPS	-	29,629	29,629
	637,642	57,925	695,567

	Foreign	RM
	Currency	Equivalent
	'000	'000
Foreign currency borrowings included above:		
Chinese Renminbi	96,700	44,463

10. 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.

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Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)

11. Material Litigation

Save as disclosed below, neither Talam and its subsidiaries are engaged in any material litigation, claims or arbitration either as plaintiff or defendant, which has a material effect on the business or financial position of the Group, and the Board has no knowledge of any proceedings pending or threatened against the Group or of any fact likely to give rise to any proceedings which might materially and adversely affect the business or financial position of Talam Group:

(i) Ukay Land Sdn Bhd

A Writ of Summons dated 28 April 2005 was filed under Kuala Lumpur High Court Suit No. S1-21-130-2005 by Kerajaan Malaysia against Ukay Land Sdn Bhd for a sum of RM23,800,567.01, interest at the rate of 8% per annum thereon and costs.

Judgment in default of appearance was granted by the High Court in favour of Kerajaan Malaysia and the hearing of the application by Ukay Land Sdn Bhd to reinstate and its application to set aside the judgment in default has been dismissed. Ukay Land Sdn Bhd will appeal against the dismissal.

The Management is concurrently negotiating with Kerajaan Malaysia for an amicable settlement.

The outcome of the legal action will not have a material effect on the Group's financial position as the tax liability has been recognised in the financial statements.

(ii) Expand Factor Sdn Bhd

A Writ of Summons dated 13 April 2006 was filed under Kuala Lumpur High Court Suit No. S1-21-75-2006 by Kerajaan Malaysia against Expand Factor Sdn Bhd for a sum of RM10,186,178.16, interest at the rate of 8% per annum thereon and costs.

Kerajaan Malaysia has obtained judgment for its summary Judgment application on 20 January 2009. Expand Factor Sdn Bhd will appeal against the decision.

The Management is concurrently negotiating with Kerajaan Malaysia for an amicable settlement.

The outcome of the legal action will not have a material effect on the Group's financial position as the tax liability has been recognised in the financial statements.

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Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)

11. Material Litigation (Cont'd)

(iii) Europlus Berhad

Judgment was obtained by Van Oord Acz Malaysia Sdn Bhd ("the Plaintiff") on 7 January 2009 for RM5,429,579 against Europlus Berhad ("EB").

However, the Management is negotiating with the Plaintiff for an amicable settlement and is confident of a successful outcome.

The outcome of the legal action will not have a material effect on the Group's financial position as the obligation has been recognised in the financial statements.

(iv) Europlus Corporation Sdn Bhd

A Writ of Summons dated 20 October 2006 was filed under Kuala Lumpur High Court Suit No. S4-21-291-2006 by Kerajaan Malaysia against Europlus Corporation Sdn Bhd for RM26,143,282.58 interest at the rate of 8% per annum and cost.

Kerajaan Malaysia has obtained judgment for its Summary Judgment application on 29 July 2010 and will appeal against the decision. The Management is concurrently negotiating with Kerajaan Malaysia for an amicable settlement.

The outcome of the legal action will not have a material effect on the Group's financial position as the tax liability has been recognised in the financial statements.

(v) Talam Corporation Berhad

Talam Corporation Berhad has initiated legal proceedings against Bangkok Bank Berhad ("BBB") for disposing a piece of property that is pledged to BBB for credit facilities granted to a related party, Keuro Leasing Sdn Bhd, a wholly owned subsidiary of Kumpulan Europlus Berhad. The property, valued at RM48,697,902, is part and parcel of the properties being disposed to Menteri Besar Selangor (Incorporated) ("MBI") under a settlement agreement entered into on 12 March 2010 between the Company and MBI which was made known to BBB. Despite its awareness of this settlement agreement, BBB, had on 7 September 2010, proceeded to auction the property to a purchaser for RM15 million which is well below the transacted value with MBI of RM48,697,902.

Based on legal counsel's advice, the Board of Directors of the Company believes that the Company has a reasonably good and valid claim in the legal action being taken. If necessary, the Company will identify a piece of land to replace the abovementioned land to MBI. The disposal of this property will not have any significant impact on completion of the MBI Settlement.

12. Proposed dividend

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

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Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)

13. Earnings Per Share

a) Basic earnings/(loss) per share

Basic earnings/(loss) per share is calculated by dividing the loss for the current year quarter attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial period, excluding treasury shares held by the Company.

	Current year quarter 30 April 2011	Current year to-date 30 April 2011
Loss attributable to owners of the Company (RM'000)	(25,970)	(25,970)
Weighted average number of ordinary shares in issue, excluding treasury shares ('000)	3,603,139	3,603,139
Basic loss per share (sen)	<u>(0.72)</u>	<u>(0.72)</u>

b) Diluted earnings/(loss) per share

For the purpose of calculating diluted earnings/(loss) per share, the loss for the current year quarter attributable to owners of the Company and the weighted average number of ordinary shares in issue during the financial period have been adjusted for the effects of dilutive potential ordinary shares from conversion of RCPS and RCSLS. 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 RCPS and RCSLS into ordinary shares. The RCPS and RCSLS are deemed to have been converted into ordinary shares at the beginning of the financial period.

	Current year quarter 30 April 2011	Current year to-date 30 April 2011
Loss for the period attributable to owners of the Company (RM'000)	(25,970)	(25,970)
Weighted average number of ordinary shares in issue, excluding treasury shares ('000)	3,603,139	3,603,139
Effect of dilution on assumed exercise of RCPS ('000)	- *	- *
Effect of dilution on assumed exercise of RCSLS ('000)	- *	- *
Adjusted weighted average number of Ordinary shares in issue and issuable ('000)	<u>3,603,139</u>	<u>3,603,139</u>
Fully Diluted loss per share (sen)	<u>(0.72)</u>	<u>(0.72)</u>

* For the current year quarter 30 April 2011, the outstanding RCPS and RCSLS have been excluded from the computation of fully diluted earnings per ordinary share as their effect would be anti-dilutive.

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(The figures have not been audited)

Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)

14. Realised and Unrealised Profit/(Losses) Disclosure

The breakdown of the accumulated losses of the Group as at 30 April 2011 into realised and unrealised profits is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with Guidance on Special Matter No.1, Determination of Realised and Unrealised Profits and Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants.

	As at 30 April 2011 RM '000	As at 31 January 2011 RM '000
<i>Total accumulated losses of the Group and its subsidiaries</i>		
- Realised	(148,503)	(121,841)
- Unrealised	(46,994)	(46,994)
 <i>Jointly controlled entities</i>		
- Realised	2,452	1,760
 <i>Associate companies</i>		
- Realised	(10,772)	(10,772)
	<hr/> (203,817)	<hr/> (177,847)

15. Annual Audited Report

The auditors' report on the financial statements of the Group for the year ended 31 January 2011 did not contain any qualification.

16. Authorization for Issue

The interim financial report was authorized for issue by the Board of Directors in accordance with a resolution of the Directors on 17 June 2011.

By order of the Board

Raw Koon Beng
Company Secretary