

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

Interim financial report on consolidated result for the financial period ended 31 March 2008.

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD	PRECEDING PERIOD	CURRENT PERIOD	PRECEDING PERIOD
	QUARTER 31.03.2008 RM'000	CORRESPONDING QUARTER 31.03.2007 RM'000	TO DATE 31.03.2008 RM'000	TO DATE 31.03.2007 RM'000
REVENUE	76,055	37,126	250,891	88,188
COST OF SALES	(67,836)	(29,431)	(222,195)	(70,533)
GROSS PROFIT	8,219	7,695	28,696	17,655
OTHER OPERATING INCOME	2,840	3,210	5,780	9,910
OTHER OPERATING EXPENSES	(6,429)	(4,679)	(17,835)	(14,024)
PROFIT FROM OPERATIONS	4,630	6,226	16,641	13,541
FINANCE COSTS	(285)	(302)	(831)	(908)
PROFIT BEFORE TAXATION	4,345	5,924	15,810	12,633
TAXATION	(1,547)	(630)	(4,559)	(1,563)
PROFIT FOR THE PERIOD	2,798	5,294	11,251	11,070
ATTRIBUTABLE TO:				
SHAREHOLDERS	1,594	5,294	8,030	11,070
MINORITY INTEREST	1,204	-	3,221	-
PROFIT FOR THE PERIOD	2,798	5,294	11,251	11,070
EARNINGS PER 50 SEN SHARE				
Basic (per 50 sen share)(sen):-				
• Before mandatory conversion of ICPS-A & ICPS-B	0.34	1.47	1.96	3.10
• After mandatory conversion of ICPS-A & ICPS-B	0.31	0.64	1.75	1.34
Diluted (per 50 sen share) (sen)	0.31	0.6	1.75	1.34

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED BALANCE SHEETS

	UNAUDITED AS AT 31.03.2008 RM'000	AUDITED AS AT 30.06.2007 (RESTATED) RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	35,407	35,461
Investment properties	28,623	28,600
Land & development expenditure	476,698	462,142
Prepaid land lease payment	48	51
Goodwill on consolidation	12,183	12,183
Deferred tax asset	-	710
	<u>552,959</u>	<u>539,147</u>
CURRENT ASSETS		
Inventories	60,787	74,439
Property development expenditure	150,169	118,683
Trade receivables	36,931	83,751
Other receivables	13,096	12,797
Amount due from related companies	10,041	833
Fixed deposits	107,207	111,530
Cash & bank balances	5,622	10,407
	<u>383,853</u>	<u>412,440</u>
TOTAL ASSETS	<u>936,812</u>	<u>951,587</u>
EQUITY		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
SHARE CAPITAL		
Ordinary shares	397,932	195,471
Preference shares	94,103	374,287
RESERVES		
Share premium	200,937	123,214
Treasury share, at cost	(22,199)	(16,797)
Accumulated losses	(147,476)	(155,506)
	<u>523,297</u>	<u>520,669</u>
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY	<u>523,297</u>	<u>520,669</u>
MINORITY INTEREST	7,778	4,557
	<u>531,075</u>	<u>525,226</u>
TOTAL EQUITY	<u>531,075</u>	<u>525,226</u>

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED BALANCE SHEETS - continued

	UNAUDITED	AUDITED
	AS AT	AS AT
	31.03.2008	30.06.2007
	RM'000	(RESTATED)
		RM'000
LIABILITIES		
NON-CURRENT LIABILITIES		
Bank borrowings	194,000	204,000
Long term liabilities	69,216	69,216
Hire purchase creditors	58	92
Deferred tax liabilities	56,888	57,866
	-----	-----
	320,162	331,174
	-----	-----
CURRENT LIABILITIES		
Provisions	10,603	10,837
Trade payables	27,989	28,736
Other payables	11,372	13,590
Hire purchase creditors	170	419
Amount due to holding companies	829	746
Amount due to related companies	31,108	40,353
Provision for taxation	3,504	506
	-----	-----
	85,575	95,187
	-----	-----
TOTAL LIABILITIES	405,737	426,361
	-----	-----
TOTAL EQUITY AND LIABILITIES	936,812	951,587
	=====	=====
 Net assets per 50 sen share (RM)	 0.67	 1.38
	=====	=====

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
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INTERIM FINANCIAL REPORT

**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2008**

	9 MONTHS ENDED	
	31.03.2008	31.03.2007
	RM'000	RM'000
Net cash generated from operating activities	17,160	20,004
	=====	=====
Net cash used in investing activities	(12,471)	(6,754)
	=====	=====
Net cash (used in)/generated from financing activities	(13,797)	16,044
	=====	=====
Net (decrease)/increase in cash and cash equivalents	(9,108)	29,294
Cash and cash equivalents at beginning of the year	121,937	105,930
	-----	-----
Cash and cash equivalent at end of the period (note a)	112,829	135,224
	=====	=====

Note (a)

Cash and cash equivalent

	31.03.2008	31.03.2007
	RM'000	RM'000
Fixed Deposit	107,207	125,799
Cash and bank balances	5,622	9,425
	-----	-----
Cash and cash equivalent at end of the period	112,829	135,224
	=====	=====

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2008**

	<----- Attributable to equity holders of the company ----->							
	<---Share Capital--->		<-Non-distributable>					
	Ordinary Shares RM'000	ICPS RM'000	Share Premium RM'000	Treasury Shares RM'000	Accumulated Losses RM'000	Total RM'000	Minority Interest RM'000	Grand Total RM'000
9 months ended 31 March 2008								
As at 01 July 2007	195,471	374,287	123,214	(16,797)	(155,506)	520,669	4,557	525,226
Profit for the period	-	-	-	-	8,030	8,030	3,221	11,251
Total recognised income and expenses for the period	-	-	-	-	8,030	8,030	3,221	11,251
Conversion of ICPS to Ordinary shares	202,461	(280,184)	77,723	-	-	-	-	-
Share repurchased	-	-	-	(5,402)	-	(5,402)	-	(5,402)
As at 31 March 2008	397,932	94,103	200,937	(22,199)	(147,476)	523,297	7,778	531,075
9 months ended 31 March 2007								
As at 01 July 2006	177,624	417,566	97,782	(264)	(180,234)	512,474	-	512,474
Profit for the period	-	-	-	-	11,070	11,070	-	11,070
Total recognised income and expenses for the period	-	-	-	-	11,070	11,070	-	11,070
Conversion of ICPS to Ordinary shares	11,406	(18,157)	6,751	-	-	-	-	-
Share repurchased	-	-	-	(1,319)	-	(1,319)	-	(1,319)
As at 31 March 2007	189,030	399,409	104,533	(1,583)	(169,164)	522,225	-	522,225

The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

INTERIM FINANCIAL REPORT

Notes :

Disclosure requirement per FRS 134 – paragraph 16

A1. Accounting Policies

The interim financial report is unaudited and has been prepared in accordance with FRS134 “Interim Financial Reporting” (formerly known as FRS134₂₀₀₄) and Chapter 9, part K of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”), except for the adoption of the following new/revised Financial Reporting Standards (FRS) effective 1 July 2007 which are relevant to the Group’s operations:-

FRS 107	Cash Flow Statements
FRS 111	Construction Contracts
FRS 112	Income Taxes
FRS 117	Leases
FRS 118	Revenue
FRS 124	Related Party Disclosures
FRS 134	Interim Financial Reporting
FRS 137	Provisions, Contingent Liabilities and Contingent Assets

The adoption of the above FRSs does not have significant financial impact on the Group other than the effects of the following FRS:

(a) FRS 117: Leases

Prior to 1 July 2007, leasehold land was classified as property, plant and equipments and was stated at cost less accumulated depreciation and impairment losses. Upon the adoption of the revised FRS 117 at 1 July 2007, the unamortised amount of leasehold land is now reclassified as prepaid land lease payment and amortised over the period of its remaining lease term. The reclassification has been accounted for retrospectively and the comparatives in the balance sheet have been restated.

The effects on the comparatives to the Group on adoption of FRS 117 are as follows:

	Previously stated RM’000	Effect of changes RM’000	Restate d RM’000
30 June 2007			
Property, plant and equipment	35,512	(51)	35,461
Prepaid land lease payment	-	51	51
	=====	=====	=====

INTERIM FINANCIAL REPORT

Notes : - continued

A2. Seasonality or Cyclicity of Operations

The business operations of the Group are not materially affected by any seasonal or cyclical factor.

A3. Exceptional or Unusual Items

During the current financial quarter, there was no item of an exceptional or unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Group.

A4. Changes in estimates of amounts reported

There was no change to estimate of amount reported in prior interim periods and prior financial years.

A5. Changes in Debt and Equity Securities

Save as disclosed below, there was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter:

a) Conversion of Irredeemable Convertible Preference Shares

During the financial period ended 31 March 2008, the share capital of the Company increased from RM195,471,256 to RM397,931,739 as a result of the conversion of 27,077,506 Irredeemable Convertible Preference Shares - A ("ICPS-A") of RM0.50 each into 6,942,939 new ordinary shares of RM0.50 each based on a conversion ratio of one (1) new ordinary share of RM0.50 each for every 3.90 of ICPS-A of RM0.50 each and the mandatory conversion of 533,290,580 Irredeemable Convertible Preference Shares - B ("ICPS-B") of RM0.50 each into 397,978,027 new ordinary shares of RM0.50 each based on a conversion ratio of one (1) new ordinary share of RM0.50 each for every 1.34 of ICPS-B of RM0.50 each.

During the current financial quarter to date, there was no additional issuance of ICPS-A and ICPS-B. The total number of ICPS-A outstanding as at 31 March 2008 was 188,205,330 of RM0.50 each.

b) Treasury Shares

During the current financial quarter, the Company purchased 272,600 of its issued ordinary shares of RM0.50 each from the open market at an average price of RM1.3485 per share. The total share buy-back for the financial period ended 31 March 2008 was 2,657,600 ordinary shares of RM0.50 each from the open market at an average price of RM2.0333 per share. The total consideration paid, including transaction costs for the share buy-back during the current financial quarter and financial period ended 31 March 2008 was RM367,588.73 and RM5,403,646.89 respectively and was financed by internally generated funds. The shares purchased are being held as treasury shares in accordance with Section 67A of the Companies Act 1965.

The outstanding debts are disclosed in Note B9.

INTERIM FINANCIAL REPORT

Notes : - continued

A6. Dividend Paid

There was no dividend paid during the current financial quarter ended 31 March 2008.

A7. Segment Reporting

The Group's segmental report for the period ended 31 March 2008 is as follows:-

	Construction* RM'000	Property Development RM'000	Total RM'000
Revenue	131,185	119,706	250,891
	-----	-----	-----
Results			
Profit from Operations	2,408	14,233	16,641
	-----	-----	
Finance cost			(831)

Profit before taxation			15,810

Taxation			(4,559)

Profit for the period			11,251
			=====

* *The duration of the construction project is for a period of 30 months.*

The Group's segmental report for the period ended 31 March 2007 is as follows:-

	Property Development RM'000	Total RM'000
Revenue	88,188	88,188
	-----	-----
Results		
Profit from Operations	13,541	13,541

Finance cost		(908)

Profit before taxation		12,633

Taxation		(1,563)

Profit for the period		11,070
		=====

INTERIM FINANCIAL REPORT

Notes:- continued

A8. Material Events Subsequent to the end of the interim period

There was no item, transaction or event of a material or unusual in nature subsequent to the end of the interim period.

A9. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial period ended 31 March 2008.

A10. Changes in Contingent Liabilities

There was no change in the contingent liabilities of the Group since the last annual balance sheet as at 30 June 2007. The corporate guarantees given to banks for credit facilities granted at the end of the current financial quarter are as follows:-

	Total Amount Guaranteed RM'000	Amount Utilised RM'000
Term Loan	204,000	194,000
Guarantee Facility	47,978	37,302
	-----	-----
	251,978	231,302
	=====	=====

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INTERIM FINANCIAL REPORT

Disclosure requirement per Bursa Securities' Listing Requirements Part A of Appendix 9B

B1. Review of Performance

The Group revenue for the third quarter ended 31 March 2008 increased to RM76.055 million from RM37.126 million, representing an increase of 104.90% in revenue whilst the group profit before taxation decreased to RM4.345 million from RM5.924 million, representing a decrease of 26.65% in profit before taxation as compared to the corresponding quarter ended 31 March 2007. The increase in revenue was mainly contributed by The Centrio under the Pantai Hill Park project undertaken by Syarikat Kemajuan Perumahan Negara Sdn Bhd and the progress recognition of a construction project undertaken by Sentul Raya Sdn Bhd whilst the decrease in profit before taxation was substantially due to increased operating costs incurred during the quarter under review.

On a cumulative nine months basis, the Group revenue and profit before taxation for the current financial period ended 31 March 2008 increased to RM250.891 million and RM15.810 million from RM88.188 million and RM12.633 million respectively reported in the corresponding financial period ended 31 March 2007, representing an increase of 184.50% and 25.15% in revenue and profit before taxation respectively. The increase in revenue and profit before taxation was mainly contributed by The Saffron under the Sentul Raya Project and projects mentioned above.

B2. Comparison with Preceding Quarter

	Current Quarter 31.03.2008 RM'000	Preceding Quarter 31.12.2007 RM'000
Revenue	76,055	89,586
Profit before taxation	4,345	7,638
Profit after taxation and minority interest	1,594	4,345

The Group revenue and profit before taxation for the current financial quarter ended 31 March 2008 decreased to RM76.055 million and RM4.345 million respectively from RM89.586 million and RM7.638 million respectively reported in the preceding financial quarter ended 31 December 2007, representing a decrease of 15.10% and 43.12% in revenue and profit before taxation respectively. This was mainly attributed to the lower progress recognition in revenue and profits from the property development segment of the Group.

B3. Audit Report of preceding financial year ended 30 June 2007

The Auditors' Report on the financial statements of the preceding financial year was not subject to any qualification.

INTERIM FINANCIAL REPORT

Notes : continued

B4. Prospects

The Group, after considering the market condition, the recent sales recorded and forthcoming new launches of the property projects, is expected to achieve satisfactory performance for financial year ending 2008.

B5. Profit Forecast

The Group did not issue any profit forecast or profit guarantee during the current financial quarter.

B6. Taxation

Tax comprises the following:-

	Current Period Quarter 31.03.2008 RM'000	Current Year To Date 31.03.2008 RM'000
Tax charged for the period	1,678	4,617
Underprovision of taxation		
In prior year	114	114
Deferred tax	(244)	(172)
	-----	-----
	1,548	4,559
	=====	=====

The Group's provision for taxation for the financial period ended 31 March 2008 reflected a higher effective tax rate compared to the statutory tax rate. The higher effective tax rate of 28.83% was largely due to certain non-tax deductible expenses and losses incurred by the Company and certain subsidiaries within the Group.

B7. Sales of Unquoted Investment and /or Properties

There was no sale of unquoted investment or properties during the current financial quarter.

B8. Quoted Investment

During the current financial quarter, there was no purchase or disposal of quoted investment.

B9. Corporate Proposals

There were no corporate proposals announced and pending completion at the date of this report.

INTERIM FINANCIAL REPORT

Notes : continued

B10. Group Borrowings and Debt Securities

The Group's bank borrowing of RM194 million as at end of the current financial period, bears interest at 0.75% per annum above the bank's cost of fund:

	Long term RM'000	Total RM'000
Term loan – Unsecured	194,000	194,000

B11. Off Balance Sheet Financial Instruments

No off balance sheet financial instruments were utilised for the current financial quarter.

B12. Material litigation

There were claims made by third parties against Sentul Raya Sdn Bhd but the Directors of the Company are of the opinion that the claims will not materially affect the future position or business of the Group.

B13. Proposed Dividend

No dividend has been recommended for the current financial quarter.

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INTERIM FINANCIAL REPORT

Notes : continued

B14. Earnings Per Share

- **Basic/diluted earnings per share**

The basic/diluted earnings per share of the Group has been computed by dividing the net profit for the financial quarter by the weighted average number of ordinary shares in issue during the financial quarter, excluding treasury shares held by the Company, assuming full conversion of 188,205,330 ICPS-A in issue at the end of the financial quarter at a conversion ratio of one (1) new ordinary share of RM0.50 each for every 3.90 of ICPS-A of 50 sen nominal value:-

	Current Quarter 31.03.2008	Preceding Year Corresponding Quarter 31.03.2007
Net profit for the quarter (RM'000)	1,594	5,294
	=====	=====
Weighted average number of ordinary shares of RM0.50 each ('000)	470,215	361,209
Assumed full conversion of ICPS-A ('000)	48,258	70,329
Assumed full conversion of ICPS-B ('000)	-	395,733
	-----	-----
Adjusted weighted average of ordinary shares('000)	518,473	827,271
	=====	=====
Basic (per 50 sen share)(sen):-		
• Before mandatory conversion of ICPS-A & ICPS-B	0.34	1.47
	=====	=====
• After mandatory conversion of ICPS-A & ICPS-B	0.31	0.64
	=====	=====
Diluted (per 50 sen share) (sen)	0.31	0.64
	=====	=====

By Order of the Board
HO SAY KENG
Secretary

Kuala Lumpur
Dated : 22 May 2008