

**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 December 2008.

The figures have not been audited.

**CONDENSED CONSOLIDATED INCOME STATEMENTS**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD	PRECEDING PERIOD	CURRENT PERIOD	PRECEDING PERIOD
	QUARTER 31.12.2008 RM'000	CORRESPONDING QUARTER 31.12.2007 RM'000	TO DATE 31.12.2008 RM'000	TO DATE 31.12.2007 RM'000
<b>REVENUE</b>	58,887	89,586	123,246	174,836
<b>COST OF SALES</b>	(54,438)	(77,035)	(112,336)	(154,359)
<b>GROSS PROFIT</b>	4,449	12,551	10,910	20,477
<b>OTHER OPERATING INCOME</b>	741	1,387	3,619	2,940
<b>OTHER OPERATING EXPENSES</b>	(4,207)	(6,035)	(11,111)	(11,406)
<b>PROFIT FROM OPERATIONS</b>	983	7,903	3,418	12,011
<b>FINANCE COSTS</b>	(291)	(265)	(615)	(546)
<b>PROFIT BEFORE TAXATION</b>	692	7,638	2,803	11,465
<b>TAXATION</b>	(261)	(2,010)	(1,223)	(3,012)
<b>PROFIT FOR THE PERIOD</b>	431	5,628	1,580	8,453
<b>ATTRIBUTABLE TO:</b>				
SHAREHOLDERS	401	4,345	1,614	6,436
MINORITY INTEREST	30	1,283	(34)	2,017
<b>PROFIT FOR THE PERIOD</b>	431	5,628	1,580	8,453
<b>EARNINGS PER 50 SEN SHARE</b>				
<b>Basic (per 50 sen share)(sen):-</b>				
• Before mandatory conversion of ICPSs	0.05	1.14	0.21	1.69
• After mandatory conversion of ICPSs	0.05	0.52	0.19	0.78
<b>Diluted (per 50 sen share) (sen)</b>	0.05	0.52	0.19	0.78

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30<sup>th</sup> June 2008 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 BALANCE SHEETS**

	<b>UNAUDITED AS AT 31.12.2008 RM'000</b>	<b>AUDITED AS AT 30.06.2008 RM'000</b>
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	35,211	35,467
Investment properties	28,623	28,623
Land held for property development	482,656	483,821
Prepaid land lease payment	45	47
Goodwill on consolidation	12,183	12,183
Deferred tax assets	114	114
	<u>558,832</u>	<u>560,255</u>
<b>CURRENT ASSETS</b>		
Inventories	67,629	55,695
Property development expenditure	127,367	130,684
Trade receivables	38,498	52,483
Other receivables	12,420	13,914
Amount due from related companies	1,785	3,130
Fixed deposits with licensed banks	119,414	112,522
Cash and bank balances	5,994	3,456
	<u>373,107</u>	<u>371,884</u>
<b>TOTAL ASSETS</b>	<u><u>931,939</u></u>	<u><u>932,139</u></u>
<b>EQUITY</b>		
<b>EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</b>		
<b>SHARE CAPITAL</b>		
Ordinary shares	398,576	398,279
ICPS	91,588	92,747
<b>RESERVES</b>		
Share premium	202,808	201,946
Treasury share, at cost	(22,200)	(22,200)
Accumulated losses	(143,570)	(145,184)
<b>TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</b>	<u>527,202</u>	<u>525,588</u>
<b>MINORITY INTEREST</b>	7,365	7,399
<b>TOTAL EQUITY</b>	<u><u>534,567</u></u>	<u><u>532,987</u></u>

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

**CONDENSED CONSOLIDATED BALANCE SHEETS - continued**

	<b>UNAUDITED AS AT 31.12.2008 RM'000</b>	<b>AUDITED AS AT 30.06.2008 RM'000</b>
<b>LIABILITIES</b>		
<b>NON-CURRENT LIABILITIES</b>		
Bank borrowing	194,000	194,000
Long term liabilities	67,696	67,696
Hire purchase creditors	299	298
Deferred tax liabilities	56,093	56,556
	-----	-----
	318,088	318,550
	-----	-----
<b>CURRENT LIABILITIES</b>		
Provisions	10,456	10,526
Trade payables	12,712	15,430
Other payables	6,296	12,824
Hire purchase creditors	73	224
Amount due to holding companies	431	657
Amount due to related companies	48,182	38,933
Current tax payables	1,134	2,008
	-----	-----
	79,284	80,602
	-----	-----
<b>TOTAL LIABILITIES</b>	<b>397,372</b>	<b>399,152</b>
	-----	-----
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>931,939</b>	<b>932,139</b>
	=====	=====
 Net assets per 50 sen share (RM)	 0.67	 0.67
	=====	=====

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30<sup>th</sup> June 2008 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 CASH FLOW STATEMENTS  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2008**

	<b>6 MONTHS ENDED</b>	
	<b>31.12.2008</b>	<b>31.12.2007</b>
	<b>RM'000</b>	<b>RM'000</b>
Net cash generated from operating activities	7,202	18,087
	=====	=====
Net cash generated from/(used in) investing activities	2,379	(5,146)
	=====	=====
Net cash used in financing activities	(151)	(5,497)
	=====	=====
Net increase in cash and cash equivalents	9,430	7,444
Cash and cash equivalents at beginning of the year	115,978	121,937
	-----	-----
Cash and cash equivalent at end of the period (note a)	125,408	129,381
	=====	=====

**Note (a)**

Cash and cash equivalent

	<b>31.12.2008</b>	<b>31.12.2007</b>
	<b>RM'000</b>	<b>RM'000</b>
Fixed deposits with licensed banks	119,414	122,580
Cash and bank balances	5,994	6,801
	-----	-----
Cash and cash equivalent at end of the period	125,408	129,381
	=====	=====

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 30<sup>th</sup> June 2008 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 DECEMBER 2008**

	<----- Attributable to equity holders of the company ----->							
	<----Share Capital---->		Distributable Share Premium RM'000	Non- Distributable Treasury Shares RM'000	Accumulated Losses RM'000	Total RM'000	Minority Interest RM'000	Grand Total RM'000
	Ordinary Shares RM'000	ICPS RM'000						
<b>6 months ended 31 December 2008</b>								
As at 01 July 2008	398,279	92,747	201,946	(22,200)	(145,184)	525,588	7,399	532,987
Profit for the period	-	-	-	-	1,614	1,614	(34)	1,580
Total recognised income and expenses for the period	-	-	-	-	1,614	1,614	(34)	1,580
Conversion of ICPS to Ordinary shares	297	(1,159)	862	-	-	-	-	-
As at 31 December 2008	398,576	91,588	202,808	(22,200)	(143,570)	527,202	7,365	534,567
<b>6 months ended 31 December 2007</b>								
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	-	-	-	-	6,436	6,436	2,017	8,453
Total recognised income and expenses for the period	-	-	-	-	6,436	6,436	2,017	8,453
Conversion of ICPS to Ordinary shares	3,445	(13,436)	9,991	-	-	-	-	-
Share repurchased	-	-	-	(5,035)	-	(5,035)	-	(5,035)
As at 31 December 2007	198,916	360,851	133,205	(21,832)	(149,070)	522,070	6,574	528,644

The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Annual Financial Report for the year ended 30<sup>th</sup> June 2008 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” and Chapter 9, part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The Condensed Financial Statements should be read in conjunction with the audited annual financial statements of the Group for the year ended 30 June 2008.

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.

The following notes explain the events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2008.

##### **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 in estimates of amounts reported in prior interim period or financial year that have had material effects in the current quarter and financial year to date results.

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**INTERIM FINANCIAL REPORT**

**Notes : - continued**

**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:

During the financial quarter ended 31 December 2008, the share capital of the Company increased from RM398,568,243 to RM398,576,743 as a result of the conversion of 66,300 Irredeemable Convertible Preference Shares (“ICPS”) of RM0.50 each into 17,000 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 of RM0.50 each.

During the current financial quarter to date, there was no additional issuance of ICPS. The total number of ICPS outstanding as at 31 December 2008 was 183,174,290 of RM0.50 each.

The outstanding debts are disclosed in Note B9.

**A6. Dividend Paid**

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

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**INTERIM FINANCIAL REPORT**

Notes : - continued

**A7. Segment Reporting**

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

	Construction* <b>RM'000</b>	Property Development <b>RM'000</b>	Total <b>RM'000</b>
<b>Revenue</b>	88,063	35,183	123,246
	-----	-----	-----
<b>Results</b>			
Profit from Operations	1,617	1,801	3,418
	-----	-----	
Finance cost			(615)
			-----
Profit before taxation			2,803
			-----
Taxation			(1,223)
			-----
<b>Profit for the period</b>			<b>1,580</b>
			=====

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

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

	Construction* <b>RM'000</b>	Property Development <b>RM'000</b>	Total <b>RM'000</b>
<b>Revenue</b>	78,231	96,605	174,836
	-----	-----	-----
<b>Results</b>			
Profit from Operations	1,436	10,575	12,011
	-----	-----	
Finance cost			(546)
			-----
Profit before taxation			11,465
			-----
Taxation			(3,012)
			-----
<b>Profit for the period</b>			<b>8,453</b>
			=====



**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 December 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 2008. The corporate guarantees given to banks for credit facilities granted at the end of current financial quarter are as follows:-

	<b>Total Amount Guaranteed RM'000</b>	<b>Amount Utilised RM'000</b>
Term Loan	204,000	194,000
Guarantee Facility	59,978	45,577
	-----	-----
	263,978	239,577
	=====	=====

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## **INTERIM FINANCIAL REPORT**

### **Disclosure requirement per Bursa Malaysia Securities Berhad's Listing Requirements Part A of Appendix 9B**

#### **B1. Review of Performance**

The Group revenue and profit before taxation for the current financial period ended 31 December 2008 decreased to RM58.887 million and RM0.692 million from RM89.586 million and RM7.638 million respectively reported in the corresponding financial period ended 31 December 2007. This represented a decrease of 34.27% and 90.94% in revenue and profit before taxation respectively. The decrease in revenue and profit before taxation was mainly due to the lower revenue and profit contribution from both property development and construction segment of the Group.

#### **B2. Comparison with Preceding Quarter**

	<b>Current Quarter 31.12.2008 RM'000</b>	<b>Preceding Quarter 30.09.2008 RM'000</b>
Revenue	58,887	64,359
Profit before taxation	692	2,111
Profit after taxation and minority interest	431	1,214

The Group revenue and profit before taxation for the current financial quarter ended 31 December 2008 decreased to RM58.887 million and RM0.692 million from RM64.359 million and RM2.111 million respectively reported in the preceding financial quarter ended 30 September 2008, representing a decrease of 8.50% and 67.22% in revenue and profit before taxation respectively. The decrease in Group revenue and profit before taxation was mainly attributed to lower progress recognition in revenue and profit contribution from both property development and construction segment of the Group.

#### **B3. Audit Report of preceding financial year ended 30 June 2008**

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

#### **B4. Prospects**

In view of the slowdown in economy, the Group expects the property market in Malaysia to soften. However, the Group is continuing to address the challenges to maintain a satisfactory performance for the current financial year ending 30 June 2009.

#### **B5. Profit Forecast**

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

**INTERIM FINANCIAL REPORT**

Notes : continued

**B6. Taxation**

Tax comprises the following:-

	<b>Current Period Quarter 31.12.2008 RM'000</b>	<b>Current Year To Date 31.12.2008 RM'000</b>
Tax charged for the period	534	1,686
Deferred tax	(273)	(463)
	-----	-----
	261	1,223
	=====	=====

The Group's provision for taxation for the financial period ended 31 December 2008 reflected a higher effective tax rate compared to the statutory tax rate, mainly due to non tax deductibility of certain expenses and losses incurred by the Company and certain subsidiaries.

**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 Development**

There was no corporate proposal announced and pending completion at the date of this report.

**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:

	<b>Long term RM'000</b>	<b>Total RM'000</b>
Term loan – Unsecured	194,000	194,000
	=====	=====

**INTERIM FINANCIAL REPORT**

**Notes : continued**

**B11. Off Balance Sheet Financial Instruments**

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

**B12. Material litigation**

There are 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. Dividend**

No dividend has been declared 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 183,174,290 ICPS in issue at the end of the financial quarter at a conversion of one (1) new ordinary share of RM0.50 each for every RM3.90 nominal value of ICPS of 50 sen nominal value.

	<b>Current Quarter 31.12.2008</b>	<b>Preceding Year Corresponding Quarter 31.12.2007</b>
Net profit for the quarter (RM'000)	401	4,345
	=====	=====
Weighted average number of ordinary shares of RM0.50 each ('000)	781,916	382,740
Assumed full conversion of ICPSs ('000)	46,968	446,306
	-----	-----
Adjusted weighted average of ordinary shares ('000)	828,884	829,046
	=====	=====
<b>Basic (per 50 sen share)(sen):-</b>		
• Before mandatory conversion of ICPSs	0.05	1.14
	=====	=====
• After mandatory conversion of ICPSs	0.05	0.52
	=====	=====
<b>Diluted (per 50 sen share) (sen)</b>	0.05	0.52
	=====	=====

By Order of the Board  
HO SAY KENG  
Secretary

Kuala Lumpur  
Dated : 19 February 2009