

**YTL LAND & DEVELOPMENT BERHAD**

Company No. 1116-M  
Incorporated in Malaysia

**Interim Financial Report**  
**30 June 2010**

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**INTERIM FINANCIAL REPORT**

Interim financial report on consolidated result for the financial year ended 30 June 2010.

The figures have not been audited.

**CONDENSED CONSOLIDATED INCOME STATEMENTS**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER		
	CURRENT PERIOD QUARTER 30.06.2010 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.06.2009 RM'000	CURRENT YEARTO DATE 30.06.2010 RM'000	PRECEDING YEARTO DATE 30.06.2009 RM'000	
<b>REVENUE</b>	35,876	81,191	244,905	279,179	
<b>COST OF SALES</b>	(29,312)	(72,712)	(213,776)	(254,835)	
<b>GROSS PROFIT</b>	6,564	8,479	31,129	24,344	
<b>OTHER OPERATING INCOME</b>	7,634	5,765	19,222	11,800	
<b>OTHER OPERATING EXPENSES</b>	(7,280)	(18,265)	(21,211)	(34,546)	
<b>PROFIT/(LOSS) FROM OPERATIONS</b>	6,918	(4,021)	29,140	1,598	
<b>FINANCE COSTS</b>	(797)	(5,279)	(1,402)	(6,190)	
<b>SHARE OF LOSS OF JOINTLY CONTROLLED ENTITY</b>	-	-	(1)	-	
<b>PROFIT/(LOSS) BEFORE TAXATION</b>	6,121	(9,300)	27,737	(4,592)	
<b>TAXATION</b>	(2,599)	8,159	(9,443)	5,392	
<b>PROFIT/(LOSS) FOR THE PERIOD/YEAR</b>	3,522	(1,141)	18,294	800	
<b>ATTRIBUTABLE TO:</b>					
SHAREHOLDERS	2,351	1,565	17,133	3,606	
MINORITY INTEREST	1,171	(2,706)	1,161	(2,806)	
<b>PROFIT/(LOSS) FOR THE PERIOD/YEAR</b>	3,522	(1,141)	18,294	800	
<b>EARNINGS PER 50 SEN SHARE</b>					
<b>Basic (per 50 sen share)(sen):-</b>					
• Before mandatory conversion of ICPSs	0.30	0.20	2.18	0.46	
• After mandatory conversion of ICPSs	0.28	0.19	2.07	0.44	
<b>Diluted (per 50 sen share) (sen)</b>	0.28	0.19	2.07	0.44	

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30<sup>th</sup> June 2009 and the accompanying explanatory notes attached to the interim financial statements

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

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**CONDENSED CONSOLIDATED BALANCE SHEETS**

	<b>UNAUDITED AS AT 30.06.2010 RM'000</b>	<b>AUDITED AS AT 30.06.2009 RM'000</b>
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	34,201	35,031
Investment properties	28,623	28,623
Land held for property development	578,478	579,563
Investment in a jointly controlled entity	22,899	-
Prepaid land lease payment	58	43
Goodwill on consolidation	12,183	12,183
Deferred tax assets	2,363	4,458
	<u>678,805</u>	<u>659,901</u>
<b>CURRENT ASSETS</b>		
Inventories	45,376	59,140
Property development expenditure	20,069	40,320
Trade receivables	35,206	61,991
Other receivables	12,125	11,746
Amount due from immediate holding company	24	1
Amount due from related companies	1,263	6,217
Amount due from a jointly controlled entity	3,357	-
Fixed deposits with licensed banks	91,353	111,435
Cash and bank balances	17,334	3,702
	<u>226,107</u>	<u>294,552</u>
<b>TOTAL ASSETS</b>	<u><u>904,912</u></u>	<u><u>954,453</u></u>
<b>EQUITY</b>		
<b>EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</b>		
<b>SHARE CAPITAL</b>		
Ordinary shares	400,613	398,779
Irredeemable Convertible Preference Shares	83,644	90,796
<b>RESERVES</b>		
Share premium	208,715	203,397
Treasury share, at cost	(22,200)	(22,200)
Accumulated losses	(124,445)	(141,578)
<b>TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</b>	<u>546,327</u>	<u>529,194</u>
<b>MINORITY INTEREST</b>	<u>5,754</u>	<u>4,593</u>
<b>TOTAL EQUITY</b>	<u><u>552,081</u></u>	<u><u>533,787</u></u>

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

**INTERIM FINANCIAL REPORT**

**CONDENSED CONSOLIDATED BALANCE SHEETS - continued**

	<b>UNAUDITED</b>	<b>AUDITED</b>
	<b>AS AT</b>	<b>AS AT</b>
	<b>30.06.2010</b>	<b>30.06.2009</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>LIABILITIES</b>		
<b>NON-CURRENT LIABILITIES</b>		
Bank borrowing	151,142	179,714
Long term liabilities	67,696	67,696
Hire purchase creditors	-	182
Deferred tax liabilities	45,990	48,954
	-----	-----
	264,828	296,546
	-----	-----
<b>CURRENT LIABILITIES</b>		
Provisions	9,389	10,633
Trade payables	6,342	9,396
Other payables	18,413	18,778
Bank borrowing	28,572	14,286
Hire purchase creditors	186	233
Amount due to holding companies	85	552
Amount due to related companies	22,807	67,849
Current tax payables	2,209	2,393
	-----	-----
	88,003	124,120
	-----	-----
<b>TOTAL LIABILITIES</b>	<b>352,831</b>	<b>420,666</b>
	-----	-----
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>904,912</b>	<b>954,453</b>
	=====	=====
 Net assets per 50 sen share (RM)	 0.70	 0.68
	=====	=====

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30<sup>th</sup> June 2009 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 YEAR ENDED 30 JUNE 2010**

	<b>12 MONTHS ENDED</b>	
	<b>30.06.2010</b>	<b>30.06.2009</b>
	<b>RM'000</b>	<b>RM'000</b>
Net cash generated from operating activities	27,683	99,317
	=====	=====
Net cash used in investing activities	(19,801)	(93,861)
	=====	=====
Net cash used in financing activities	(14,332)	(6,297)
	=====	=====
Net decrease in cash and cash equivalents	(6,450)	(841)
Cash and cash equivalents at beginning of the year	115,137	115,978
	-----	-----
Cash and cash equivalent at end of the year (note a)	108,687	115,137
	=====	=====

**Note (a)**

Cash and cash equivalent

	<b>30.06.2010</b>	<b>30.06.2009</b>
	<b>RM'000</b>	<b>RM'000</b>
Fixed deposits with licensed banks	91,353	111,435
Cash and bank balances	17,334	3,702
	-----	-----
Cash and cash equivalent at end of the year	108,687	115,137
	=====	=====

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 2009 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 STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2010**

	<----- Attributable to equity holders of the company ----->							
	<----Share Capital---->							
	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
<b>12 months ended 30 June 2010</b>								
As at 01 July 2009	398,779	90,796	203,397	(22,200)	(141,578)	529,194	4,593	533,787
Profit for the year	-	-	-	-	17,133	17,133	1,161	18,294
Total recognised income and expenses for the year	-	-	-	-	17,133	17,133	1,161	18,294
Conversion of ICPS to Ordinary shares	1,834	(7,152)	5,318	-	-	-	-	-
As at 30 June 2010	400,613	83,644	208,715	(22,200)	(124,445)	546,327	5,754	552,081
<b>12 months ended 30 June 2009</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 year	-	-	-	-	3,606	3,606	(2,806)	800
Total recognised income and expenses for the year	-	-	-	-	3,606	3,606	(2,806)	800
Conversion of ICPS to Ordinary shares	500	(1,951)	1,451	-	-	-	-	-
As at 30 June 2009	398,779	90,796	203,397	(22,200)	(141,578)	529,194	4,593	533,787

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 2009 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 Financial Reporting Standard (“FRS”) 134 “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 2009.

The accounting policies and methods of computation adopted by the Group in the interim financial report are consistent with those adopted for the annual audited financial statements for the year ended 30 June 2009, except for the adoption of FRS 8, Operating Segments and early adoption of Amendments to FRS 8, Operating Segments effective from the financial year beginning 1 July 2009.

Comparative segment information has been re-presented. Since the change in accounting policy only impacts presentation and disclosure aspects, there is no financial impact on the Group.

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 2009.

##### **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.



**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, the share capital of the Company increased from RM400,334,983 to RM400,613,543 as a result of the conversion of 2,172,779 Irredeemable Convertible Preference Shares (“ICPS”) of RM0.50 each into 557,120 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 year to date, a total of 3,667,360 new ordinary shares of RM0.50 each were issued as a result of the conversion of 14,302,736 ICPS.

The total number of ICPS outstanding as at 30 June 2010 was 167,287,216 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 30 June 2010.

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**INTERIM FINANCIAL REPORT**

**Notes : - continued**

**A7. Segment Reporting**

The Group's segmental report for the year ended 30 June 2010 is as follows:-

	Construction* RM'000	Property Development RM'000	Total RM'000
<b>External revenue</b>	77,526	167,379	244,905
	-----	-----	-----
<b>Segment results</b>			
Profit from Operations	989	28,151	29,140
	-----	-----	
<b>Reconciliation of segment profits to profit before taxation</b>			
Finance cost			(1,402)
			-----
			27,738
			-----
Share of loss of a jointly controlled entity			(1)
			-----
Profit before taxation			27,737
			=====

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

The Group's segmental report for the year ended 30 June 2009 is as follows:-

	Construction* RM'000	Property Development RM'000	Total RM'000
<b>External revenue</b>	184,737	94,442	279,179
	-----	-----	-----
<b>Segment results</b>			
Profit/(loss) from Operations	3,392	(1,794)	1,598
	-----	-----	
<b>Reconciliation of segment profits/(losses) to consolidated loss before taxation</b>			
Finance cost			(6,190)
			-----
			(4,592)
			-----
Share of loss of a jointly controlled entity			-
			-----
Loss before taxation			(4,592)
			=====

**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**

Save for the following, there were no changes in the composition of the Group for the current financial year ended 30 June 2010:-

On 17 December 2009, the Company entered into a Share Sale Agreement with YTL Hotels & Properties Sdn Bhd for the acquisition of 13,348,451 ordinary shares of RM1.00 each representing 50% of the issued and paid up share capital of PDC Heritage Hotel Sdn Bhd ("PDCHH") for a purchase consideration of RM14,646,585. The acquisition was completed on 19 January 2010 and PDCHH became an associated company of the Company.

PDCHH was incorporated on 17 October 1995 and presently has an authorised and issued paid-up share capital of RM30,000,000 and RM26,696,902 respectively. PDCHH is principally involved in property development.

**A10. Changes in Contingent Liabilities**

There was no material change in the contingent liabilities of the Group since the last annual balance sheet as at 30 June 2009. 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	179,714
Guarantee Facility	55,182	45,684
	-----	-----
	259,182	225,398
	=====	=====

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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 for the current financial quarter ended 30 June 2010 decreased to RM35.876 million from RM81.191 million reported in the corresponding financial quarter ended 30 June 2009 representing a decrease of 55.81% whilst, profit before taxation for the current financial quarter ended 30 June 2010 increased to RM6.121 million representing an increase of 165.82% compared to loss before taxation of RM9.3 million reported in the corresponding financial quarter ended 30 June 2009.

The decline in revenue was mainly due to lower progress recognition from both property development and construction segments whilst the increase in profit before taxation was mainly contributed by The D6 under the Sentul Raya project and The Centrio under the Pantai Hill Park project, higher operating income receivable and reduced operating costs incurred during the quarter under review.

**B2. Comparison with Preceding Quarter**

	<b>Current Quarter 30.06.2010 RM'000</b>	<b>Preceding Quarter 31.03.2010 RM'000</b>
Revenue	35,876	27,660
Profit before taxation	6,121	5,367
Profit after taxation and minority interest	2,351	3,762

The Group revenue and profit before taxation for the current financial quarter ended 30 June 2010 increased to RM35.876 million and RM6.121 million from RM27.660 million and RM5.367 million respectively reported in the preceding financial quarter ended 31 March 2010, representing an increase of 29.7% and 14.05% in revenue and profit before taxation respectively. The increases were mainly contributed by higher progress recognition in revenue and profits from both property development and construction segments of the Group.

**B3. Audit Report of preceding financial year ended 30 June 2009**

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 is expected to achieve satisfactory performance for the financial year ending 2011 through the property development activities undertaken by its subsidiary companies.

**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:-

	<b>Current Period Quarter 30.06.2010 RM'000</b>	<b>Current Year To Date 30.06.2010 RM'000</b>
Tax charged for the period /year	2,357	11,848
Over-provision of taxation in prior year	(1,742)	(1,536)
Deferred tax	1,984	(149)
	-----	-----
	2,599	10,163
	=====	=====

The Group provision for taxation for the financial year ended 30 June 2010 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.

**INTERIM FINANCIAL REPORT**

**Notes : continued**

**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 RM179.714 million as at end of the current financial year, bears interest at 0.75% per annum above the bank's cost of fund:

	<b>Short tem RM'000</b>	<b>Long term RM'000</b>	<b>Total RM'000</b>
Term loan – Unsecured	28,572 =====	151,142 =====	179,714 =====

**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 167,287,216 ICPS 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 30.06.2010</b>	<b>Preceding Year Corresponding Quarter 30.06.2009</b>
Net profit for the quarter (RM'000)	2,351	1,565
	=====	=====
Weighted average number of ordinary shares of RM0.50 each ('000)	785,757	782,037
Assumed full conversion of ICPSs ('000)	42,894	46,561
	-----	-----
Adjusted weighted average of ordinary shares ('000)	828,651	828,598
	=====	=====
<b>Basic (per 50 sen share)(sen):-</b>		
• Before mandatory conversion of ICPSs	0.30	0.20
	=====	=====
• After mandatory conversion of ICPSs	0.28	0.19
	=====	=====
<b>Diluted (per 50 sen share) (sen)</b>	<b>0.28</b>	<b>0.19</b>
	=====	=====

By Order of the Board  
HO SAY KENG  
Secretary

Kuala Lumpur  
Dated : 19 August 2010