

**MATRIX INTERNATIONAL BERHAD**  
**(COMPANY NO: 3907-W)**

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 APRIL 2008**

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**MATRIX INTERNATIONAL BERHAD**  
(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE YEAR ENDED 30 APRIL 2008  
CONDENSED CONSOLIDATED BALANCE SHEET**

	Note	<u>Group</u>	
		As at 30/04/08	As at 30/04/07 (Audited)
		RM'000	RM'000
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment		210,925	214,942
Investment properties		1,314,491	1,305,915
Jointly controlled entity		7,149	6,581
Investments	B7	47,485	32,337
Intangible assets		163,865	164,966
		<u>1,743,915</u>	<u>1,724,741</u>
<b>CURRENT ASSETS</b>			
Inventories		183,492	196,230
Receivables		20,319	20,834
Deposits with licensed banks		34,829	37,468
Cash and bank balances		6,636	4,543
		<u>245,276</u>	<u>259,075</u>
<b>TOTAL ASSETS</b>		<u><u>1,989,191</u></u>	<u><u>1,983,816</u></u>
<b>EQUITY</b>			
Share capital		1,113,042	905,050
Share premium		258,985	312,621
Accumulated losses		(138,340)	(136,290)
Equity attributable to equity holders of the parent		1,233,687	1,081,381
Minority interests		3,078	440
Total equity		<u>1,236,765</u>	<u>1,081,821</u>
<b>NON-CURRENT LIABILITIES</b>			
Long term bank borrowings		459,739	533,139
Other long term liabilities		130	89,738
Deferred tax liabilities		92,455	66,527
		<u>552,324</u>	<u>689,404</u>
<b>CURRENT LIABILITIES</b>			
Payables		125,663	158,868
Short term borrowings		73,485	52,502
Tax payable		954	1,221
		<u>200,102</u>	<u>212,591</u>
Total liabilities		<u>752,426</u>	<u>901,995</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>1,989,191</u></u>	<u><u>1,983,816</u></u>
<i>Net assets per share attributable to ordinary equity holders of the parent (sen)</i>			
		111	119

The annexed notes form an integral part of this interim financial report.

**MATRIX INTERNATIONAL BERHAD**  
**(COMPANY NO : 3907-W)**

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 APRIL 2008**  
**CONDENSED CONSOLIDATED INCOME STATEMENT**

	Note	3 MONTHS ENDED		12 MONTHS ENDED	
		30/04/08	30/04/07	30/04/08	30/04/07
		RM'000	RM'000	RM'000	RM'000
<b><u>Continuing Operations</u></b>					
Revenue		72,785	160,441	310,016	388,901
Operating expenses, net		(50,026)	(132,282)	(252,032)	(336,907)
Profit from operations		22,759	28,159	57,984	51,994
Other income		18,157	1,747	27,221	13,164
Other expenses		(367)	(41,814)	(1,359)	(60,135)
Share of results from jointly controlled entity		307	338	1,298	1,143
Finance costs		(11,826)	(12,865)	(49,140)	(56,160)
Profit/(loss) before tax		29,030	(24,435)	36,004	(49,994)
Income tax expense	B5	(27,255)	(16,472)	(32,157)	(852)
Profit/(loss) for the quarter/year from continuing operations		1,775	(40,907)	3,847	(50,846)
<b><u>Discontinued Operation</u></b>					
Loss for the quarter/year from discontinued operation		-	(22)	-	(4,076)
Profit/(loss) for the quarter/year		1,775	(40,929)	3,847	(54,922)
Attributable to:					
- Equity holders of the Parent		388	(42,355)	(2,050)	(59,629)
- Minority interests		1,387	1,426	5,897	4,707
		1,775	(40,929)	3,847	(54,922)
Earnings / (loss) per share (sen):					
Basic, for the quarter/year from continuing operations	B13	0.040	(4.677)	(0.222)	(6.138)
Basic, for the quarter/year from discontinued operation	B13	-	(0.003)	-	(0.450)
Basic, for the quarter/year	B13	0.040	(4.680)	(0.222)	(6.588)

The annexed notes form an integral part of this interim financial report.

**MATRIX INTERNATIONAL BERHAD**  
(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE YEAR ENDED 30 APRIL 2008  
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	----- Attributable to the equity holders of the Parent -----					
	Share Capital RM '000	Share Premium RM '000	Accumulated Losses RM'000	Total RM'000	Minority Interests RM'000	Total Equity RM'000
At 1 May 2006	905,050	312,621	(23,475)	1,194,196	1,274	1,195,470
Effects of adopting FRS 140	-	-	(53,186)	(53,186)	-	(53,186)
(Loss)/profit for the year, representing total recognised income and expense for the year	-	-	(59,629)	(59,629)	4,707	(54,922)
Dividend paid to minority interest of a subsidiary	-	-	-	-	(5,541)	(5,541)
At 30 April 2007	<u>905,050</u>	<u>312,621</u>	<u>(136,290)</u>	<u>1,081,381</u>	<u>440</u>	<u>1,081,821</u>
At 1 May 2007	905,050	312,621	(136,290)	1,081,381	440	1,081,821
(Loss)/profit for the year, representing total recognised income and expense for the year	-	-	(2,050)	(2,050)	5,897	3,847
Dividend paid to minority interest of a subsidiary	-	-	-	-	(3,259)	(3,259)
First call of RM0.75 pursuant to the Rights Issue	155,993	-	-	155,993	-	155,993
Second call of RM0.25 pursuant to the Rights Issue	51,999	(51,999)	-	-	-	-
Rights Issue expenses	-	(1,637)	-	(1,637)	-	(1,637)
At 30 April 2008	<u>1,113,042</u>	<u>258,985</u>	<u>(138,340)</u>	<u>1,233,687</u>	<u>3,078</u>	<u>1,236,765</u>

The annexed notes form an integral part of this interim financial report.

**MATRIX INTERNATIONAL BERHAD**

(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE YEAR ENDED 30 APRIL 2008  
CONDENSED CONSOLIDATED CASH FLOW STATEMENT**

	<b>12 MONTHS ENDED</b>	
	<b>30/04/08</b>	<b>30/04/07</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Receipts from operations	331,270	366,797
Payments for operating expenses (including taxes)	(283,208)	(235,264)
Other receipts/(payments)	102	(156)
Net cash generated from operating activities	<u>48,164</u>	<u>131,377</u>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Sales of plant and machinery	164	5,857
Acquisition of plant and machinery	(2,906)	(1,132)
Sales of other investments	1,771	25
Acquisition of other investments	(15,381)	(5,638)
Interest received	1,012	1,420
Dividend received	7,404	413
Net cash (used in)/generated from investing activities	<u>(7,936)</u>	<u>945</u>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Rights Issue	155,994	-
Payment of Rights Issue expenses	(1,602)	-
Dividend paid to minority shareholders	(3,896)	(7,690)
Bank borrowings and loan finance	-	15,123
Repayment of borrowings and loan	(52,502)	(101,492)
Repayment of major shareholder advances	(89,726)	-
Interest paid	(49,081)	(43,663)
Other payments	(46)	(112)
Net cash used in financing activities	<u>(40,859)</u>	<u>(137,834)</u>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(631)</b>	<b>(5,512)</b>
<b>OPENING CASH AND CASH EQUIVALENTS</b>	<b>42,011</b>	<b>47,523</b>
<b>CLOSING CASH AND CASH EQUIVALENTS</b>	<b><u>41,380</u></b>	<b><u>42,011</u></b>
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	34,829	37,468
Cash and bank balances	6,636	4,543
Bank overdraft	(85)	-
	<u>41,380</u>	<u>42,011</u>

The annexed notes form an integral part of this interim financial report.

**NOTES:**

- A1 The interim financial report is not audited and has been prepared in compliance with Financial Reporting Standards (FRS) 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 April 2007.

The same accounting policies and methods of computation used in the preparation of the financial statements for the year ended 30 April 2007 have been applied in the preparation of the interim financial report under review except for the adoption of the new/revised Financial Reporting Standards ("FRS") 117: Leases and FRS 124: Related Party Disclosures which are effective for financial periods beginning on or after 1 October 2006. These FRSs have no significant impact on the financial statements of the Group upon their initial application.

- A2 The audit report of the Company's most recent annual audited financial statements does not contain any qualification.
- A3 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for the gaming and recreation businesses that may be favourably impacted by the festive seasons.
- A4 a) There were no other unusual items as a result of their nature, size or incidence that had affected the financial statements for the financial year ended 30 April 2008 except for the following:

	Current Quarter 30/04/2008 RM'000	Financial Year Ended 30/04/2008 RM'000
Amortisation of intangible assets	(276)	(1,101)
(Impairment)/write back of impairment in value of quoted investments	(91)	3,896
Gain on disposal of investments	-	41
Investment properties fair value adjustment	14,379	14,379
	<u>14,012</u>	<u>17,215</u>

- b) There were no material changes in estimates during the financial year ended 30 April 2008.
- A5 During the financial year, the Company issued 207,991,174 new ordinary shares of RM1.00 each pursuant to its two-call Rights Issue at an issue price of RM1.00 per ordinary share (of which the first call of RM0.75 is payable in cash on application and the second call of RM0.25 is payable out of the Company's share premium account) with 415,982,348 free detachable Warrants. The said shares as well as warrants were listed on Main Board of Bursa Malaysia Securities Berhad on 28 March 2008. The new ordinary shares rank pari passu in all respects with the existing shares of the Company.

**NOTES (CONTINUED)**

Other than the above, there were no cancellations, repayments of debt and equity securities for the current year to date.

A6 The Company did not pay any dividend in the current quarter ended 30 April 2008.

A7 Segmental information for the financial year ended 30 April 2008:

<u>REVENUE</u>	External RM '000	Inter - segment RM '000	Total RM '000
Property development and investment	88,353	-	88,353
Gaming and related activities	207,667	3,948	211,615
Recreation	13,996	-	13,996
Elimination : Intersegment revenue	-	(3,948)	(3,948)
Total revenue from continuing operations	<u>310,016</u>	<u>-</u>	<u>310,016</u>
			Total RM '000
Property development and investment			40,956
Gaming and related activities			23,380
Recreation			<u>(5,525)</u>
			58,811
Unallocated corporate expenses			<u>(827)</u>
Profit from operations			57,984
Other income			
- property development and investment			23,904
- recreation			75
- gaming and related activities			3,022
- others			220
			<u>27,221</u>
Other expenses			(1,359)
Share of results after tax from jointly controlled entity			1,298
Finance costs			<u>(49,140)</u>
Profit before tax			36,004
Income tax expense			<u>(32,157)</u>
Profit for the year			<u>3,847</u>

A8 The fair value of the investment properties measured on 30 April 2008 by an independent professional valuer as required by FRS 140: Investment Property increased to RM1,314,491,000, resulting in a fair value adjustment of RM14.38 million to the income statement.

**NOTES (CONTINUED)**

- A9 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for this period.
- A10 There were no material changes in the composition of the Group up to the date of this announcement including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.
- A11 There were no material changes in contingent liabilities or contingent assets since the last annual balance sheet date.



**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD****B1 For the Quarter**

The Group registered a revenue of RM72.79 million and pre-tax profit of RM29.03 million in the current quarter ended 30 April 2008 as compared to a revenue of RM160.44 million and pre-tax loss of RM24.46 million (comprised of pre-tax loss of RM24.44 million from continuing operations and pre-tax loss of RM22,000 from discontinued operation) reported in the previous year corresponding quarter. The decrease in revenue was mainly due to lower property sales registered by Berjaya Times Square Sdn Bhd ("BTSSB") Group, mitigated by a marginally higher revenue (registering 1% growth) achieved by the gaming business operated by Natural Avenue Sdn Bhd ("NASB") in spite of two draws less as compared to the previous year corresponding quarter. During the previous year corresponding quarter, BTSSB recorded a high revenue from the completion of its disposal of 181 units of service suites. The turnaround in profitability in the current quarter under review was mainly due to lower expenses as well as lower finance costs incurred in the current quarter. In addition, a favourable fair value adjustment to the investment properties amounting to RM14.38 million based on an independent valuation report at 30 April 2008 was recognised in this current quarter as required by FRS 140: Investment Property while in the previous year corresponding quarter results included a non-recurring impairment in value of goodwill of RM58.9 million.

**For the Year**

For the financial year ended 30 April 2008, the Group registered a revenue of RM310.02 million and a pre-tax profit of RM36 million as compared to a revenue of RM400.12 million (comprised of RM388.9 million from continuing operations and RM11.22 million from discontinued operation) and a pre-tax loss of RM54.07 million (comprised of pre-tax loss of RM49.99 million from continuing operations and pre-tax loss of RM4.08 million from discontinued operation) reported in the previous corresponding year. The decrease in revenue was mainly due to lower property sales as explained above, mitigated by the higher revenue achieved by NASB (registering 6% growth) in spite of having three draws less in this financial year under review. The turnaround in profitability for this current financial year was mainly attributed to the preceding year having accounted for a significant non-recurring impairment in value of goodwill as explained above and the curtailment of loss in the BTSSB Group arising from the cessation of business in two subsidiary companies (ie. BTS Department Store Sdn Bhd and Shasta Supermarket Sdn Bhd) in the previous year and lower finance costs as well as higher pre-tax profit contribution from the gaming business (registering 4% growth). In addition, the favourable fair value adjustment of RM14.38 million was recognised in this year as mentioned in the aforesaid paragraph.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

**B2 Fourth Quarter vs Third Quarter**

As compared to the preceding quarter ended 31 January 2008, the Group registered a lower revenue from RM82.33 million to RM72.79 million and reported a higher pre-tax profit of RM29.03 million from a pre-tax profit of RM1.72 million. The decrease in revenue was mainly due to lower property sales registered by BTSSB Group. In addition, NASB recorded a marginally lower revenue (registering 1% reduction) inspite of having two draws less when compared to the preceding quarter. The higher pre-tax profit recorded in the current quarter under review was mainly attributed to the recognition of the favourable fair value adjustment to the investment properties of RM14.38 million in the current quarter as compared to the preceding quarter.

**B3 Future Prospects**

Notwithstanding the country's economy facing inflationary pressures, the Directors envisage that the overall performance of the Group for the forthcoming financial year will be satisfactory. The Directors also expect the gaming business in Sarawak operated by NASB to show favourable results in the forthcoming financial year in view of the continued growing economy in Sarawak.

**B4** There is no profit forecast or profit guarantee for the financial year ended 30 April 2008.

**B5** The income tax expense for the financial quarter and year ended 30 April 2008 are detailed as follows:

	Current Quarter 30/04/08 RM'000	Financial Year Ended 30/04/08 RM'000
Malaysian taxation:		
Current quarter/year provision	1,196	6,642
Over provision in prior years	(4)	(413)
Deferred	<u>26,063</u>	<u>25,928</u>
	<u><u>27,255</u></u>	<u><u>32,157</u></u>

The disproportionate tax charge of the Group for the quarter and financial year ended 30 April 2008 was mainly due to the chargeable income of certain subsidiaries and non-availability of Group tax relief in respect of losses incurred by certain subsidiary companies. The high deferred tax incurred mainly arose from the under provision in prior years.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B6 For the financial year ended 30 April 2008, there are no gains on disposal of properties and unquoted investments except for the subsidiary company with principal activity of property development.

B7 (a) The acquisition and disposal of quoted securities during the current quarter and financial year ended 30 April 2008 were as follows:

	Current Quarter 30/04/08 RM'000	Financial Year Ended 30/04/08 RM'000
Cost of purchase of quoted securities	-	12,983
Proceeds of quoted securities disposed	-	1,771
Gain on disposal of quoted securities	-	41

(b) Investment in quoted securities as at 30 April 2008 are as follows:

	RM'000
Quoted investment in Malaysia at cost	47,319
Quoted investment in Malaysia at carrying value	46,485
Quoted investment in Malaysia at market value	163,390

(c) Investment in quoted Malaysian Government Securities as at 30 April 2008 are as follows:

	RM'000
Total quoted investment in Malaysia at cost	1,000
Total quoted investment in Malaysia at carrying value	1,000
Total quoted investment in Malaysia at market value	1,087

B8 (a) The Group does not have any corporate proposals at the date of this announcement.

(b) On 12 September 2007, the Company announced to undertake a renounceable two-call rights issue of up to 226,262,597 new ordinary shares of RM1.00 each together with up to 452,525,194 free detachable warrants, at an issue price of RM1.00 per Rights Share, on the basis of one Rights Share together with two free Warrants for every four existing ordinary shares of RM1.00 each held ("Rights Issue").

On 28 March 2008, the Company announced that 207,991,174 Rights Shares and 415,982,348 Warrants were listed and quoted on the Main Board of Bursa Malaysia Securities Berhad, marking the completion of the Rights Issue exercise.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B8 The Group raised RM155,993,381 in cash from the Rights Issue of 207,991,174 new ordinary shares of RM1.00 each at an issue price of RM1.00 per Rights Share in the current financial year. The status of utilisation of proceeds from the Rights Issue as at 30 April 2008 are summarised below:

	Proposed Utilisation RM'000	Actual Utilisation RM'000 A	Balance RM'000 B	Total RM'000 A+B
Repayment of Tan Sri Dato' Seri Vincent Tan's Advances	89,726	89,726	-	89,726
Repayment of bank borrowings	50,000	50,000	-	50,000
Working capital	13,520	14,000	630	14,630
Expenses relating to the Rights Issue	2,000	1,637	-	1,637
	<u>155,246</u>	<u>155,363</u>	<u>630</u>	<u>155,993</u>

B9 There were no debt securities and the group borrowings as at 30 April 2008 are as follows:

Secured:	RM'000
Short term borrowings	73,485
Long term borrowings	<u>459,739</u>
Total borrowings	<u>533,224</u>

B10 There were no financial instruments with off balance sheet risk as at the date of this announcement.

B11 There was no pending material litigation since the last annual balance sheet date to the date of this announcement.

B12 The Board does not recommend any dividend in the current quarter (previous year corresponding quarter/year ended 30 April 2007 : Nil).

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B13 The earnings/(loss) per share is calculated by dividing profit/(loss) attributable to equity holders of the Parent by the weighted average number of ordinary shares in issue.

	3 Months Ended		Year Ended	
	30/04/08	30/04/07	30/04/08	30/04/07
	RM'000	RM'000	RM'000	RM'000
Profit/(loss) for the quarter/year from continuing operations	388	(42,333)	(2,050)	(55,553)
Loss for the quarter/year from discontinued operation	-	(22)	-	(4,076)
Profit/(loss) for the quarter/year	<u>388</u>	<u>(42,355)</u>	<u>(2,050)</u>	<u>(59,629)</u>
Weighted average number of ordinary shares ('000)	981,314	905,050	923,804	905,050
Basic earnings/(loss) per share (sen):				
Earnings/(loss) from continuing operations	0.040	(4.677)	(0.222)	(6.138)
Loss from discontinued operation	-	(0.003)	-	(0.450)
Earnings/(loss) per share for the quarter/year	<u>0.040</u>	<u>(4.680)</u>	<u>(0.222)</u>	<u>(6.588)</u>

No diluted earnings/(loss) per share is presented for the current quarter/year as the computation based on the outstanding warrants (Note B8b) would have an antidilutive effect.

cc: Securities Commission