

**BERJAYA ASSETS BERHAD**  
**(COMPANY NO: 3907-W)**

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2011**

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**BERJAYA ASSETS BERHAD**  
(COMPANY NO : 3907-W)  
**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2011**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

|   | Note | <u>Group</u>   |                             |
|---|------|----------------|-----------------------------|
|   |      | As at 30/09/11 | As at 30/06/11<br>(Audited) |
|   |      | RM'000         | RM'000                      |
| <b>NON-CURRENT ASSETS</b>   |      |                |                             |
| Property, plant and equipment   |      | 176,782        | 179,869                     |
| Investment properties   |      | 1,778,342      | 1,791,850                   |
| Jointly controlled entities   |      | 5,287          | 5,999                       |
| Investments   | B7   | 152,869        | 177,206                     |
| Derivative asset  |      | 158            | 166                         |
| Intangible assets   |      | 160,105        | 160,379                     |
|   |      | 2,273,543      | 2,315,469                   |
| <b>CURRENT ASSETS</b>   |      |                |                             |
| Inventories   |      | 154,336        | 106,052                     |
| Receivables   |      | 30,550         | 45,125                      |
| Deposits with licensed banks  |      | 52,855         | 32,398                      |
| Cash and bank balances  |      | 4,819          | 26,841                      |
|   |      | 242,560        | 210,416                     |
| <b>TOTAL ASSETS</b>   |      | 2,516,103      | 2,525,885                   |
| <b>EQUITY</b>   |      |                |                             |
| Share capital   |      | 1,113,042      | 1,113,042                   |
| Share premium   |      | 258,985        | 258,985                     |
| Reserves :  |      |                |                             |
| AFS Reserve   |      | 76,229         | 99,828                      |
| Retained earnings   |      | 366,208        | 368,834                     |
|   |      | 442,437        | 468,662                     |
| Equity attributable to equity holders of the parent                                     |      | 1,814,464      | 1,840,689                   |
| Non-controlling interests   |      | 3,671          | 5,013                       |
| <b>Total equity</b>   |      | 1,818,135      | 1,845,702                   |
| <b>NON-CURRENT LIABILITIES</b>  |      |                |                             |
| Long term bank borrowings   |      | 295,397        | 311,397                     |
| Other long term liabilities   |      | 17,923         | 19,658                      |
| Deferred tax liabilities  |      | 245,771        | 245,814                     |
|   |      | 559,091        | 576,869                     |
| <b>CURRENT LIABILITIES</b>  |      |                |                             |
| Payables  |      | 55,139         | 51,676                      |
| Short term borrowings   |      | 49,577         | 51,364                      |
| Tax payable   |      | 770            | 274                         |
| Dividend payable  |      | 33,391         | -                           |
|   |      | 138,877        | 103,314                     |
| <b>Total liabilities</b>  |      | 697,968        | 680,183                     |
| <b>TOTAL EQUITY AND LIABILITIES</b>   |      | 2,516,103      | 2,525,885                   |
| <i>Net assets per share attributable to ordinary equity holders of the parent (sen)</i> |      | 163            | 165                         |

**BERJAYA ASSETS BERHAD**  
(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 30 SEPTEMBER 2011  
CONDENSED CONSOLIDATED INCOME STATEMENT**

|   | Note | <b>CURRENT QUARTER<br/>ENDED</b> |                 |
|---|------|----------------------------------|-----------------|
|   |      | <b>30/09/11</b>                  | <b>30/09/10</b> |
|   |      | <b>RM'000</b>                    | <b>RM'000</b>   |
| Revenue   |      | 76,096                           | 90,993          |
| Operating expenses                                |      | (59,971)                         | (66,373)        |
| Profit from operations                            |      | 16,125                           | 24,620          |
| Other income                                      | A4   | 25,188                           | 21,376          |
| Other expenses                                    | A4   | (2,465)                          | (780)           |
| Share of results from jointly controlled entities |      | 226                              | 300             |
| Finance costs                                     |      | (5,914)                          | (11,026)        |
| Profit before tax                                 |      | 33,160                           | 34,490          |
| Income tax expense                                | B5   | (1,337)                          | (2,186)         |
| Profit net of tax                                 |      | 31,823                           | 32,304          |
| Attributable to:                                  |      |                                  |                 |
| - Equity holders of the Parent                    |      | 30,765                           | 30,526          |
| - Non-controlling interests                       |      | 1,058                            | 1,778           |
|   |      | 31,823                           | 32,304          |
| Earnings per share (sen):                         |      |                                  |                 |
| Basic   | B14  | 2.76                             | 2.74            |
| Diluted   | B14  | N/A                              | N/A             |

N/A denotes Not Applicable

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

**BERJAYA ASSETS BERHAD**  
(COMPANY NO: 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 30 SEPTEMBER 2011  
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

|  | <b>CURRENT<br/>QUARTER</b>           |                                      |
|--|--------------------------------------|--------------------------------------|
|  | <b>ENDED<br/>30/09/11<br/>RM'000</b> | <b>ENDED<br/>30/09/10<br/>RM'000</b> |
| Profit net of tax  | 31,823                               | 32,304                               |
| <u>Other comprehensive income</u>                                      |                                      |                                      |
| (Loss)/gain on changes in fair value of available-for-sale investments | (23,599)                             | 1,325                                |
| Total comprehensive income for the quarter                             | <u>8,224</u>                         | <u>33,629</u>                        |
| Attributable to:   |                                      |                                      |
| - Equity holders of the Parent   | 7,166                                | 31,851                               |
| - Non-controlling interests  | 1,058                                | 1,778                                |
|  | <u>8,224</u>                         | <u>33,629</u>                        |

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

**BERJAYA ASSETS BERHAD**  
(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 30 SEPTEMBER 2011  
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

<----- Attributable to the equity holders of the Parent ----->

|   | Share<br>Capital<br>RM'000 | Share<br>Premium<br>RM'000 | Non -<br>distributable<br>AFS<br>Reserve<br>RM'000 | Distributable<br>Retained<br>Earnings<br>RM'000 | Total<br>RM'000  | Non-<br>controlling<br>Interests<br>RM'000 | Total<br>Equity<br>RM'000 |
|---|----------------------------|----------------------------|--|---|------------------|--|---------------------------|
| At 1 July 2011  | 1,113,042                  | 258,985                    | 99,828   | 368,834   | 1,840,689        | 5,013                                      | 1,845,702                 |
| Total comprehensive income  | -                          | -                          | (23,599)   | 30,765  | 7,166            | 1,058                                      | 8,224                     |
| Transactions with owners:   |                            |                            |  |   |                  |  |                           |
| Non-controlling interests<br>arising from additional<br>subscription of shares<br>in a subsidiary company | -                          | -                          | -  | -   | -                | 400  | 400                       |
| Final dividend #  | -                          | -                          | -  | (33,391)  | (33,391)         | -  | (33,391)                  |
| Non-controlling<br>interests share of dividend  | -                          | -                          | -  | -   | -                | (2,800)                                    | (2,800)                   |
| At 30 September 2011  | <u>1,113,042</u>           | <u>258,985</u>             | <u>76,229</u>                                      | <u>366,208</u>                                  | <u>1,814,464</u> | <u>3,671</u>                               | <u>1,818,135</u>          |
| At 1 July 2010-as previously<br>reported  | 1,113,042                  | 258,985                    | -  | 105,530   | 1,477,557        | 3,747                                      | 1,481,304                 |
| Effects of adopting FRS 139   | -                          | -                          | 81,696   | (427)   | 81,269           | 22   | 81,291                    |
| At 1 July 2010-as restated  | <u>1,113,042</u>           | <u>258,985</u>             | <u>81,696</u>                                      | <u>105,103</u>                                  | <u>1,558,826</u> | <u>3,769</u>                               | <u>1,562,595</u>          |
| Total comprehensive income  | -                          | -                          | 1,325  | 30,526  | 31,851           | 1,778                                      | 33,629                    |
| At 30 September 2010  | <u>1,113,042</u>           | <u>258,985</u>             | <u>83,021</u>                                      | <u>135,629</u>                                  | <u>1,590,677</u> | <u>5,547</u>                               | <u>1,596,224</u>          |

# In respect of financial year ended 30 June 2011

**BERJAYA ASSETS BERHAD**  
(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 30 SEPTEMBER 2011  
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

|   | <b>CURRENT QUARTER<br/>ENDED</b> |                             |
|---|----------------------------------|-----------------------------|
|   | <b>30/09/11<br/>RM'000</b>       | <b>30/09/10<br/>RM'000</b>  |
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                           |                                  |                             |
| Receipts from operations  | 107,193                          | 88,248                      |
| Payments for operating expenses (including taxes)                     | (119,271)                        | (73,742)                    |
| Other payments  | (588)                            | (365)                       |
| Net cash (used in)/generated from operating activities                | <u>(12,666)</u>                  | <u>14,141</u>               |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                           |                                  |                             |
| Sales of plant and machinery  | 60                               | -                           |
| Sales of properties   | 37,741                           | 50,616                      |
| Acquisition of plant and machinery                                    | (93)                             | (5,304)                     |
| Acquisition of investments  | (1,549)                          | -                           |
| Interest received   | 337                              | 231                         |
| Dividend received   | 1,313                            | 484                         |
| Net cash generated from investing activities                          | <u>37,809</u>                    | <u>46,027</u>               |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                           |                                  |                             |
| Issuance of share capital to non-controlling interests                | 400                              | -                           |
| Drawdown of bank and other borrowings                                 | -                                | 358,000                     |
| Repayment of borrowings and loans                                     | (15,846)                         | (416,839)                   |
| Dividend paid to<br>non-controlling interests of a subsidiary company | (2,800)                          | -                           |
| Interest paid   | (5,889)                          | (8,216)                     |
| Other payments  | (633)                            | (414)                       |
| Net cash used in financing activities                                 | <u>(24,768)</u>                  | <u>(67,469)</u>             |
| <b>NET INCREASE/(DECREASE) IN CASH AND<br/>CASH EQUIVALENTS</b>       | <b>375</b>                       | <b>(7,301)</b>              |
| <b>OPENING CASH AND CASH EQUIVALENTS</b>                              | <b><u>56,043</u></b>             | <b><u>40,978</u></b>        |
| <b>CLOSING CASH AND CASH EQUIVALENTS</b>                              | <b><u><u>56,418</u></u></b>      | <b><u><u>33,677</u></u></b> |
| The closing cash and cash equivalents comprise the following:         |                                  |                             |
| Deposits with licensed banks  | 52,855                           | 25,219                      |
| Cash and bank balances  | 4,819                            | 8,458                       |
| Bank overdrafts   | (1,256)                          | -                           |
|   | <u><u>56,418</u></u>             | <u><u>33,677</u></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 Main Market 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 June 2011. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions which are significant for understanding the changes in the financial position and performance of the Company since the year ended 30 June 2011.

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the year ended 30 June 2011.

The Group has not early adopted new or revised standards and amendments to standards that have been issued but not yet effective for the accounting period beginning 1 July 2011.

The initial application of the FRSs, Amendments to FRSs and IC Interpretations, which will be applied prospectively or which requires extended disclosures, is not expected to have any significant financial impact to the financial statements of the Group upon their first adoption.

- A2 The audit report of the Company's most recent annual audited financial statements did 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 and school holiday seasons respectively.
- 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 period ended 30 September 2011 except for the following:

|   | Current<br>Quarter<br>ended<br>30/09/2011<br>RM'000 |
|---|---|
| Amortisation of intangible assets             | (275)   |
| Impairment in value of AFS quoted investments | (2,291)   |
| Gain on disposal of investment properties     | 24,233  |
|   | <u>21,667</u>                                       |

- b) There were no material changes in estimates of amounts reported in the current financial period ended 30 September 2011.

## NOTES (CONTINUED)

A5 There were no issuance and repayment of debts and equity securities, share buy-back, share cancellation, shares held as treasury shares and resale of treasury shares for the financial period ended 30 September 2011. In addition, none of the outstanding Warrants 2008/2018 were exercised in the financial period ended 30 September 2011.

A6 The Company did not pay any dividend in the financial quarter ended 30 September 2011.

A7 Segmental information for the financial period ended 30 September 2011:

|   | External<br>RM '000 | Inter -<br>segment<br>RM '000 | Total<br>RM '000 |
|---|---------------------|-------------------------------|------------------|
| <u>REVENUE</u>  |                     |                               |                  |
| Property development and investment                         | 21,091              | -                             | 21,091           |
| Gaming and related activities                               | 52,030              | -                             | 52,030           |
| Recreation  | 2,975               | -                             | 2,975            |
| Trading and others  | -                   | 989                           | 989              |
| Elimination : Intersegment revenue                          | -                   | (989)                         | (989)            |
| Total revenue   | <u>76,096</u>       | <u>-</u>                      | <u>76,096</u>    |
|   |                     |                               | Total<br>RM '000 |
| <u>RESULTS</u>  |                     |                               |                  |
| Property development and investment                         |                     |                               | 12,758           |
| Gaming and related activities                               |                     |                               | 5,383            |
| Recreation  |                     |                               | (1,227)          |
| Trading and others  |                     |                               | (498)            |
|   |                     |                               | <u>16,416</u>    |
| Unallocated corporate expenses                              |                     |                               | (291)            |
| Profit from operations                                      |                     |                               | 16,125           |
| Other income  |                     |                               |                  |
| - property development and investment                       |                     |                               | 24,983           |
| - gaming and related activities                             |                     |                               | 170              |
| - recreation  |                     |                               | 16               |
| - unallocated   |                     |                               | 19               |
|   |                     |                               | <u>25,188</u>    |
| Other expenses  |                     |                               |                  |
| - property development and investment                       |                     |                               | (1,368)          |
| - gaming and related activities                             |                     |                               | (114)            |
| - trading and others  |                     |                               | (917)            |
| - unallocated   |                     |                               | (66)             |
|   |                     |                               | <u>(2,465)</u>   |
|   |                     |                               | 38,848           |
| Share of results after tax from jointly controlled entities |                     |                               | 226              |
| Finance costs   |                     |                               | (5,914)          |
| Profit before tax   |                     |                               | <u>33,160</u>    |
| Income tax expense  |                     |                               | (1,337)          |
| Profit for the period                                       |                     |                               | <u>31,823</u>    |



**NOTES (CONTINUED)**

- A8 The valuation of land and buildings have been brought forward without amendment from the previous annual report.
- 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 current financial quarter.
- A10 There were no material changes in the composition of the Group for the financial period ended 30 September 2011 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 audited statement of financial position as at 30 June 2011.
- A12 The changes in capital commitments since the last audited statement of financial position as at 30 June 2011 are as follows:

|   | At<br>30/09/2011<br>RM'000 | At<br>30/06/2011<br>RM'000 |
|---|----------------------------|----------------------------|
| Capital expenditure approved and contracted for | <u>41,720</u>              | <u>18,414</u>              |

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

The Group registered a revenue of RM76.1 million and pre-tax profit of RM33.2 million in the current quarter ended 30 September 2011 as compared to a revenue of RM91 million and a pre-tax profit of RM34.5 million reported in the preceding year corresponding quarter. The drop in revenue was mainly due to lower property sales registered by Berjaya Times Square Sdn Bhd and lower sales recorded by the Numbers Forecast Operators ("NFO") business being operated by Natural Avenue Sdn Bhd ("NASB") in the current quarter as compared to the preceding year corresponding quarter in spite of improved rental income earned by Berjaya Times Square Sdn Bhd. The slight drop in pre-tax profit for the current quarter under review was mainly due to higher prize payout recorded by NASB and impairment in value of available-for-sale quoted investments as mentioned in Note A4(a).

**B2** First Quarter vs Preceding Year's Fourth Quarter

For the current quarter ended 30 September 2011 under review, the Group registered a revenue of RM76.1 million and pre-tax profit of RM33.2 million as compared to revenue and pre-tax profit of RM80.9 million and RM266.6 million respectively in the preceding quarter ended 30 June 2011. The lower revenue was mainly due to lower property sales registered by Berjaya Times Square Group and lower sales recorded by NASB (arising from lower number of draws) in the current quarter as compared to the preceding quarter. The pre-tax profit of the current quarter was also lower mainly due to the favourable fair value adjustment of RM243.6 million on the investment properties recorded in the preceding quarter.

**B3** Future Prospects

Barring any unforeseen circumstances, the Directors envisage that the operating performance of the Group for the remaining quarters of the financial year ending 30 June 2012 will be satisfactory. The Directors also expect the results of the NFO business in Sarawak operated by NASB to remain satisfactory.

**B4** There is no profit forecast or profit guarantee for the financial period ended 30 September 2011.

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

B5 The income tax expense for the financial period ended 30 September 2011 are detailed as follows:

|                           | Current<br>Quarter<br>ended<br>30/09/11<br>RM'000 |
|---------------------------|---|
| Malaysian taxation:       |   |
| Current quarter provision | 1,380   |
| Deferred                  | (43)  |
|                           | <u>1,337</u>                                      |

The disproportionate tax charge of the Group for the financial period ended 30 September 2011 was mainly due to the availability of unused tax losses and unabsorbed capital allowances.

B6 For the financial period ended 30 September 2011, there were no gains on disposal of properties and unquoted investments except for the subsidiary company with principal activity of property development.

B7 (a) There were no disposal of quoted securities during the financial period ended 30 September 2011 and purchases of quoted securities during the financial period ended 30 September 2011 were as follows:

|                               | Current<br>Quarter<br>ended<br>30/09/11<br>RM'000 |
|-------------------------------|---|
| Total purchases:              |   |
| Quoted investment in Malaysia | <u>1,549</u>                                      |

(b)(i) Investment in quoted securities as at 30 September 2011 are as follows:

|   | RM'000         |
|---|----------------|
| Quoted investment in Malaysia at cost           | 86,538         |
| Quoted investment in Malaysia at carrying value | <u>148,266</u> |
| Quoted investment in Malaysia at fair value     | <u>148,266</u> |

(ii) Investment in quoted Malaysian Government Securities as at 30 September 2011 are as follows:

|   | RM'000       |
|---|--------------|
| Total quoted investment in Malaysia at cost           | 1,000        |
| Total quoted investment in Malaysia at carrying value | <u>1,030</u> |
| Total quoted investment in Malaysia at fair value     | <u>1,048</u> |

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

B8 The Company does not have any outstanding corporate proposals at the date of this announcement.

B9 There were no debt securities and the Group borrowings as at 30 September 2011 are as follows:

|                       |                       |
|-----------------------|-----------------------|
| Secured:              | RM'000                |
| Short term borrowings | 49,577                |
| Long term borrowings  | <u>295,397</u>        |
| Total borrowings      | <u><u>344,974</u></u> |

B10 There were no off statement of financial position financial instruments as at the date of this announcement except for 415,982,348 Warrants 2008/2018 issued on 28 March 2008.

B11 There was no pending material litigation since the date of the last audited statement of financial position to the date of this announcement.

B12 The Board does not recommend any dividend in the current quarter (previous year corresponding quarter ended 30 September 2010 : Nil).

At the Company's Annual General Meeting held on 22 November 2011, the shareholders of the Company had approved a final dividend of 4 sen less 25% income tax in respect of the financial year ended 30 June 2011. The final dividend will be paid on 16 January 2012 and the entitlement date has been fixed on 23 December 2011.

B13 Realised and unrealised earnings of the Group is analysed as follows:

|  | As at<br>30/09/11<br>RM'000 | As at<br>30/06/11<br>RM'000 |
|--|-----------------------------|-----------------------------|
| Total retained earnings of the Company and its subsidiaries: |                             |                             |
| - realised   | 470,568                     | 467,076                     |
| - unrealised   | <u>313,790</u>              | <u>321,275</u>              |
|  | 784,358                     | 788,351                     |
| Less: Consolidation adjustments                              | <u>(418,150)</u>            | <u>(419,517)</u>            |
| Total group retained earnings as per financial statements    | <u><u>366,208</u></u>       | <u><u>368,834</u></u>       |

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

B14 The earnings per share is calculated by dividing profit attributable to equity holders of the Parent by the weighted average number of ordinary shares in issue.

|  | 30/09/11         | 30/09/10         | Current Quarter<br>Ended<br>30/09/11 | 30/09/10    |
|--|------------------|------------------|--------------------------------------|-------------|
|  | RM'000           | RM'000           | Sen                                  | Sen         |
| Profit for the quarter                               | <u>30,765</u>    | <u>30,526</u>    |                                      |             |
| Weighted average number of ordinary<br>shares ('000) | <u>1,113,042</u> | <u>1,113,042</u> |                                      |             |
| Basic earnings per share                             |                  |                  | <u>2.76</u>                          | <u>2.74</u> |

No diluted earnings per share is presented for the current financial period ended to 30 September 2011 as the computation based on the outstanding warrants would have an antidilutive effect.

cc: Securities Commission