

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

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE PERIOD ENDED 31 DECEMBER 2011**

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**BERJAYA ASSETS BERHAD**  
 (COMPANY NO : 3907-W)  
**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE PERIOD ENDED 31 DECEMBER 2011**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<u>Group</u> As at 31/12/11	As at 30/06/11 (Audited)
	RM'000	RM'000
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	174,870	179,869
Investment properties	1,779,602	1,791,850
Jointly controlled entities	5,444	5,999
Investments	146,209	177,206
Derivative asset	151	166
Intangible assets	159,828	160,379
	2,266,104	2,315,469
<b>CURRENT ASSETS</b>		
Inventories	153,926	106,052
Receivables	41,114	45,125
Deposits with licensed banks	45,293	32,398
Cash and bank balances	14,147	26,841
	254,480	210,416
<b>TOTAL ASSETS</b>	2,520,584	2,525,885
<b>EQUITY</b>		
Share capital	1,113,042	1,113,042
Share premium	258,985	258,985
Reserves :		
AFS Reserve	69,785	99,828
Retained earnings	389,059	368,834
	458,844	468,662
Equity attributable to equity holders of the parent	1,830,871	1,840,689
Non-controlling interests	4,859	5,013
<b>Total equity</b>	1,835,730	1,845,702
<b>NON-CURRENT LIABILITIES</b>		
Long term bank borrowings	279,397	311,397
Other long term liabilities	18,196	19,658
Deferred tax liabilities	245,728	245,814
	543,321	576,869
<b>CURRENT LIABILITIES</b>		
Payables	50,548	51,676
Short term borrowings	56,347	51,364
Tax payable	1,247	274
Dividend payable	33,391	-
	141,533	103,314
<b>Total liabilities</b>	684,854	680,183
<b>TOTAL EQUITY AND LIABILITIES</b>	2,520,584	2,525,885
<i>Net assets per share attributable to ordinary equity holders of the parent (sen)</i>	<i>164</i>	<i>165</i>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2011.

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

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2011  
CONDENSED CONSOLIDATED INCOME STATEMENT**

	Note	CURRENT QUARTER		FINANCIAL PERIOD	
		ENDED		ENDED	
		31/12/11	31/12/10	31/12/11	31/12/10
		RM'000	RM'000	RM'000	RM'000
Revenue		84,918	93,405	161,014	184,398
Operating expenses		(64,612)	(71,389)	(124,583)	(137,762)
Profit from operations		20,306	22,016	36,431	46,636
Other income	A4	11,204	14,566	36,392	35,942
Other expenses	A4	(322)	(121)	(2,787)	(901)
Share of results from jointly controlled entities		157	271	383	571
Finance costs		(5,749)	(5,658)	(11,663)	(16,684)
Profit before tax		25,596	31,074	58,756	65,564
Income tax expense	B5	(1,557)	(1,110)	(2,894)	(3,296)
Profit net of tax		24,039	29,964	55,862	62,268
Attributable to:					
- Equity holders of the Parent		22,851	28,187	53,616	58,713
- Non-controlling interests		1,188	1,777	2,246	3,555
		24,039	29,964	55,862	62,268
Earnings per share (sen):					
Basic	B10	2.05	2.53	4.82	5.28
Diluted	B10	N/A	N/A	N/A	N/A

N/A denotes Not Applicable

The Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 30 June 2011.

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

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2011  
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>CURRENT</b>		<b>FINANCIAL PERIOD</b>	
	<b>QUARTER</b>			
	<b>ENDED</b>		<b>ENDED</b>	
	<b>31/12/11</b>	<b>31/12/10</b>	<b>31/12/11</b>	<b>31/12/10</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Profit net of tax	24,039	29,964	55,862	62,268
<u>Other comprehensive income</u>				
(Loss)/gain on changes				
in fair value of available-for-sale investments	(6,444)	2,522	(30,043)	3,847
Total comprehensive income for the quarter/period	<u>17,595</u>	<u>32,486</u>	<u>25,819</u>	<u>66,115</u>
Attributable to:				
- Equity holders of the Parent	16,407	30,709	23,573	62,560
- Non-controlling interests	1,188	1,777	2,246	3,555
	<u>17,595</u>	<u>32,486</u>	<u>25,819</u>	<u>66,115</u>

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 June 2011.

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

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2011  
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

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

	Share Capital RM'000	Share Premium RM'000	Non - distributable AFS Reserve RM'000	Distributable Retained Earnings RM'000	Total RM'000	Non- controlling Interests RM'000	Total Equity 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	-	-	(30,043)	53,616	23,573	2,246	25,819
Transactions with owners:							
Non-controlling interests arising from additional subscription of shares in a subsidiary company	-	-	-	-	-	400	400
Final dividend #	-	-	-	(33,391)	(33,391)	-	(33,391)
Non-controlling interests share of dividend	-	-	-	-	-	(2,800)	(2,800)
At 31 December 2011	1,113,042	258,985	69,785	389,059	1,830,871	4,859	1,835,730
At 1 July 2010-as previously reported	1,113,042	258,985	-	105,530	1,477,557	3,747	1,481,304
Effects of adopting FRS 139	-	-	81,696	(120)	81,576	22	81,598
At 1 July 2010-as restated	1,113,042	258,985	81,696	105,410	1,559,133	3,769	1,562,902
Total comprehensive income	-	-	3,847	58,713	62,560	3,555	66,115
Transaction with owners:							
Final dividend *	-	-	-	(16,696)	(16,696)	-	(16,696)
Non-controlling interests share of dividend	-	-	-	-	-	(4,025)	(4,025)
At 31 December 2010	1,113,042	258,985	85,543	147,427	1,604,997	3,299	1,608,296

# In respect of financial year ended 30 June 2011

\* In respect of financial period ended 30 June 2010

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2011.

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

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2011  
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>FINANCIAL PERIOD</b>	
	<b>ENDED</b>	
	<b>31/12/11</b>	<b>31/12/10</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from operations	180,045	206,067
Payments for operating expenses (including taxes)	(182,540)	(191,717)
Other receipts	112	119
Net cash (used in)/generated from operating activities	<u>(2,383)</u>	<u>14,469</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Sales of plant and machinery	94	7
Sales of properties	52,243	74,209
Acquisition of plant and machinery	(1,246)	(7,514)
Acquisition of properties	(8,008)	-
Acquisition of investment in a jointly controlled entity	-	(1,240)
Acquisition of investments	(1,549)	(20,072)
Interest received	702	386
Dividend received	2,725	3,113
Net cash generated from investing activities	<u>44,961</u>	<u>48,889</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Issuance of share capital to non-controlling interests	400	-
Drawdown of bank and other borrowings	-	363,000
Repayment of borrowings and loans	(24,256)	(417,339)
Dividend paid to non-controlling interests of a subsidiary company	(2,800)	(4,025)
Interest paid	(11,601)	(14,054)
Other payments	(1,359)	(1,090)
Net cash used in financing activities	<u>(39,616)</u>	<u>(73,508)</u>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>2,962</b>	<b>(10,150)</b>
<b>OPENING CASH AND CASH EQUIVALENTS</b>	<b>56,043</b>	<b>40,978</b>
<b>CLOSING CASH AND CASH EQUIVALENTS</b>	<b><u>59,005</u></b>	<b><u>30,828</u></b>
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	45,293	27,574
Cash and bank balances	14,147	10,798
Bank overdrafts	(435)	(7,544)
	<u>59,005</u>	<u>30,828</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2011.

**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 31 December 2011 except for the following:

	Current Quarter ended 31/12/11 RM'000	Financial Period ended 31/12/11 RM'000
Amortisation of intangible assets	(276)	(551)
Gain on disposal of investment properties	7,754	31,987
Impairment in value of AFS quoted investments	(218)	(2,509)
	<u>7,260</u>	<u>28,927</u>

**NOTES (CONTINUED)**

- A4 b) There were no material changes in estimates of amounts reported in the current financial period ended 31 December 2011.
- 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 31 December 2011. In addition, none of the outstanding 415,982,348 Warrants 2008/2018 were exercised in the financial period ended 31 December 2011.
- A6 The Company did not pay any dividend in the financial quarter ended 31 December 2011. At the Company's Annual General Meeting held on 22 November 2011, the shareholders of the Company approved a final dividend of 4 sen per ordinary share of RM1.00 each less 25% income tax amounting to RM33,391,000 in respect of the financial year ended 30 June 2011. The Company paid this final dividend on 16 January 2012.
- A7 Segmental information for the financial period ended 31 December 2011:

	External RM '000	Inter - segment RM '000	Total RM '000
<u>REVENUE</u>			
Property development and investment	44,096	-	44,096
Gaming and related activities	109,212	-	109,212
Recreation	7,706	-	7,706
Trading and others	-	2,077	2,077
Elimination : Intersegment revenue	-	(2,077)	(2,077)
Total revenue	<u>161,014</u>	<u>-</u>	<u>161,014</u>
			Total RM '000
<u>RESULTS</u>			
Property development and investment			28,006
Gaming and related activities			11,036
Recreation			(1,006)
Trading and others			(942)
			<u>37,094</u>
Unallocated corporate expenses			(663)
Profit from operations carried forward			<u>36,431</u>



## NOTES (CONTINUED)

## A7 Segmental information for the financial period ended 31 December 2011 (Contd):

	Total RM '000
Profit from operations brought forward	36,431
Other income	
- property development and investment	34,699
- gaming and related activities	421
- recreation	22
- trading and others	1,192
- unallocated	58
	36,392
Other expenses	
- property development and investment	(1,532)
- gaming and related activities	(156)
- trading and others	(973)
- unallocated	(126)
	(2,787)
	70,036
Share of results after tax from jointly controlled entities	383
Finance costs	(11,663)
Profit before tax	58,756
Income tax expense	(2,894)
Profit for the period	55,862

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 31 December 2011 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations except for the dilution of the Group's interest in Danau Laris Sdn Bhd arising from the subscription of additional 599,998 new ordinary shares of RM1.00 each representing 60% of the equity interest in Danau Laris Sdn Bhd for a total consideration of RM599,998 whilst the non-controlling interests subscribed for 400,000 new ordinary shares of RM1.00 each for a total consideration of RM400,000.

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.

**NOTES (CONTINUED)**

A12 The changes in capital commitments since the last audited statement of financial position as at 30 June 2011 are as follows:

	At 31/12/11 RM'000	At 30/06/11 RM'000
Capital expenditure approved and contracted for	<u>25,000</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 RM84.9 million and pre-tax profit of RM25.6 million in the current quarter ended 31 December 2011 as compared to a revenue of RM93.4 million and a pre-tax profit of RM31.1 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 ("BTSSB") in the current quarter as compared to the preceding year corresponding quarter in spite of higher rental income earned by BTSSB from improved occupancy and rental rates of the shopping complex and higher sales recorded by the Numbers Forecast Operators ("NFO") business being operated by Natural Avenue Sdn Bhd ("NASB"). The drop in pre-tax profit for the current quarter under review was mainly due to higher prize payout incurred by NASB and lower gain registered on sale of investment properties by BTSSB.

For the Six months period

For the cumulative six months ended 31 December 2011, the Group registered a revenue of RM161 million and a pre-tax profit of RM58.8 million as compared to a revenue of RM184.4 million and a pre-tax profit of RM65.6 million reported in the previous year corresponding period. The drop in revenue and pre-tax profit were mainly due to lower property sales registered by BTSSB and also higher prize payout incurred by NASB.

**B2** Second Quarter vs First Quarter

For the current quarter ended 31 December 2011 under review, the Group registered a revenue of RM84.9 million and pre-tax profit of RM25.6 million as compared to revenue and pre-tax profit of RM76.1 million and RM33.2 million respectively in the preceding quarter ended 30 September 2011. In the current quarter, NASB recorded an increase of 10% in revenue (arising from higher number of draws) and Berjaya Times Square Sdn Bhd registered higher rental income from improved occupancy and rental rates. However, the pre-tax profit of the current quarter was lower mainly due to lesser sale of investment properties registered by BTSSB.

**B3** Future Prospects

The domestic economy and employment conditions for 2012 is expected to remain stable. The Directors expect that the gaming business operated by NASB and the property investment operated by BTSSB to maintain its market share and occupancy rates respectively. As such, the operating performance of the 2 main segments of the Group is expected to remain satisfactory for the remaining period of the financial year ending 30 June 2012.

**B4** There is no profit forecast or profit guarantee for the financial period ended 31 December 2011.

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

B5 The income tax expense for the financial period ended 31 December 2011 are detailed as follows:

	Current Quarter ended 31/12/11 RM'000	Financial Period ended 31/12/11 RM'000
Malaysian taxation:		
Current quarter/period provision	1,600	2,980
Deferred	(43)	(86)
	<u>1,557</u>	<u>2,894</u>

The disproportionate tax charge of the Group for the financial quarter and period ended 31 December 2011 was lower mainly due to the availability of unused tax losses and unabsorbed capital allowances.

B6 The Company does not have any outstanding corporate proposals at the date of this announcement.

B7 There were no debt securities and the Group borrowings as at 31 December 2011 are as follows:

	RM'000
Secured:	
Short term borrowings	56,347
Long term borrowings	<u>279,397</u>
Total borrowings	<u>335,744</u>

B8 There was no pending material litigation since the date of the last audited statement of financial position to the date of this announcement.

B9 The Board does not recommend any dividend in the current quarter (previous year corresponding quarter ended 31 December 2010 : Nil).

B10 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.

	31/12/11 RM'000	31/12/10 RM'000	Current Quarter Ended 31/12/11 Sen	31/12/10 Sen
Profit for the quarter	<u>22,851</u>	<u>28,187</u>		
Weighted average number of ordinary shares ('000)	<u>1,113,042</u>	<u>1,113,042</u>		
Basic earnings per share			<u>2.05</u>	<u>2.53</u>

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

B10 The earnings per share is calculated as follows (Contd):

	Financial Period			
	31/12/11	31/12/10	31/12/11	31/12/10
	RM'000	RM'000	Sen	Sen
Profit for the period	<u>53,616</u>	<u>58,713</u>		
Weighted average number of ordinary shares ('000)	<u>1,113,042</u>	<u>1,113,042</u>		
Basic earnings per share			<u>4.82</u>	<u>5.28</u>

No diluted earnings per share is presented for the current financial quarter and period ended 31 December 2011 as the computation based on the outstanding warrants would have an antidilutive effect.

B11 Profit before tax is stated after charging/(crediting):

	Current Quarter ended 31/12/11 RM'000	Financial Period ended 31/12/11 RM'000
Interest income	(380)	(757)
Dividend income	(2,001)	(2,001)
Other income excluding dividend and interest income	(1,069)	(1,647)
Gain on disposal of investment properties	(7,754)	(31,987)
Depreciation of property, plant and equipment	3,043	6,161
Amortisation of intangible assets	276	551
Impairment loss on receivables	58	342
Impairment in value of AFS quoted investments	218	2,509
Provision for and write off of inventories	N/A	N/A
Foreign exchange gain or loss	N/A	N/A
Gain or loss on derivatives	<u>N/A</u>	<u>N/A</u>

N/A denotes Not Applicable

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

B12 Realised and unrealised earnings of the Group is analysed as follows:

	As at 31/12/11 RM'000	As at 30/06/11 RM'000
Total retained earnings of the Company and its subsidiaries:		
- realised	498,706	467,076
- unrealised	310,072	321,275
	<u>808,778</u>	<u>788,351</u>
Less: Consolidation adjustments	(419,719)	(419,517)
Total group retained earnings as per financial statements	<u>389,059</u>	<u>368,834</u>

cc: Securities Commission