



**CONDENSED CONSOLIDATED INCOME STATEMENTS  
FOR THE FOURTH QUARTER ENDED 31 MARCH 2010 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.3.2010 RM'000	Comparative quarter ended 31.3.2009 RM'000	Current year to date 31.3.2010 RM'000	Comparative year to date 31.3.2009 RM'000 (Audited)
Revenue	73,707	81,648	352,375	304,449
Cost of sales	(46,814)	(70,276)	(228,585)	(235,995)
Gross profit	26,893	11,372	123,790	68,454
Other income	39,193	(2,823)	53,246	20,111
Administrative expenses	(12,330)	(8,905)	(44,468)	(38,311)
Selling and marketing expenses	(4,564)	(4,187)	(8,444)	(8,282)
Other expenses	(3,856)	(34,711)	(15,151)	(48,907)
Operating profit/(loss)	45,336	(39,254)	108,973	(6,935)
Finance costs	(6,737)	(6,187)	(22,953)	(28,324)
Share of profit/(loss) of associates	292	(2,391)	(2,193)	(3,477)
Share of profit/(loss) of jointly controlled entities	3,433	(181)	9,842	612
Profit/(loss) before tax	42,324	(48,013)	93,669	(38,124)
Income tax expense	2,388	3,969	(18,619)	6,067
<b>Profit/(loss) for the period</b>	<b>44,712</b>	<b>(44,044)</b>	<b>75,050</b>	<b>(32,057)</b>
Attributable to:-				
Equity holders of the Company	43,834	(44,211)	70,886	(37,276)
Minority interests	878	167	4,164	5,219
	<b>44,712</b>	<b>(44,044)</b>	<b>75,050</b>	<b>(32,057)</b>
Earnings/(loss) per stock unit attributable to equity holders of the Company:-				
Basic (sen)	4.12	(6.64)	6.66	(5.60)
Diluted (sen)	4.12	(6.64)	6.66	(5.60)

The condensed consolidated income statements should be read in conjunction with the audited financial statements for the financial year ended 31 March 2009 and accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED BALANCE SHEETS  
AS AT 31 MARCH 2010 (Unaudited)**

	<b>AS AT 31.3.2010 RM'000</b>	<b>AS AT 31.03.2009 RM'000 (Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	394,722	341,590
Land held for property development	680,884	676,760
Investment properties	14,887	15,048
Prepaid lease payments	934	960
Intangible assets	3,096	2,169
Investments in associates	25,023	27,216
Investments in joint controlled entities	9,974	260
Other investments	4,680	8,937
Deferred tax assets	15,421	18,419
	<u>1,149,621</u>	<u>1,091,359</u>
<b>Current assets</b>		
Property development costs	310,917	420,442
Inventories	55,301	96,191
Receivables	79,504	105,913
Accrued billings in respect of property development costs	24,685	5,799
Cash and cash equivalents	558,987	245,316
	<u>1,029,394</u>	<u>873,661</u>
Non-current assets classified as held for sale	-	6,851
	<u>1,029,394</u>	<u>880,512</u>
<b>TOTAL ASSETS</b>	<u>2,179,015</u>	<u>1,971,871</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the Company</b>		
Share capital	761,644	591,995
8% Irredeemable Convertible Unsecured Loan Stocks 2006/2011	1,695	83,991
8% Irredeemable Convertible Secured Loan Stocks 2009/2019	98,182	-
Treasury Stock Units	(7,355)	(9,954)
Reserves	188,275	148,339
	<u>1,042,441</u>	<u>814,371</u>
Minority interests	26,497	21,537
<b>Total Equity</b>	<u>1,068,938</u>	<u>835,908</u>



**CONDENSED CONSOLIDATED BALANCE SHEETS  
AS AT 31 MARCH 2010 (Unaudited)**

	<b>AS AT 31.3.2010 RM'000</b>	<b>AS AT 31.03.2009 RM'000 (Audited)</b>
<b>Non-current liabilities</b>		
8% Irredeemable Convertible Unsecured Loan Stocks 2006/2011	373	26,653
8% Irredeemable Convertible Secured Loan Stocks 2009/2019	114,825	-
Borrowings	449,026	494,289
Provisions	328	290
Deferred tax liabilities	46,685	46,763
	<u>611,237</u>	<u>567,995</u>
<b>Current liabilities</b>		
Payables	111,664	167,747
Provisions	162	179
Borrowings	382,022	397,469
Taxation	4,992	2,573
	<u>498,840</u>	<u>567,968</u>
<b>Total Liabilities</b>	<u>1,110,077</u>	<u>1,135,963</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>2,179,015</u>	<u>1,971,871</u>
<b>Net assets per stock unit attributable to ordinary equity holders of the Company (RM)</b>	<u>1.25</u>	<u>1.25</u>

Based on number of stock units net of treasury stock units

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the financial year ended 31 March 2009 and accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2009 (Audited)**

	Attributable to Equity Holders of the Company							Minority Interests	Total Equity	
	Non-Distributable				Distributable					
	Share Capital	ICULS 2006/2011	Share Premium	Treasury Stock Units	Share Option Reserve	Exchange Reserve	Retained Profits/ (Accumulated Losses)			Total
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>Financial year ended 31 March 2009</b>										
<b>At 1 April 2008</b>	419,061	83,991	76,006	(5,110)	1,294	390	154,054	729,686	357,075	1,086,761
Currency translation differences	-	-	-	-	-	111	-	111	-	111
Loss for the financial year	-	-	-	-	-	-	(37,276)	(37,276)	5,219	(32,057)
Total recognised income and expense for the financial year	-	-	-	-	-	111	(37,276)	(37,165)	5,219	(31,946)
Issue of ordinary stock units:										
- Pursuant to Members' Scheme	172,899	-	220,053	-	-	-	-	392,952	-	392,952
- Warrants exercised	35	-	-	-	-	-	-	35	-	35
Purchase of treasury stock units	-	-	-	(4,844)	-	-	-	(4,844)	-	(4,844)
Share issue costs pursuant to Members' Scheme	-	-	(1,402)	-	-	-	-	(1,402)	-	(1,402)
Acquisition of remaining equity interest in subsidiary	-	-	-	-	-	-	(264,889)	(264,889)	(340,757)	(605,646)
Share options granted under EOB ESOS lapsed	-	-	-	-	(2)	-	-	(2)	-	(2)
<b>At 31 March 2009</b>	<b>591,995</b>	<b>83,991</b>	<b>294,657</b>	<b>(9,954)</b>	<b>1,292</b>	<b>501</b>	<b>(148,111)</b>	<b>814,371</b>	<b>21,537</b>	<b>835,908</b>

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2010 (Unaudited)**

	Attributable to Equity Holders of the Company									Minority Interests	Total Equity
	Non-Distributable					Distributable					
	Share Capital	ICULS 2006/2011	ICSLs 2009/2019	Share Premium	Treasury Stock Units	Share Option Reserve	Exchange Reserve	Retained Profits/ (Accumulated Losses)	Total		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Financial year ended 31 March 2010</b>											
<b>At 1 April 2009</b>	591,995	83,991	-	294,657	(9,954)	1,292	501	(148,111)	814,371	21,537	835,908
Currency translation differences	-	-	-	-	-	-	157	-	157	-	157
Profit for the financial year	-	-	-	-	-	-	-	70,886	70,886	4,164	75,050
Total recognised income and expense for the financial year	-	-	-	-	-	-	157	70,886	71,043	4,164	75,207
Issue of ordinary stock units:											
- Warrants exercised	3,327	-	-	-	-	-	-	-	3,327	-	3,327
- Conversion of ICULS (equity portion)	82,296	(82,296)	-	-	-	-	-	-	-	-	-
- Conversion of ICULS (liability portion)	38,327	-	-	(20,239)	-	-	-	-	18,088	-	18,088
- Pursuant to ESOS	9,308	-	-	273	-	-	-	-	9,581	-	9,581
Issue of ICSLs	-	-	109,138	-	-	-	-	-	109,138	-	109,138
- Conversion of ICSLs (equity portion)	23,693	-	(10,956)	(12,737)	-	-	-	-	-	-	-
- Conversion of ICSLs (liability portion)	12,698	-	-	131	-	-	-	-	12,829	-	12,829
Additional subscription of equity interest by minority interest	-	-	-	-	-	-	-	-	-	796	796
Purchase of treasury stock units	-	-	-	-	(7,355)	-	-	-	(7,355)	-	(7,355)
ICSLs issue costs	-	-	-	(2,067)	-	-	-	-	(2,067)	-	(2,067)
Sale of treasury stock units	-	-	-	1,118	9,954	-	-	-	11,072	-	11,072
Share options granted under ESOS	-	-	-	-	-	2,480	-	-	2,480	-	2,480
Share options granted under ESOS lapsed	-	-	-	-	-	(66)	-	-	(66)	-	(66)
Share options granted under ESOS exercised	-	-	-	2,972	-	(2,972)	-	-	-	-	-
<b>At 31 March 2010</b>	<b>761,644</b>	<b>1,695</b>	<b>98,182</b>	<b>264,108</b>	<b>(7,355)</b>	<b>734</b>	<b>658</b>	<b>(77,225)</b>	<b>1,042,441</b>	<b>26,497</b>	<b>1,068,938</b>

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 March 2009 and accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED CASH FLOW STATEMENT  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2010 (Unaudited)**

	12 mths ended 31.3.2010 RM'000	12 mths ended 31.3.2009 RM'000 (Audited)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit/(loss) before tax	93,669	(38,124)
Adjustments for:-		
Depreciation and amortisation	10,622	12,204
Non-cash items	(40,663)	36,400
Non-operation items	14,083	16,345
Operating profit before working capital changes	<u>77,711</u>	<u>26,825</u>
Working capital changes:-		
Non-current asset classified as held for sale	6,851	-
Land held for property development	(3,335)	(4,692)
Property development costs	29,716	(46,560)
Inventories	51,155	(1,207)
Receivables	15,410	86,771
Payables	(50,634)	22,014
Cash generated from operations	126,874	83,151
Interest received	6,284	10,114
Interest paid	(54,349)	(55,615)
Income tax refunded	384	12,005
Income tax paid	(18,997)	(38,490)
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>	<b>60,196</b>	<b>11,165</b>
<b>NET CASH GENERATED FROM/(USED IN) INVESTING ACTIVITIES</b>	<b>63,423</b>	<b>(263,437)</b>
<b>NET CASH GENERATED FROM FINANCING ACTIVITIES</b>	<b>189,529</b>	<b>34,256</b>
Effects of exchange translation differences	157	111
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b><u>313,305</u></b>	<b><u>(217,905)</u></b>
<b>CASH AND CASH EQUIVALENTS AT 1 APRIL</b>	<b>234,590</b>	<b>452,495</b>
<b>CASH AND CASH EQUIVALENTS AT 31 MARCH</b>	<b><u><u>547,895</u></u></b>	<b><u><u>234,590</u></u></b>

The condensed consolidated cash flow statement should be read in conjunction with the audited financial Statements for the financial year ended 31 March 2009 and accompanying explanatory notes attached to the interim financial statements.



**A. Explanatory Notes Pursuant to FRS 134**

**1. Basis of preparation**

This interim report is unaudited and has been prepared in accordance with the requirements of Financial Reporting Standard ("FRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") 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 Group for the financial year ended 31 March 2009 and the explanatory notes. These explanatory notes provide an explanation of the events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 March 2009.

**2. Changes in Accounting Policies**

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 March 2009.

At the date of authorisation of these financial statements, the following new FRSs and Interpretations, amendments to certain Standards and Interpretations were issued but not yet effective and have not been applied by the Group, which are:-

<b>FRSs, Amendment to FRSs and Interpretations</b>	<b>Effective for financial periods beginning on or after</b>
FRS 8: Operating Segments	1 July 2009
FRS 4: Insurance Contracts	1 January 2010
FRS 7: Financial Instruments: Disclosures	1 January 2010
FRS 101: Presentation of Financial Statements (revised)	1 January 2010
FRS 123: Borrowing Costs	1 January 2010
FRS 139: Financial Instruments: Recognition and Measurement	1 January 2010
Amendments to FRS 1: First-time Adoption of Financial Reporting Standards and FRS 127: Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	1 January 2010
Amendments to FRS 2: Share-based Payment – Vesting Conditions and Cancellations	1 January 2010
Amendments to FRS 132: Financial Instruments: Presentation	1 January 2010
Amendments to FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures and IC Interpretation 9: Reassessment of Embedded Derivatives	1 January 2010
Amendments to FRSs 'Improvements to FRSs (2009)'	1 January 2010
IC Interpretation 9: Reassessment of Embedded Derivatives	1 January 2010
IC Interpretation 10: Interim Financial Reporting and Impairment	1 January 2010
IC Interpretation 11: FRS 2 – Group and Treasury Share Transactions	1 January 2010
IC Interpretation 13: Customer Loyalty Programmes	1 January 2010
IC Interpretation 14: FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	1 January 2010
TR i – 3: Presentation of Financial Statements of Islamic Financial Institutions	1 January 2010
FRS 1: First-time Adoption of Financial Reporting Standards	1 July 2010
FRS 3: Business Combinations (revised)	1 July 2010
FRS 127: Consolidated and Separate Financial Statements (amended)	1 July 2010
Amendments to FRS 2: Share-based Payment	1 July 2010
Amendments to FRS 5: Non-current Assets Held for Sale and Discontinued Operations	1 July 2010



**A. Explanatory Notes Pursuant to FRS 134 (cont'd)**

**2. Changes in Accounting Policies (cont'd)**

<b>FRSs, Amendment to FRSs and Interpretations</b>	<b>Effective for financial periods beginning on or after</b>
Amendments to FRS138: Intangible Assets	1 July 2010
Amendments to IC Interpretation 9: Reassessment of Embedded Derivatives	1 July 2010
IC Interpretation 12: Service Concession Arrangements	1 July 2010
IC Interpretation 15: Agreements for the Construction of Real Estate	1 July 2010
IC Interpretation 16: Hedges of a Net Investment in a Foreign Operation	1 July 2010
IC Interpretation 17: Distributions of Non-cash Assets to Owners	1 July 2010
Amendments to FRS 7: Disclosures for First-time Adopters (Amendment to FRS 1)	1 January 2011

The new FRSs, Amendments to FRSs and Interpretations above are expected to have no significant impact on the interim financial statements of the Group upon their initial application, except for the changes in disclosure arising from the adoption of FRS 7 and FRS 8.

The Group is exempted from disclosing the possible impact, if any, to the financial statements upon the initial application of FRS 7 and FRS 139.

**3. Auditors' report on preceding audited financial statements**

The auditors' report for the annual financial statements of the Group for the financial year ended 31 March 2009 was not subject to any qualification.

**4. Seasonality or cyclicity of operations**

The business of the Group is not affected in any material way by seasonal or cyclical factors or influence, apart from the general economic conditions in which it operates.

**5. Material and unusual items**

There were no material or unusual items during the current financial year ended 31 March 2010.

**6. Changes in estimates**

There were no material changes in estimates that have had a material effect in the current financial quarter.

**7. Debt and equity securities**

Save as disclosed below, there were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities in the Company:

**a) Employees' Share Option Scheme ("ESOS")**

During the financial year ended 31 March 2010, the Company issued 9,308,375 ordinary stock units of RM1.00 each for cash pursuant to the Company's ESOS, of which 4,753,875 ordinary stock units were issued from the exercised of 4,527,500 ESOS option at an exercise price of RM1.05 per unit and 4,554,500 ordinary stock units were issued from the exercised of 4,554,500 ESOS option at an exercise price of RM1.06 per unit.





**A. Explanatory Notes Pursuant to FRS 134 (cont'd)**

**7. Debt and equity securities**

**b) Warrants 2001/2011**

During the financial year ended 31 March 2010, 3,326,637 units of warrant were converted into ordinary stock units at the exercise price of RM1.00 per ordinary stock unit. The number of outstanding warrants as at 31 March 2010 was 37,199,284.

**c) 8% Irredeemable Convertible Unsecured Loan Stocks 2006/2011 ("ICULS")**

During the financial year ended 31 March 2010, a total of 120,622,938 ICULS at nominal value of RM1.00 each were converted into 120,622,938 new ordinary stock units of RM1.00 each. The balance of outstanding ICULS in issue as at 31 March 2010 was 2,484,412.

**d) Treasury Shares**

During the financial year ended 31 March 2010, the Company disposed 7,930,200 and bought back 7,664,100 of its issued ordinary stock units in the open market for a consideration of RM11,072,237 and RM7,355,771 respectively.

**e) 8% Irredeemable Convertible Secured Loan Stocks 2009/2019 ("ICSLS")**

On 20 November 2009, the Company had completed the Renounceable Rights Issue of up to RM246,892,234 nominal value of Ten (10)-Year 8% Irredeemable Convertible Secured Loan Stocks 2009/2019 at an issue price of RM0.65 per ICSLS on the basis of one (1) new ICSLS for every two (2) existing Eastern & Oriental Berhad ("EOB") stock units held ("Rights Issue").

Pursuant to the Rights Issue, the Company allotted and issued 362,493,569 ICSLS (nominal value of RM235,620,820) which were granted listing on the Main Market of Bursa Malaysia Securities Berhad on 20 November 2009.

As of 31 March 2010, a total of 36,390,302 ICSLS at nominal value of RM0.65 each were converted into 36,390,302 new ordinary stock units of RM1.00 each. The balance of outstanding ICSLS in issue as at 31 March 2010 was 326,103,267.

The holders of the ICSLS will be able to convert one (1) ICSLS into one (1) ordinary stock unit of RM1.00 each in EOB ("EOB Stock Unit"). The nominal value of RM0.65 comprised in one (1) ICSLS will be insufficient to pay in full for one (1) new EOB Stock Unit, which has a RM1.00 par value. Notwithstanding, upon conversion, new EOB Stock Units will be issued and subsequently, the balance unpaid of RM0.35 on each of such new EOB Stock Units issued will be paid from and debited against the share premium account of EOB.

To facilitate the conversion of outstanding ICSLS into new EOB Stock Units, EOB has allocated in its share premium account a sufficient amount equivalent to RM0.35 for each outstanding ICSLS, which is sufficient to be applied towards fully paying up the new EOB Stock Units to be issued pursuant to such conversion and, such allocation shall not be available for or be applied towards any other purpose, other than to fully satisfy the conversion of the outstanding ICSLS.



A. Explanatory Notes Pursuant to FRS 134 (cont'd)

8. Dividends paid

No dividend was paid during the current financial year under review.

9. Segmental information by business segment

<u>12-month ended</u> <u>31 March 2010</u> RM'000	Properties	Hospitality	Investment Holding and others	Elimination	Total
<b>REVENUE</b>					
External sales	282,473	59,568	10,334	-	352,375
Inter-segment sales	886	-	88,411	(89,297)	-
Total revenue	<u>283,359</u>	<u>59,568</u>	<u>98,745</u>		<u>352,375</u>
<b>RESULTS</b>					
Segment results	113,074	5,927	84,481	(94,509)	108,973
Share of loss of associates					(2,193)
Share of profit of jointly controlled entities					9,842
Finance cost					(22,953)
Profit before tax					<u>93,669</u>

<u>12-month ended</u> <u>31 March 2009</u> RM'000	Properties	Hospitality	Investment Holding and others	Elimination	Total
<b>REVENUE</b>					
External sales	249,671	51,734	3,044	-	304,449
Inter-segment sales	304	-	36,367	(36,671)	-
Total revenue	<u>249,975</u>	<u>51,734</u>	<u>39,411</u>		<u>304,449</u>
<b>RESULTS</b>					
Segment results	36,193	(591)	13,097	(35,681)	13,018
Loss on disposal of other investment	-	-	(19,953)	-	(19,953)
Share of loss of associates					(3,477)
Share of profit of jointly controlled entities					612
Finance cost					(28,324)
Loss before tax					<u>(38,124)</u>

Analysis of geographical location is not applicable as the Group operates principally within Malaysia.

10. Material subsequent event

There were no material event subsequent to the end of the financial year ended 31 March 2010.



**A. Explanatory Notes Pursuant to FRS 134 (cont'd)**

**11. Changes in composition of the Group**

There were no changes to the composition of the Group during the financial year under review.

**12. Contingent Liabilities**

Details of contingent liabilities as at 24 May 2010 (the latest practicable date which is not earlier than 7 days from the issue of this quarterly report) are as follows:-

	RM'000
i) Corporate guarantees issued by the Company for banking facilities granted to subsidiaries:	
- Secured	<u>202,649</u>

**B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements**

**1. Review of performance**

The Group achieved a revenue of RM352.375 million for the financial year ended 31 March 2010 as compared to RM304.449 million recorded in the previous corresponding year ended 31 March 2009. The increase in revenue by RM47.926 million were mainly due to higher revenue generated from the properties division from the sale of completed units in Dua Residency and from its on-going property development projects in Seri Tanjung Pinang. The jointly controlled projects namely the St. Mary Residences and the on-going Villas by-the-sea bungalows in Penang have achieved revenue totaling RM153.423 million which was not included in the group consolidated revenue.

The Group posted a profit before tax of RM93.669 million compared to the pre-tax loss of RM38.124 million in the previous corresponding year representing an increase of RM131.793 million or 346%. The improved results reflected the higher contribution from the properties and hospitality divisions on the back of higher revenue, cost savings in certain development project which is near completion, gain on disposal of an investment property asset of RM35.105 million, lower finance costs and increase in the group's share of profit in its jointly controlled entities. In the previous corresponding year, the pre-tax loss was due to lower contribution from the property division on the back of lower revenue achieved, coupled with provision for impairment loss on investments of RM10.239 million and loss of RM19.953 million on disposal of an associate.

**2. Variation of results against preceding quarter**

The Group recorded a revenue of RM73.707 million and a profit before tax of RM42.324 million for the current quarter as compared to the immediate preceding quarter where the Group revenue was RM89.994 million and a profit before tax of RM21.348 million. The pre-tax profit has increased mainly due to the gain of RM35.105 million on disposal of an investment property asset.



**B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)**

**3. Current year prospects**

The Group expects an improved environment with the return of positive sentiments in the property market. We expect the newly launched property development projects such as St. Mary Residences in Kuala Lumpur, Quayside condominiums at Seri Tanjung Pinang and existing developments in Penang to contribute positively to the group's earnings.

The Rights Issue which has now been completed as disclosed in Note A7e will position the Group on a strong footing to consolidate its earning drivers.

**4. Variance in profit forecast/profit guarantee**

The Group did not issue any profit forecast/profit guarantee for the financial year under review.

**5. Taxation**

	Individual Quarter Ended		Cumulative Quarter Ended	
	31.3.2010	31.3.2009	31.3.2010	31.3.2009
	RM'000	RM'000	RM'000	RM'000
Malaysian income tax				
- current	2,422	1,773	18,170	10,126
- in respect of prior years	(4,171)	(51)	(2,289)	(3,599)
Deferred tax	(639)	(5,691)	2,738	(12,594)
	<u>(2,388)</u>	<u>(3,969)</u>	<u>18,619</u>	<u>(6,067)</u>

The effective tax rate of the Group for the financial year under review is lower than the statutory tax rate of 25% mainly due to certain incomes of the group are not subject to income tax.

**6. Sale of unquoted investments and or properties**

During the financial year ended 31 March 2010, the Group has disposed of an unquoted investment with net carrying amount of RM29,000 for a cash consideration of RM29,000, which has no gain and no loss at group level.

**7. Investment in quoted securities**

Particulars of investment in quoted securities:	Current financial	Current financial
	quarter	year to date
(a) Purchases / disposals	31.3.2010	31.3.2010
	RM'000	RM'000
Total sale proceeds	8,542	8,577
Total profit on disposal	2,036	1,957
(b) Balances as at 31 March 2010		
Total investments at cost		<u>10,542</u>
Total investments at carrying value/book value (after impairment loss)		<u>3,104</u>
Total investment at market value at end of reporting period		<u>5,846</u>



**B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)**

**8. Status of Corporate Proposals**

- a) There was no corporate proposal announced but not completed as at 24 May 2010.
- b) Utilisation of proceeds from corporate proposals
  - (i) 8% Irredeemable Convertible Secured Loan Stocks 2009/2019

As at 24 May 2010, cash proceeds amounting to approximately RM235.62 million arising from completion of the Rights Issue as disclosed in Note A7e, was partially utilised as follows:

	<b>RM'000</b>
Repayment of bank borrowings	20,720
ICSLS issue costs	2,067
	22,787

**9. Group Borrowings**

- a) The Group borrowings were as follows:-

	<b>As at 31.3.2010 RM'000</b>
Short Term - Secured	382,022
Long Term - Secured	449,026

- b) All the borrowings were denominated in Ringgit Malaysia.

**10. Off Balance Sheet Financial Instruments**

There were no financial instruments with off balance sheet risk as at 24 May 2010.

**11. Material Litigation**

There was no material litigation which affects the financial position or business of the Group as at 24 May 2010.

**12. Dividend**

The Board of Directors proposes the payment of a first and final dividend of 3.8% less income tax in respect of the financial year ended 31 March 2010 subject to the approval of stockholders at the forthcoming Annual General Meeting. The book closure and payment date will be determined at a later date.



B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)

13. Earnings Per Stock Unit

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.3.2010	Comparative quarter ended 31.3.2009	Current year to date 31.3.2010	Comparative year to date 31.3.2009
<b>a) Basic earnings/(loss) per stock unit</b>				
Profit/(loss) attributable to equity holders of the Company (RM'000)	43,834	(44,211)	70,886	(37,276)
Weighted average number of ordinary stock units in issue (unit '000)	673,554	543,104	673,554	543,104
Weighted average number of ordinary stock units which will be issued upon conversion of ICULS 2006/2011 (unit '000)	53,580	123,107	53,580	123,107
Weighted average number of ordinary stock units which will be issued upon conversion of ICCLS 2009/2019 (unit '000)	336,833	-	336,833	-
Adjusted weighted average number of ordinary stock units (unit '000)	1,063,967	666,211	1,063,967	666,211
Basic earnings/(loss) per stock unit for the period (sen)	4.12	(6.64)	6.66	(5.60)



B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)

13. Earnings Per Stock Unit (cont'd)

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.3.2010	Comparative quarter ended 31.3.2009	Current year to date 31.3.2010	Comparative year to date 31.3.2009
<b>b) Diluted earnings/(loss) per stock unit</b>				
Profit/(loss) attributable to equity holders of the Company (RM'000)	43,834	(44,211)	70,886	(37,276)
Weighted average number of ordinary stock units in issue (unit '000)	673,554	543,104	673,554	543,104
Weighted average number of ordinary stock units which will be issued upon conversion of ICULS 2006/2011 (unit '000)	53,580	123,107	53,580	123,107
Weighted average number of ordinary stock units which will be issued upon conversion of ICCLS 2009/2019 (unit '000)	336,833	-	336,833	-
Effect of dilution of ESOS (unit '000)	-	-	-	-
Effect of dilution of Warrants (unit '000)	-	-	-	-
	1,063,967	666,211	1,063,967	666,211
Diluted earnings/(loss) per stock unit for the period (sen)	4.12	(6.64)	6.66	(5.60)

The fully diluted earnings per stock unit is the same as the basic earnings per stock unit for current financial year under review, as the effects of ESOS and Warrants are ignored as they are anti-dilutive in calculating the diluted earnings per stock unit in accordance with FRS 133 on Earnings per share.

BY ORDER OF THE BOARD

Ang Hong Mai  
Company Secretary

Kuala Lumpur  
31 May 2010