



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME  
FOR THE FOURTH QUARTER ENDED 31 MARCH 2011 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2011 RM'000	Comparative quarter ended 31.03.2010 RM'000	Current year to date 31.03.2011 RM'000	Comparative year to date 31.03.2010 RM'000 (Audited)
Revenue	116,583	73,707	269,791	352,375
Cost of sales	(82,119)	(46,915)	(171,684)	(228,686)
Gross profit	34,464	26,792	98,107	123,689
Other income	6,624	39,155	31,979	53,208
Administrative expenses	(10,715)	(12,533)	(45,365)	(44,671)
Selling and marketing expenses	(3,433)	(4,564)	(9,474)	(8,444)
Other expenses	(4,636)	(3,973)	(13,615)	(15,268)
Operating profit	22,304	44,877	61,632	108,514
Finance costs	(7,052)	(6,765)	(28,027)	(22,981)
Share of (loss)/profit of associates	(1,034)	316	(766)	(2,169)
Share of profit of jointly controlled entities	5,574	3,252	15,198	9,661
Profit before tax	19,792	41,680	48,037	93,025
Income tax expense	(6,789)	2,377	(14,056)	(18,630)
<b>Profit for the period</b>	<b>13,003</b>	<b>44,057</b>	<b>33,981</b>	<b>74,395</b>
<b>Other comprehensive income:</b>				
Foreign currency translation	(27)	260	(22)	157
Share of other comprehensive income of associates	12	-	14	-
<b>Other comprehensive income for the period</b>	<b>(15)</b>	<b>260</b>	<b>(8)</b>	<b>157</b>
<b>Total comprehensive income for the period</b>	<b>12,988</b>	<b>44,317</b>	<b>33,973</b>	<b>74,552</b>
<b>Profit attributable to:</b>				
Equity holders of the Company	12,233	43,462	30,711	70,514
Minority interests	770	595	3,270	3,881
	<b>13,003</b>	<b>44,057</b>	<b>33,981</b>	<b>74,395</b>
<b>Total comprehensive income attributable to:</b>				
Equity holders of the Company	12,218	43,722	30,703	70,671
Minority interests	770	595	3,270	3,881
	<b>12,988</b>	<b>44,317</b>	<b>33,973</b>	<b>74,552</b>
Earnings per stock unit attributable to equity holders of the Company:				
Basic (sen)	1.15	4.08	2.90	6.63
Diluted (sen)	1.15	4.08	2.88	6.63

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 March 2010 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2011 (Unaudited)**

	AS AT 31.03.2011 RM'000	AS AT 01.04.2010 RM'000 (Unaudited and restated)	AS AT 31.03.2010 RM'000 (Audited and not restated)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	262,028	394,941	394,692
Land held for property development	670,407	680,884	680,884
Investment properties	325,837	18,376	14,887
Prepaid lease payments	676	684	933
Intangible assets	3,226	3,096	3,096
Investments in associates	16,749	25,047	25,047
Investments in joint controlled entities	17,762	10,028	9,793
Other investments	-	-	3,167
Financial assets at fair value	3,050	3,167	-
Deferred tax assets	17,291	15,421	15,421
	<u>1,317,026</u>	<u>1,151,644</u>	<u>1,147,920</u>
<b>Current assets</b>			
Property development costs	299,823	310,916	310,916
Inventories	38,267	55,286	55,286
Receivables	152,717	79,018	79,142
Accrued billings in respect of property development costs	-	24,685	24,685
Cash and bank balances	309,362	559,253	559,253
	<u>800,169</u>	<u>1,029,158</u>	<u>1,029,282</u>
<b>TOTAL ASSETS</b>	<u>2,117,195</u>	<u>2,180,802</u>	<u>2,177,202</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity holders of the Company</b>			
Share capital	842,592	761,644	761,644
8% Irredeemable Convertible Unsecured Loan Stocks 2006/2011	1,344	1,695	1,695
8% Irredeemable Convertible Secured Loan Stocks 2009/2019	71,133	96,669	96,669
Treasury Stock Units	(27,645)	(7,356)	(7,356)
Reserves	168,557	192,090	187,903
	<u>1,055,981</u>	<u>1,044,742</u>	<u>1,040,555</u>
Minority interests	24,281	26,283	26,214
<b>Total Equity</b>	<u>1,080,262</u>	<u>1,071,025</u>	<u>1,066,769</u>



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2011 (Unaudited)**

	AS AT 31.03.2011 RM'000	AS AT 01.04.2010 RM'000 (Unaudited and restated)	AS AT 31.03.2010 RM'000 (Audited and not restated)
<b>Non-current liabilities</b>			
8% Irredeemable Convertible Unsecured Loan Stocks 2006/2011	-	372	372
8% Irredeemable Convertible Secured Loan Stocks 2009/2019	81,836	114,825	114,825
Borrowings	364,017	449,172	449,172
Provisions	329	328	328
Deferred tax liabilities	48,486	47,546	46,674
	<u>494,668</u>	<u>612,243</u>	<u>611,371</u>
<b>Current liabilities</b>			
8% Irredeemable Convertible Unsecured Loan Stocks 2006/2011	154	-	-
Borrowings	379,422	381,892	381,892
Provisions	162	162	162
Payables	129,584	110,461	111,989
Accrued billings in respect of property development costs	24,377	-	-
Taxation	8,566	5,019	5,019
	<u>542,265</u>	<u>497,534</u>	<u>499,062</u>
<b>TOTAL LIABILITIES</b>	<u>1,036,933</u>	<u>1,109,777</u>	<u>1,110,433</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>2,117,195</u>	<u>2,180,802</u>	<u>2,177,202</u>
<b>Net assets per stock unit attributable to equity holders of the Company (RM)</b>	<u>1.21</u>	<u>1.26</u>	<u>1.25</u>

Based on number of stock units net of treasury stock units

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 March 2010 and the accompanying explanatory notes attached to the interim financial statements.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2011 (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	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 2011</b>												
<b>At 1 April 2010</b>	761,644	1,695	96,669	266,175	(7,356)	734	658	(79,664)	1,040,555	26,214	1,066,769	
Effects of adopting FRS 139	-	-	-	-	-	-	-	1,570	1,570	69	1,639	
Effects of adopting FRS 140	-	-	-	-	-	-	-	2,617	2,617	-	2,617	
<b>At 1 April 2010, as restated</b>	761,644	1,695	96,669	266,175	(7,356)	734	658	(75,477)	1,044,742	26,283	1,071,025	
Total comprehensive income for the year	-	-	-	-	-	-	(8)	30,711	30,703	3,270	33,973	
<b>Transactions with owners</b>												
Issue of ordinary stock units:												
- Pursuant to ESOS	2,343	-	-	7	-	-	-	-	2,350	-	2,350	
- Warrants exercised	6,871	-	-	-	-	-	-	-	6,871	-	6,871	
- Conversion of ICULS	514	(351)	-	(99)	-	-	-	-	64	-	64	
- Conversion of ICSLS	71,220	-	(21,443)	(24,951)	-	-	-	-	24,826	-	24,826	
Purchase of treasury stock units	-	-	-	-	(20,289)	-	-	-	(20,289)	-	(20,289)	
Repurchase of ICSLS	-	-	(4,093)	-	-	-	-	-	(4,093)	-	(4,093)	
Share options granted under ESOS	-	-	-	-	-	1,661	-	-	1,661	-	1,661	
Share options granted under ESOS lapsed	-	-	-	-	-	(102)	-	-	(102)	-	(102)	
Share options granted under ESOS exercised	-	-	-	567	-	(567)	-	-	-	-	-	
Acquisition of additional equity interest in a subsidiary	-	-	-	-	-	-	-	(2,537)	(2,537)	(2,463)	(5,000)	
Acquisition of remaining equity interest in subsidiary	-	-	-	-	-	-	-	(5,991)	(5,991)	(2,809)	(8,800)	
Dividends	-	-	-	-	-	-	-	(22,224)	(22,224)	-	(22,224)	
<b>At 31 March 2011</b>	842,592	1,344	71,133	241,699	(27,645)	1,726	650	(75,518)	1,055,981	24,281	1,080,262	

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 2010 and the accompanying explanatory notes attached to the interim financial statements.

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

	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	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	
<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
Total comprehensive income for the year	-	-	-	-	-	-	157	70,514	70,671	3,881	74,552
<b>Transactions with owners</b>											
Issue of ICSLs	-	-	109,138	-	-	-	-	-	109,138	-	109,138
Issue of ordinary stock units:											
- Pursuant to ESOS	9,308	-	-	273	-	-	-	-	9,581	-	9,581
- Warrants exercised	3,327	-	-	-	-	-	-	-	3,327	-	3,327
- Conversion of ICULS	120,623	(82,296)	-	(20,239)	-	-	-	-	18,088	-	18,088
- Conversion of ICSLs	36,391	-	(10,956)	(12,606)	-	-	-	-	12,829	-	12,829
Additional subscription of equity interest by minority interest	-	-	-	-	-	-	-	-	-	796	796
Purchase of treasury stock units	-	-	-	-	(7,356)	-	-	-	(7,356)	-	(7,356)
Repurchase of ICSLs	-	-	(1,513)	-	-	-	-	-	(1,513)	-	(1,513)
Disposal of treasury stock units	-	-	-	1,118	9,954	-	-	-	11,072	-	11,072
ICSLs issue costs	-	-	-	-	-	-	-	(2,067)	(2,067)	-	(2,067)
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>96,669</b>	<b>266,175</b>	<b>(7,356)</b>	<b>734</b>	<b>658</b>	<b>(79,664)</b>	<b>1,040,555</b>	<b>26,214</b>	<b>1,066,769</b>



**CONDENSED CONSOLIDATED CASH FLOW STATEMENT  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2011 (Unaudited)**

	12 mths ended 31.03.2011 RM'000	12 mths ended 31.03.2010 RM'000 (Audited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	48,037	93,025
Adjustments for:-		
Depreciation and amortisation	10,873	10,657
Non-cash items	(17,264)	(40,626)
Non-operation items	16,591	14,110
Operating profit before working capital changes	<u>58,237</u>	<u>77,166</u>
Working capital changes:-		
Non-current asset classified as held for sale	-	6,851
Land held for property development	32,165	(5,281)
Property development costs	(62,540)	32,244
Inventories	20,986	51,170
Receivables	(12,899)	13,736
Payables	<u>20,550</u>	<u>(50,309)</u>
Cash generated from operations	56,499	125,577
Interest received	10,997	6,309
Interest paid	(55,940)	(54,820)
Income tax refunded	3,270	384
Income tax paid	<u>(23,456)</u>	<u>(16,997)</u>
NET CASH (USED IN)/GENERATED FROM OPERATING ACTIVITIES	(8,630)	60,453
NET CASH (USED IN)/GENERATED FROM INVESTING ACTIVITIES	(113,352)	66,840
NET CASH (USED IN)/GENERATED FROM FINANCING ACTIVITIES	(140,066)	186,105
Effects of exchange translation differences	(8)	157
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	<u>(262,056)</u>	<u>313,555</u>
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF YEAR	548,145	234,590
CASH AND CASH EQUIVALENTS AT THE END OF YEAR	<u><u>286,089</u></u>	<u><u>548,145</u></u>

**The condensed consolidated cash flow statement should be read in conjunction with the audited financial Statements for the financial year ended 31 March 2010 and the 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 2010 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 2010.

**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 2010, except for the adoption of the following new Financial Reporting Standards (FRSs), Amendments to FRSs and Interpretations with effect from 1 April 2010.

On 1 April 2010, the Group adopted the following FRSs:

**FRSs, Amendment to FRSs and Interpretations**

FRS 8	Operating Segments
FRS 4	Insurance Contracts
FRS 7	Financial Instruments: Disclosures
FRS 101	Presentation of Financial Statements (revised)
FRS 123	Borrowing Costs
FRS 139	Financial Instruments: Recognition and Measurement
Amendments to FRS 1 and FRS 127	First-time Adoption of Financial Reporting Standards and Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
Amendments to FRS 2	Share-based Payment – Vesting Conditions and Cancellations
Amendments to FRS 132	Financial Instruments: Presentation
Amendments to FRS 139 and FRS 7 and IC Interpretation 9	Financial Instruments: Recognition and Measurement, Disclosures and Reassessment of Embedded Derivatives
Amendments to FRSs 'Improvements to FRSs (2009)'	Amendments to FRSs 'Improvements to FRSs (2009)'
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 11	FRS 2 – Group and Treasury Share Transactions
IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
TR i – 3	Presentation of Financial Statements of Islamic Financial Institutions

Other than for the application of FRS 8, FRS 101, FRS 139, and amendments to FRS 117 and FRS 140, the application of the above FRSs, Amendments to FRSs and Interpretations did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.



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

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

FRS 8: Operating Segment

FRS 8 replaces FRS 114<sub>2004</sub>: Segment Reporting and requires a 'management approach', under which segment information is presented on a similar basis to that used for internal reporting purposes. As a result, the Group's external segmental reporting will be based on the internal reporting to the "chief operating decision maker", who makes decisions on the allocation of resources and assesses the performance of the reportable segments. This standard does not have any impact on the financial position or results of the Group.

FRS 101: Presentation of Financial Statements (revised)

The revised FRS 101 separates owner and non-owner changes in equity. Therefore, the consolidated statement of changes in equity will include only details of transactions with owners. All non-owner changes in equity are presented as a single line labelled as total comprehensive income. The Standard also introduces the statement of comprehensive income: presenting all items of income and expense recognised in the income statement, together with all other items of recognised income and expense, either in one single statement, or in two linked statements. In addition, a statement of financial position is required at the beginning of the earliest comparative period following a change in accounting policy, the correction of an error or the reclassification of items in the financial statements. The Group has elected to present in single statement. This revised FRS does not have any impact on the financial position and results of the Group.

Amendments to FRSs 'Improvements to FRSs (2009)' - FRS 117: Leases

FRS 117 Leases: Clarifies on the classification of leases of land and buildings. The resulting effect of this FRS taking effect was the reclassification of prepaid leases on land into property, plant and equipment. The effect of the reclassification in the consolidated statement of financial position is as follows:

	<b>As at 31.3.2010</b>	<b>Reclassification</b>	<b>As at 1.4.2010</b>
	RM'000	RM'000	RM'000
<b>Consolidated statement of financial position</b>			
Non-current assets			
Property, plant and equipment	394,692	249	394,941
Prepaid lease payments	933	(249)	684

FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures and Amendments to FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures

FRS 139 sets out the new requirements for the recognition and measurement of the Group's financial instruments. Financial instruments are recorded initially at fair value. Subsequent measurement of the financial instruments in the statement of financial position reflects the designation of the financial instruments. The Group determines the classification at initial recognition and for the purpose of the first adoption of the standard, as at transitional date on 1 April 2010.

FRS 7 requires new disclosures in relation to financial instruments. The Standard is considered to result in increased disclosures, both quantitative and qualitative of the Group's exposure to risks, enhanced disclosure regarding components of the Group's financial position and performance, and possible changes to the way of presenting certain items in the financial statements.





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

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

FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures and Amendments to FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures (cont'd)

**(i) Financial Assets**

Financial assets are classified as financial assets at fair value through profit or loss, loans and receivables, Held-to-maturity investments, Available-for-sale financial assets, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial assets include cash and bank balances, loans and receivables, and financial assets at fair value through profit or loss.

**(a) Financial assets at fair value through profit or loss**

Financial assets at fair value through profit or loss comprise financial assets that are held for trading, including derivatives (except for a derivative that is a designated and effective hedging instrument) and financial assets that are specifically designated into this category upon initial recognition. Financial assets held for trading are derivatives (including separated embedded derivatives) or financial assets acquired principally for the purpose of selling in the near term.

Derivatives that are linked to and must be settled by delivery of unquoted equity instruments whose fair values cannot be reliably measured are measured at cost.

Financial assets at fair value through profit or loss are carried in the balance sheet at fair value with gains or losses recognized in the income statement.

**(b) Loans and receivables**

Prior to financial periods beginning on or after 1 April 2010, loans and receivables were initially stated at gross receivables less allowance for doubtful debts. Under FRS 139, loans and receivables are initially measured at fair value and subsequently at amortised cost using the effective interest method. Gains and losses arising from the derecognition of the loans and receivables, amortisation under the effective interest method and impairment losses are recognised in the income statement.

**(ii) Financial Liabilities**

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial liabilities include trade and other payables, loans and borrowings.

**(a) Trade and other payables**

Trade and other payables are recognised initially at fair value plus directly attributable transaction costs and subsequently measured at amortised cost using the effective interest method.

**(b) Loans and borrowings**

Loans and borrowings are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method.



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

2. Changes in Accounting Policies (cont'd)

FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures and Amendments to FRS 139: Financial Instruments: Recognition and Measurement, FRS 7: Financial Instruments: Disclosures (cont'd)

**Impact on opening balance**

In accordance with the transitional provisions of FRS 139, the above changes are applied prospectively and the comparatives as at 31 March 2010 are not restated. Instead, the changes have been accounted for by restating the following opening balances in the consolidated statement of financial position as at 1 April 2010.

	As at 31.3.2010 RM'000	Effect of FRS 139 RM'000	As at 1.4.2010 RM'000
<b>Consolidated statement of financial position</b>			
Assets			
Investments in joint controlled entities	9,793	235	10,028
Other investments	3,167	(3,167)	-
Financial assets at fair value	-	3,167	3,167
Receivables	79,142	(124)	79,018
Liabilities			
Payables	111,989	(1,528)	110,461
Equity			
Reserves	187,903	1,570	189,473
Minority Interests	26,214	69	26,283

The adoption of FRS 139 does not have any significant impact on the profit for the current financial year-to-date.

Amendments to FRSs 'Improvements to FRSs (2009)' - FRS 116: Property, plant and equipment and FRS 140: Investment property

Prior to 1 April 2010, property being constructed or developed for future use as investment property is classified as property, plant and equipment until the construction or development is completed. Properties held for rental or capital appreciation or both are classified as investment properties were stated at cost.

On 1 April 2010, upon the adoption of the Amendments to FRS 116 and FRS 140, the Group has reclassified the property work-in-progress with the intention for investment purposes of RM173,959,000 from property, plant and equipment to investment properties under construction.

During the financial period, investment properties previously stated at cost are now stated at fair value by reference to open market value. In accordance with the transitional provision of FRS 140, this change in accounting policy is applied prospectively and the difference between the carrying amounts of the properties and their fair values less applicable deferred tax liabilities are recognised as an adjustment to the opening retained profits or accumulated losses. The effects of the change of the accounting policy:

	<b>As at 01.04.2010 RM'000</b>
Decrease in Accumulated losses	2,617
Increase in Deferred tax liabilities	872
Increase in Investment properties	<u>3,489</u>



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

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

Amendments to FRSs 'Improvements to FRSs (2009)' - FRS 116: Property, plant and equipment and FRS 140: Investment property (cont'd)

Further, the Group has completed a self-constructed investment properties during the financial period. These investment properties will be carried at fair value. Gain or losses arising from changes in fair value less applicable deferred tax liabilities of the properties are recognised in income statement. This resulted in an increase of RM11.763 million in income statement.

**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 2010 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 2011.

**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 2011, the Company issued 2,343,000 ordinary stock units of RM1.00 each for cash pursuant to the Company's ESOS, of which 119,000 ordinary stock units were issued from the exercised of 119,000 ESOS option at an exercise price of RM1.06 per unit and 2,224,000 ordinary stock units were issued from the exercised of 2,224,000 ESOS option at an exercise price of RM1.00 per unit.

**b) Warrants 2001/2011**

During the financial year ended 31 March 2011, 6,870,796 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 2011 was 30,328,488.

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

During the financial year ended 31 March 2011, a total of 513,848 ICULS at nominal value of RM1.00 each were converted into 513,848 new ordinary stock units of RM1.00 each. The balance of outstanding ICULS in issue as at 31 March 2011 was 1,970,564.



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

7. Debt and equity securities (cont'd)

d) Treasury Stock Units

During the financial year ended 31 March 2011, the Company bought back 21,725,300 of its issued ordinary stock units in the open market for a consideration of RM20,289,275. As at 31 March 2011, the total stock units repurchased and held as treasury stock units amounted to 29,389,400 ordinary stock units of RM1.00 each at a total cost of RM27,645,046.

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

During the financial year ended 31 March 2011, a total of 71,220,631 ICSLS at nominal value of RM0.65 each were converted into 71,220,631 new ordinary stock units of RM1.00 each. The balance of outstanding ICSLS in issue as at 31 March 2011 was 254,882,636.

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

To facilitate the conversion of outstanding ICSLS into new E&O Stock Units, E&O 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 E&O 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.

8. Dividends paid

On 29 September 2010, the stockholders have approved the payment of a first and final dividend of 3.8% less income tax of 25% on the ordinary stock units in issue at book closure date on 18 October 2010 in respect of the financial year ended 31 March 2010. The dividend was paid on 8 November 2010.

9. Segmental information by business segment

<u>12-month ended</u> <u>31 March 2011</u> RM'000	Properties	Hospitality	Investment Holding and others	Elimination	Total
<b>REVENUE</b>					
External sales	196,781	68,846	4,164	-	269,791
Inter-segment sales	1,027	-	70,829	(71,856)	-
Total revenue	<u>197,808</u>	<u>68,846</u>	<u>74,993</u>		<u>269,791</u>
<b>RESULTS</b>					
Segment results	66,112	2,165	70,813	(77,458)	61,632
Share of loss of associates					(766)
Share of profit of jointly controlled entities					15,198
Finance cost					(28,027)
Profit before tax					<u>48,037</u>



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

9. Segmental information by business segment (cont'd)

<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	59,569	10,333	-	352,375
Inter-segment sales	886	-	83,611	(84,497)	-
Total revenue	<u>283,359</u>	<u>59,569</u>	<u>93,944</u>		<u>352,375</u>
<b>RESULTS</b>					
Segment results	113,418	4,273	71,725	(80,902)	108,514
Share of loss of associates					(2,169)
Share of profit of jointly controlled entities					9,661
Finance cost					(22,981)
Profit before tax					<u>93,025</u>

10. Valuation of investment properties

The Group adopts the fair value model for its investment properties as stated in Note A2.

11. Material subsequent event

There were no material event subsequent to the end of the financial year ended 31 March 2011 except for the following:

- (i) The trading in the Warrants have been suspended on 28 April 2011. During the financial period from 1 April 2011 to 16 May 2011, 29,833,373 units of Warrant were converted into ordinary stock units at the exercise price of RM1.00 per ordinary stock units. The remaining unexercised Warrants of 495,115 have lapsed and become null and void on 16 May 2011. Accordingly, Warrants have been removed from the Official List of Bursa Malaysia Securities Berhad with effect from 18 May 2011.

12. Changes in composition of the Group

- (i) The Company had on 21 April 2010 incorporated two new wholly-owned subsidiaries, Eastern & Oriental Properties (Guernsey) Limited ("EOPG") and Oriental Light (Guernsey) Limited ("OLG") in Guernsey.

The issued and paid-up share capital of both EOPG and OLG are £1 divided into one ordinary share. OLG is a wholly-owned subsidiary of EOPG.

- (ii) On 24 August 2010, E&O Restaurants Sdn Bhd, a wholly-owned subsidiary of the Company, entered into a share sale agreement with Mr. Benjamin Yong Kwet Yue for the acquisition of 1,433,250 ordinary shares of RM1.00 each representing the remaining 49% equity interest in The Delicious Group Sdn Bhd ("TDG") for a cash consideration of RM8,800,000 ("Proposed Acquisition"). The Proposed Acquisition was completed on 19 November 2010 and accordingly, TDG has become a wholly-owned subsidiary of the Company.
- (iii) Kamunting Management Services Sdn Bhd, a wholly-owned subsidiary of the Company had on 12 November 2010, entered into a Share Sale Agreement with North Zest Sdn Bhd for the acquisition of 1,600 ordinary shares of RM1.00 each representing 1.6% equity interest in Bridgecrest Resources Sdn Bhd ("BRSB") for the purchase consideration of RM5,000,000. Following the full settlement of the purchase consideration on 24 November 2010, the equity interest in BRSB held by the Company has increased from 94% to 95.6%.
- (iv) E&O Property Development Berhad and Samudra Pelangi Sdn Bhd, both wholly-owned subsidiaries of the Company had on 24 March 2011 entered into a Share Sale Agreement with Egovision Sdn Bhd in relation to the disposal of their entire equity interest in Fututech Berhad for a total cash consideration of RM8,780,104 ("Disposal").

The Disposal was completed on 28 March 2011 and Fututech Berhad ceased to be an associate of the Company.



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

**12. Changes in composition of the Group (cont'd)**

- (v) TDG had on 25 March 2011 incorporated a new wholly-owned subsidiary, The Delicious (Singapore) Pte Ltd ("TDG(S)") in Singapore.

The issued and paid-up share capital of TDG(S) is SGD1,000 divided into 1,000 ordinary shares of SGD1.00 each.

**13. Contingent Liabilities**

Details of contingent liabilities as at 23 May 2011 (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>295,586</u>

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

**1. Review of performance**

The Group achieved a revenue of RM269.791 million for the financial year ended 31 March 2011 as compared to RM352.375 million recorded in the previous corresponding year ended 31 March 2010. In the previous corresponding year, the higher revenue generated were mainly contributed by the property division from the higher sale of completed units in Dua Residency and higher revenue recognition for Seri Tanjung Pinang projects. The jointly controlled projects namely the St. Mary Residences and the on-going Villas by-the-sea bungalows in Penang have achieved revenue totaling RM160.021 million (last year comparative year: RM153.423 million) which was not included in the group consolidated revenue.

The Group posted a pre-tax profit of RM48.037 million compared to the pre-tax profit of RM93.025 million in the previous corresponding year. This represents a decrease in pre-tax profit of RM44.988 million or 48%. The decrease in pre-tax profit reflects lower contribution from the property division on the back of lower revenue recognised, higher finance costs coupled with pre-opening expenses incurred for Lone Pine Hotel and Straits Quay Retail. The higher pre-tax profit in the previous corresponding year was mainly due to a gain of RM35.105 million on disposal of an investment property asset.

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

The Group recorded a revenue of RM116.583 million and a profit before tax of RM19.792 million for the current quarter as compared to the immediate preceding quarter where the Group revenue was RM41.084 million and a profit before tax of RM5.534 million. The higher pre-tax profit in the current quarter were mainly due to higher profit recognition for Seri Tanjung Pinang projects reflecting strong sales of recently launched Quayside condominiums and higher share of profits in jointly controlled entities.

**3. Current year prospects**

The Group expects an improved environment with the return of positive sentiments in the property market. We expect the 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.

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

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



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

**5. Taxation**

	Individual Quarter Ended		Cumulative Quarter Ended	
	31.03.2011	31.03.2010	31.03.2011	31.03.2010
	RM'000	RM'000	RM'000	RM'000
Malaysian income tax				
- current	8,411	2,435	21,562	18,183
- in respect of prior years	-	(4,344)	(6,576)	(2,462)
Deferred tax	(1,622)	(468)	(930)	2,909
	<u>6,789</u>	<u>(2,377)</u>	<u>14,056</u>	<u>18,630</u>

The effective tax rate of the Group for the financial year under review is higher than the statutory tax rate of 25% mainly due to certain expenses of the group which was not deductible for tax purposes.

**6. Accumulated losses**

	As at	As at
	31.03.2011	31.12.2010
	RM'000	RM'000
Total accumulated losses of the Company and its subsidiaries		
Realised	(120,984)	(135,886)
Unrealised	2,915	9,757
	<u>(118,069)</u>	<u>(126,129)</u>
Share of accumulated losses from associated companies		
Realised	(19,901)	(18,867)
Share of retained profits from jointly controlled entities		
Realised	24,168	19,058
Unrealised	698	234
	<u>(113,104)</u>	<u>(125,704)</u>
Consolidated adjustments	37,586	37,187
Total Group accumulated losses as per consolidated accounts	<u>(75,518)</u>	<u>(88,517)</u>

**7. Sale of unquoted investments and/ or properties**

There were no disposals of unquoted investments and properties during the financial year ended 31 March 2011.

**8. Investment in quoted securities**

Particulars of investment in quoted securities:	Current financial	Current financial
	quarter ended	year to date
(a) Purchases / disposals	31.03.2011	31.03.2011
	RM'000	RM'000
Total Purchases	-	-
Total sale proceeds	643	653
Total profit/(loss) on disposal	2	(86)
(b) Balances as at 31 March 2011		
Total investments at cost		10,447
Total investments at carrying value/book value		<u>2,987</u>
Total investment at market value at end of reporting period		<u>2,987</u>



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

**9. Status of Corporate Proposals**

- a) There was no corporate proposal announced but not completed as at 23 May 2011.
- b) Utilisation of proceeds from corporate proposals
  - (i) 8% Irredeemable Convertible Secured Loan Stocks 2009/2019

As at 23 May 2011, cash proceeds amounting to approximately RM235.62 million arising from issuance of Irredeemable Convertible Secured Loan Stocks was partially utilised as follows:

	Utilised todate <b>RM'000</b>
Repayment of bank borrowings	90,268
Acquisition of a property	27,754
ICSLS issue costs	2,500
	<u>120,522</u>

**10. Group Borrowings**

- a) The Group borrowings were as follows:-

	<b>As at 31.03.2011 RM'000</b>
Short Term - Secured	379,422
Long Term - Secured	364,017

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

**11. Off Balance Sheet Financial Instruments**

There were no financial instruments with off balance sheet risk as at 23 May 2011.

**12. Material Litigation**

There was no material litigation which affects the financial position or business of the Group as at 23 May 2011.

**13. Dividend**

At the forthcoming Annual General Meeting, a first and final dividend in respect of financial year ended 31 March 2011, of 2.0% less 25% income tax on the ordinary stock units in issue will be proposed for stockholders' approval.





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

14. Earnings Per Stock Unit

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2011	Comparative quarter ended 31.03.2010	Current year to date 31.03.2011	Comparative year to date 31.03.2010
<b>a) Basic earnings per stock unit</b>				
Profit attributable to equity holders of the Company (RM'000)	12,233	43,462	30,711	70,514
Weighted average number of ordinary stock units in issue (unit '000)	779,848	673,554	779,848	673,554
Weighted average number of ordinary stock units which will be issued upon conversion of ICULS 2006/2011 (unit '000)	2,062	53,580	2,062	53,580
Weighted average number of ordinary stock units which will be issued upon conversion of ICCLS 2009/2019 (unit '000)	278,025	336,833	278,025	336,833
Adjusted weighted average number of ordinary stock units (unit '000)	1,059,935	1,063,967	1,059,935	1,063,967
Basic earnings per stock unit for the period (sen)	1.15	4.08	2.90	6.63



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

14. Earnings Per Stock Unit (cont'd)

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2011	Comparative quarter ended 31.03.2010	Current year to date 31.03.2011	Comparative year to date 31.03.2010
<b>b) Diluted earnings per stock unit</b>				
Profit attributable to equity holders of the Company (RM'000)	12,233	43,462	30,711	70,514
Weighted average number of ordinary stock units in issue (unit '000)	779,848	673,554	779,848	673,554
Weighted average number of ordinary stock units which will be issued upon conversion of ICULS 2006/2011 (unit '000)	2,062	53,580	2,062	53,580
Weighted average number of ordinary stock units which will be issued upon conversion of ICSLS 2009/2019 (unit '000)	278,025	336,833	278,025	336,833
Effect of dilution of ESOS (unit '000)	856	-	856	-
Effect of dilution of Warrants (unit '000)	4,345	-	4,345	-
	1,065,136	1,063,967	1,065,136	1,063,967
Diluted earnings per stock unit for the period (sen)	1.15	4.08	2.88	6.63

BY ORDER OF THE BOARD

Ang Hong Mai  
Company Secretary

Kuala Lumpur  
30 May 2011