



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FIRST QUARTER ENDED 30 JUNE 2012 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended	Comparative quarter ended	Current three months ended	Comparative three months ended
	30.06.2012	30.06.2011	30.06.2012	30.06.2011
	RM'000	RM'000	RM'000	RM'000
Revenue	139,521	75,883	139,521	75,883
Cost of sales	(88,782)	(43,227)	(88,782)	(43,227)
Gross profit	50,739	32,656	50,739	32,656
Other income	3,807	63,037	3,807	63,037
Administrative expenses	(11,144)	(15,388)	(11,144)	(15,388)
Selling and marketing expenses	(4,002)	(4,481)	(4,002)	(4,481)
Other expenses	(5,110)	(4,432)	(5,110)	(4,432)
Operating profit	34,290	71,392	34,290	71,392
Finance costs	(6,489)	(7,049)	(6,489)	(7,049)
Share of results of associate	106	87	106	87
Share of results of jointly controlled entities	12,933	6,260	12,933	6,260
Profit before tax	40,840	70,690	40,840	70,690
Income tax expense	(9,236)	(18,077)	(9,236)	(18,077)
Profit for the period	31,604	52,613	31,604	52,613
Other comprehensive income:				
Foreign currency translation	168	113	168	113
Income tax relating to components of other comprehensive income	-	-	-	-
Other comprehensive income for the period	168	113	168	113
Total comprehensive income for the period	31,772	52,726	31,772	52,726
Profit attributable to:				
Owners of the parent	30,318	51,892	30,318	51,892
Non-controlling interests	1,286	721	1,286	721
	31,604	52,613	31,604	52,613
Total comprehensive income attributable to:				
Owners of the parent	30,486	52,005	30,486	52,005
Non-controlling interests	1,286	721	1,286	721
	31,772	52,726	31,772	52,726
Earnings per stock unit attributable to owners of the parent:				
Basic (sen)	2.74	4.80	2.74	4.80
Diluted (sen)	2.74	4.77	2.74	4.77

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 March 2012 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2012 (Unaudited)**

	AS AT 30.06.2012 RM'000	AS AT 31.03.2012 RM'000 (Restated)
ASSETS		
Non-current assets		
Property, plant and equipment	298,847	296,634
Land held for property development	670,244	666,101
Investment properties	399,412	281,651
Intangible assets	3,214	3,231
Investment in associate	17,032	16,926
Investment in jointly controlled entities	71,018	57,658
Investment securities	2,346	2,405
Deferred tax assets	4,732	4,732
	<u>1,466,845</u>	<u>1,329,338</u>
Current assets		
Property development costs	311,220	297,755
Inventories	37,910	37,938
Trade and other receivables	71,507	87,153
Prepayments	11,877	8,214
Tax recoverable	28,593	27,630
Accrued billings in respect of property development costs	149,937	124,837
Cash and bank balances	268,578	268,535
	<u>879,622</u>	<u>852,062</u>
TOTAL ASSETS	<u>2,346,467</u>	<u>2,181,400</u>
EQUITY AND LIABILITIES		
Current liabilities		
Loans and borrowings	334,707	276,362
Provisions	162	183
Trade and other payables	185,759	197,757
Income tax payable	19,759	12,974
	<u>540,387</u>	<u>487,276</u>
Net current assets	<u>339,235</u>	<u>364,786</u>



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2012 (Unaudited)**

	AS AT 30.06.2012 RM'000	AS AT 31.03.2012 RM'000 (Restated)
EQUITY AND LIABILITIES (CONT'D)		
Non-current liabilities		
Loans and borrowings	406,532	328,463
Provisions	536	468
Deferred tax liabilities	43,923	43,808
	<u>450,991</u>	<u>372,739</u>
TOTAL LIABILITIES	<u>991,378</u>	<u>860,015</u>
Net assets	<u>1,355,089</u>	<u>1,321,385</u>
Equity attributable to owners of the parent		
Share capital	1,135,622	1,133,463
Treasury stock units	(27,720)	(27,720)
Reserves	217,121	186,862
	<u>1,325,023</u>	<u>1,292,605</u>
Non-controlling interests	30,066	28,780
Total Equity	<u>1,355,089</u>	<u>1,321,385</u>
TOTAL EQUITY AND LIABILITIES	<u>2,346,467</u>	<u>2,181,400</u>
Net assets per stock unit attributable to owners of the parent (RM)	<u>1.20</u>	<u>1.17</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 2012 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2012 (Unaudited)

	Attributable to owners of the parent							Non- controlling Interests	Total Equity
	Non-Distributable			Distributable					
	Share Capital	Share Premium	Treasury Stock Units	Share Option Reserve	Foreign Currency Translation Reserve	Retained Profits	Total		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Financial quarter ended 30 June 2012									
At 1 April 2012	1,133,463	141,481	(27,720)	891	533	40,366	1,289,014	28,780	1,317,794
Effects of adopting the amendments to FRS 112	-	-	-	-	-	3,591	3,591	-	3,591
At 1 April 2012 (restated)	1,133,463	141,481	(27,720)	891	533	43,957	1,292,605	28,780	1,321,385
Total comprehensive income for the financial quarter	-	-	-	-	168	30,318	30,486	1,286	31,772
Transactions with owners									
Issue of ordinary stock units:									
- Pursuant to ESOS	2,159	33	-	-	-	-	2,192	-	2,192
Share options lapsed under ESOS	-	-	-	(260)	-	-	(260)	-	(260)
Share options granted under ESOS exercised	-	631	-	(631)	-	-	-	-	-
Total transactions with owners	2,159	664	-	(891)	-	-	1,932	-	1,932
At 30 June 2012	1,135,622	142,145	(27,720)	-	701	74,275	1,325,023	30,066	1,355,089

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2011 (Unaudited)**

	Attributable to owners of the parent								Non-controlling Interests	Total Equity	
	Non-Distributable				Distributable						
	Share Capital	ICULS 2006/2011	ICSLS 2009/2019	Share Premium	Treasury Stock Units	Share Option Reserve	Foreign Currency Translation 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	
Financial quarter ended 30 June 2011											
At 1 April 2011	842,592	1,345	71,133	241,699	(27,645)	1,726	649	(73,931)	1,057,568	24,337	1,081,905
Effects of adopting the amendments to FRS 112	-	-	-	-	-	-	-	3,751	3,751	-	3,751
At 1 April 2011 (restated)	842,592	1,345	71,133	241,699	(27,645)	1,726	649	(70,180)	1,061,319	24,337	1,085,656
Total comprehensive income for the financial quarter	-	-	-	-	-	-	113	51,892	52,005	721	52,726
Transactions with owners											
Issue of ordinary stock units:											
- Pursuant to ESOS	1,695	-	-	36	-	-	-	-	1,731	-	1,731
- Warrants exercised	29,833	-	-	-	-	-	-	-	29,833	-	29,833
- Conversion of ICULS	12	(8)	-	(3)	-	-	-	-	1	-	1
- Conversion of ICSLS	34,770	-	(10,469)	(12,614)	-	-	-	-	11,687	-	11,687
Purchase of treasury stock units	-	-	-	-	(75)	-	-	-	(75)	-	(75)
Share options lapsed under ESOS	-	-	-	-	-	(3)	-	-	(3)	-	(3)
Share options granted under ESOS exercised	-	-	-	431	-	(431)	-	-	-	-	-
Total transactions with owners	66,310	(8)	(10,469)	(12,150)	(75)	(434)	-	-	43,174	-	43,174
At 30 June 2011	908,902	1,337	60,664	229,549	(27,720)	1,292	762	(18,288)	1,156,498	25,058	1,181,556

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 2012 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2012 (Unaudited)**

	Quarter ended 30.06.2012 RM'000	Quarter ended 30.06.2011 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	40,840	70,690
Adjustments for:-		
Impairment loss on financial assets:		
trade receivables	46	-
Amortisation of:		
intangible assets	23	21
land used rights	-	2
Depreciation of property, plant and equipment	3,818	3,144
Interest expense	6,384	6,997
Property, plant and equipment written off	-	7
Net loss/(gain) on disposal of:		
property, plant and equipment	-	37
Unrealised loss on foreign exchange	21	19
Gain from fair value adjustment of investment properties	-	(58,146)
Net fair value adjustment	(335)	(110)
Net fair value loss on investment securities	59	475
Interest income	(1,820)	(2,579)
Share of results of associate	(106)	(87)
Share of results of jointly controlled entities	(12,933)	(6,260)
Share options lapsed under ESOS	(260)	(3)
Operating profit before changes in working capital	35,737	14,207
Changes in working capital:-		
Land held for property development	(10,256)	(1,201)
Property development cost	(6,284)	6,386
Inventories	28	1,089
Receivables	(13,008)	36,309
Payables	(11,936)	20,782
Cash flows (used in)/from operations	(5,719)	77,572
Interest received	1,817	2,591
Interest paid	(7,373)	(7,051)
Income taxes refunded	242	-
Income taxes paid	(3,541)	(4,120)
NET CASH FLOWS (USED IN)/FROM OPERATING ACTIVITIES	(14,574)	68,992



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2012 (Unaudited)**

	Quarter ended 30.06.2012 RM'000	Quarter ended 30.06.2011 RM'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(5,959)	(10,973)
Purchase of intangible assets	(6)	(14)
Purchase of investment properties:		
- additions	(104,936)	(19,484)
- subsequent expenditure	(13,256)	(4,915)
Proceeds from disposal of property, plant and equipment	-	520
NET CASH FLOW USED IN INVESTING ACTIVITIES	<u>(124,157)</u>	<u>(34,866)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from exercise of ESOS	2,192	1,731
Proceeds from exercise of warrants	-	29,833
Purchase of treasury stock units	-	(75)
Drawdown of borrowings	154,212	39,746
Repayment of borrowings	(14,630)	(14,297)
Repayment of hire purchase liabilities	(158)	(207)
NET CASH FLOW FROM FINANCING ACTIVITIES	<u>141,616</u>	<u>56,731</u>
Effects of exchange rate changes on cash and cash equivalents	168	113
NET DECREASE IN CASH AND CASH EQUIVALENTS	<u>3,053</u>	<u>90,970</u>
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF FINANCIAL YEAR	<u>240,769</u>	<u>286,402</u>
CASH AND CASH EQUIVALENTS AT THE END OF FINANCIAL QUARTER	<u><u>243,822</u></u>	<u><u>377,372</u></u>

For the purpose of statement of cash flows, cash and cash equivalents comprise the following:-

Cash and bank balances	268,578	386,851
Bank overdrafts	(24,756)	(9,479)
	<u>243,822</u>	<u>377,372</u>

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 March 2012 and the accompanying explanatory notes attached to the interim financial statements.



A. Explanatory Notes Pursuant to FRS 134

1. Basis of preparation

The interim financial statements have been prepared under the historical cost convention except for investment properties and investment securities which have been stated at fair value.

This interim financial 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 2012 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 2012.

2. Changes in Accounting Policies

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework").

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141: Agriculture and IC Interpretation 15: Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein called "Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework for an additional two years. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

The Group falls within the scope definition of Transitioning Entities and accordingly will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 March 2015.

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 2012, except for the adoption of the following new Financial Reporting Standards ("FRS"), Amendments to FRSs and Issues Committee ("IC") Interpretations which are applicable for the Group's financial period beginning 1 April 2012, as disclosed below:

Adoption of FRSs, Amendments to FRSs and IC Interpretations

		Effective for annual periods beginning on or after
IC Interpretation 19 Amendments to IC Interpretation 14	Extinguishing Financial Liabilities with Equity Instruments	1 July 2011
FRS 124 Amendments to FRS 1	Prepayments of a Minimum Funding Requirement Related Party Disclosures	1 July 2011
Amendments to FRS 7	Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters	1 January 2012
Amendments to FRS 112	Transfers of Financial Assets	1 January 2012
	Deferred Tax: Recovery of Underlying Assets	1 January 2012



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

2. Changes in Accounting Policies (cont'd)

Adoption of the above standards and interpretations do not have any significant effect on the financial performance and position of the Group except for those discussed below:

Amendments to FRS 7: Transfers of Financial Assets

The amendments require additional disclosure about financial assets that have been transferred but not derecognised to enable the user of the Group's financial statements to understand the relationship with those assets that have not been derecognised and their associated liabilities. In addition, the amendments requires disclosures about continuing involvement in derecognised assets to enable the user to evaluate the nature of, and risks associated with, the entity's continuing involvement in those derecognised assets. The amendment affects disclosure only and has no impact on the Group's financial position or performance.

Amendments to FRS 112: Deferred Tax: Recovery of Underlying Assets

The amendments clarified the determination of deferred tax on investment property measured at fair value. The amendment introduces a rebuttable presumption that deferred tax on investment property measured using the fair value model in FRS 140: Investment Property should be determined on the basis that its carrying amount will be recovered through sale. Furthermore, it introduces the requirement that deferred tax on non-depreciable assets that are measured using the revaluation model in FRS 116: Property, Plant and Equipment to be always measured on a sale basis of that asset.

The effects arising from the adoption of this Standard has been accounted for retrospectively by adjusting the opening balance of retained profits/(accumulated losses) as follows:

	Increase/(decrease)	
	As at 31.03.2012 RM'000	As at 01.04.2011 RM'000
Consolidated statement of financial position		
Non-current liabilities		
Deferred tax liabilities	(3,591)	(3,751)
Equity		
Retained profits	3,591	-
Accumulated losses	-	(3,751)

Standards issued but not yet effective

		Effective for annual periods beginning on or after
Amendments to FRS 101	Presentation of Items of Other Comprehensive Income	1 July 2012
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosure of interests in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
FRS 119	Employee Benefits	1 January 2013
FRS 127	Separate Financial Statements	1 January 2013
FRS 128	Investment in Associate and Joint Ventures	1 January 2013
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine	1 January 2013
Amendments to FRS 7	Disclosure - Offsetting Financial Assets and Financial Liabilities	1 January 2013
Amendments to FRS 132	Offsetting Financial Assets and Financial Liabilities	1 January 2014
FRS 9	Financial Instruments	1 January 2015



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

2. Changes in Accounting Policies (cont'd)

Standards issued but not yet effective (cont'd)

At the date of authorisation of these interim financial report, the above FRSs, Amendment to FRSs, IC Interpretations and Amendments to IC Interpretation were issued but not yet effective and have not been applied by the Group for the financial year ending 31 March 2013. These standards will not have material impact on the financial statements in the period of initial application, except as discussed as follow:

Amendments to FRS 101: Presentation of Items of Other Comprehensive Income

The amendments to FRS 101 change the grouping of items presented in Other Comprehensive Income. Items that could be reclassified (or "recycled") to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendment affects presentation only and has no impact on the Group's financial position or performance.

FRS 9: Financial Instruments

FRS 9 reflects the first phase of work on the replacement of FRS 139: Financial Instruments - Recognition and Measurement and applies to classification and measurement of financial assets and financial liabilities as defined in FRS 139. The adoption of this first phase of FRS 9 will have an effect on the classification and measurement of the Group's financial assets but will potentially have no impact on classification and measurements of financial liabilities.

FRS 10: Consolidated financial statements

FRS 10 replaces the portion of FRS 127: Consolidated and Separate Financial Statements that addresses the accounting for consolidated financial statements. FRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by FRS 10 will require management to exercise significant judgement to determine which entities are controlled, and therefore, are required to be consolidated by a parent, compared with the requirements that were in FRS 127.

FRS 11: Joint Arrangements

FRS 11 replaces FRS 131: Interests in Joint Ventures and IC Interpretation 113: Jointly-controlled Entities – Non-monetary Contributions by Venturers.

FRS 11 removes the option to account for jointly controlled entities ("JCE") using proportionate consolidation. Instead, JCE that meet the definition of a joint venture must be accounted for using the equity method.

The application of this new standard will not have significant impact the financial position of the Group as the Group has adopted equity accounting.

FRS 12: Disclosure of Interests in Other Entities

FRS 12 includes all disclosure requirements for interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are required. This standard affects disclosures only and has no impact on the Group's financial position or performance.

FRS 13: Fair Value Measurement

FRS 13 establishes a single source of guidance under FRS for all fair value measurements. FRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under FRS when fair value is required or permitted.



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

2. Changes in Accounting Policies (cont'd)

Standards issued but not yet effective (cont'd)

FRS 127: Separate Financial Statements

As a consequence of the new FRS 10 and FRS 12, FRS 127 is limited to accounting for subsidiaries, jointly controlled entities and associates in separate financial statements.

FRS 128: Investments in Associates and Joint Ventures

As a consequence of the new FRS 11 and FRS 12, FRS 128 is renamed as FRS 128: Investments in Associates and Joint Ventures. This new standard describes the application of the equity method to investments in joint ventures in addition to associates.

Amendments to FRS 7: Disclosure - Offsetting Financial Assets and Financial Liabilities

The amendments require additional information to be disclosed to enable users of financial statements to evaluate the effect or potential effect of netting arrangements, including rights of set-off associated with the entity's recognised financial assets and recognised financial liabilities, on the entity's financial position. The amendment affects disclosure only and has no impact on the Group's financial position or performance.

Amendments to FRS 132: Offsetting Financial Assets and Financial Liabilities

The amendments to FRS 132 clarified that a legally enforceable right to set off is a right of set off that must not be contingent on a future event; and must be legally enforceable in the normal course of business, the event of default and the event of insolvency or bankruptcy of the entity and all of the counterparties. The amendments further clarified that an entity will meet the net settlement criterion as provided in FRS 132 if the entity can settle amounts in a manner that the outcome is, in effect, equivalent to net settlement.

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 2012 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. Exceptional or unusual items

There were no unusual items during the financial quarter ended 30 June 2012.

6. Changes in estimates

There were no material changes in estimates that have had a material effect in the current financial quarter ended 30 June 2012.



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

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:

Employees' Share Option Scheme ("ESOS")

During the financial quarter ended 30 June 2012, the Company issued 2,158,500 ordinary stock units of RM1.00 each for cash pursuant to the Company's ESOS, of which 551,500 ordinary stock units were issued from the exercised of 551,500 ESOS option at an exercise price of RM1.06 per unit and 1,607,000 ordinary stock units were issued from the exercised of 1,607,000 ESOS option at an exercise price of RM1.00 per unit.

8. Dividends paid

No dividend was paid during the current financial quarter.

9. Segmental information by business segment

<u>Quarter ended</u> <u>30 June 2012</u>	Properties	Hospitality	Investment Holding and others	Elimination	Total
RM'000					
REVENUE					
External sales	118,713	20,245	563	-	139,521
Inter-segment sales	311	-	609	(920)	-
Total revenue	<u>119,024</u>	<u>20,245</u>	<u>1,172</u>		<u>139,521</u>
RESULTS					
Segment results	37,960	(635)	(518)	(2,517)	34,290
Share of results of associate	-	-	106	-	106
Share of results of jointly controlled entities	13,360	-	-	(427)	12,933
Finance cost					<u>(6,489)</u>
Profit before tax					<u>40,840</u>

<u>Quarter ended</u> <u>30 June 2011</u>	Properties	Hospitality	Investment Holding and others	Elimination	Total
RM'000					
REVENUE					
External sales	56,096	18,638	1,149	-	75,883
Inter-segment sales	315	-	2,032	(2,347)	-
Total revenue	<u>56,411</u>	<u>18,638</u>	<u>3,181</u>		<u>75,883</u>
RESULTS					
Segment results	78,192	114	(3,566)	(3,348)	71,392
Share of results of associate	-	-	87	-	87
Share of results of jointly controlled entities	6,365	-	-	(105)	6,260
Finance cost					<u>(7,049)</u>
Profit before tax					<u>70,690</u>



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

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

For management purposes, the Group is organised into business units based on their products and services, and has three reportable operating segments as follows:

- (i) Properties - development and investment in residential and commercial properties
- (ii) Hospitality - management and operations of hotels and restaurants
- (iii) Investments and others

Segment performance for the current quarter as compared to previous year corresponding quarter

(i) Properties

The properties segment recorded an adjusted revenue of RM213.186 million for the financial quarter ended 30 June 2012 as compared to the adjusted revenue in the comparative quarter ended 30 June 2011 of RM118.419 million (refer to Note B1).

The higher revenue was due to a higher percentage of recognition reflecting higher sales for both existing and new property development projects coupled with steady development progress.

The properties segment recorded a decrease in operating profit of RM40.232 million or 51%. The higher profit in the comparative quarter ended 30 June 2011 was mainly due to the fair value gain of RM58.146 million on an investment property which had been disposed.

Notably the exclusion of the fair value gain on the investment property in the corresponding quarter of the previous year, would show an increase in profit before tax of RM24.909 million for the current quarter. This higher profit before tax is also attributable to a higher share of profits from the jointly-controlled entities and a higher contribution from the property development projects on the back of higher revenue recognised.

(ii) Hospitality

The hospitality segment recorded a revenue of RM20.245 million for the financial quarter ended 30 June 2012 (comparative quarter ended 30 June 2011: RM18.638 million) representing an increase of RM1.607 million or 9%.

The increase in revenue was attributed to higher revenue from Eastern & Oriental Hotel and Lone Pine Hotel. The opening of a new Delicious outlet in Setia Alam, Selangor during the financial quarter also contributed to the increase in revenue.

Despite the increase in revenue, the division suffered an operating loss of RM635,000, mainly due to pre-operating expenses for the newly opened outlet and higher depreciation charges.

(iii) Investment and others

The investment and others segment recorded a slight operating loss of RM518,000 for the financial quarter ended 30 June 2012 (comparative quarter ended 30 June 2011: RM3.566 million) due to lower operating expenses.



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

10. Valuation of investment properties

The Group adopts the fair value model for its investment properties. Investment properties under construction are classified as investment properties and are measured at costs. When the properties under construction are completed, they will become completed investment properties and are measured at fair value.

There is no significant and indicative change in value of the said investment properties from the last financial year end.

11. Material subsequent event

There were no material event subsequent to the end of the financial quarter ended 30 June 2012.

12. Changes in composition of the Group

There were no changes in composition of the Group at the end of the financial quarter ended 30 June 2012.

13. Contingent Liabilities

There was no contingent liability as at 10 August 2012 (the latest practicable date which is not earlier than 7 days from the issue of this quarterly report). However, the Company has extended corporate guarantees to banks and financial institutions for banking facilities granted to certain subsidiaries as follow:

	RM'000
Corporate guarantees issued by the Company for banking facilities granted to subsidiaries:	
- Secured	<u>395,117</u>

14. Capital Commitments

Capital commitments of the Group in respect of capital expenditure are as follow:

	As at 30.06.2012 RM'000	As at 31.3.2012 RM'000
Capital expenditure		
Approved and contracted for Property, plant and equipment	<u>3,302</u>	<u>3,281</u>
Approved but not contracted for Property, plant and equipment	<u>48,360</u>	<u>51,453</u>
Share of joint venture's capital commitments in relation to acquisition of land	<u>170,500</u>	<u>170,500</u>

15. Significant Related Party Transactions

Recurrent related party transactions conducted during the financial quarter ended 30 June 2012 are in accordance with the stockholders' mandate obtained at the last Annual General Meeting of the Company.



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

1. Review of performance

The Group achieved revenue of RM139.521 million for the financial quarter ended 30 June 2012 as compared to RM75.883 million recorded in the comparative quarter ended 30 June 2011, which represented an increase of RM63.638 million or 84%.

The increase in revenue was mainly from the properties segment which registered an increase of RM62.617 million. The hospitality segment also showed an increase of RM1.607 million, whereas the investments and others segment showed a slight decrease in revenue.

The jointly-controlled projects namely the St Mary Residences and the second phase of the Villas by-the-sea bungalows in Penang recognised a total revenue of RM94.473 million for the financial quarter ended 30 June 2012 (comparative quarter ended 30 June 2011: RM62.323 million) which was not included in the group consolidated revenue.

After incorporating the revenue recognised for the jointly-controlled projects, the Group recorded an adjusted revenue of RM233.994 million (comparative quarter ended 30 June 2011: RM138.206 million).

The Group posted a profit before tax of RM40.840 million for the financial quarter ended 30 June 2012 compared to the profit before tax of RM70.690 million in the comparative quarter ended 30 June 2011. This represented a decrease in profit before tax of RM29.850 million or 42%. The higher profit in the comparative quarter ended 30 June 2011 was mainly due to the fair value gain of RM58.146 million on an investment property which had been disposed.

Further explanatory comments on the performance of each of the Group's business segments is provided in Note A9.

2. Variation of results against preceding quarter

The Group recorded a revenue of RM139.521 million and a profit before tax of RM40.840 million for the current quarter ended 30 June 2012 as compared to the immediate preceding quarter ended 31 March 2012 where the Group revenue was RM210.566 million and a profit before tax of RM54.730 million. The revenue showed a decrease of RM71.045 million or 34% and the profit before tax decreased by RM13.890 million or 25%. The lower current quarter revenue and profit before tax was mainly due to slower property sales set off against maiden profit recognition from the Andaman at Quayside condominiums and cost savings in certain development projects in the preceding quarter.

3. Current year prospects

While global economic conditions remain uncertain, the Malaysian economy continues to register moderate growth. The Group maintains a positive outlook that is supported by its strong brand positioning, which has translated into encouraging take-up rates for its new property launches. We expect a higher contribution to the Group's earnings by existing development projects which are nearing completion i.e. St Mary Residences in Kuala Lumpur and the Quayside Seafont Resort Condominiums at Seri Tanjung Pinang as well as new launches like the Andaman at Quayside condominiums.

4. Variance in profit forecast/profit guarantee

The Group did not issue any profit forecast/profit guarantee for the financial quarter ended 30 June 2012.



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

5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current quarter ended	Comparative quarter ended	Current three months ended	Comparative three months ended
	30.06.2012	30.06.2011	30.06.2012	30.06.2011
	RM'000	RM'000	RM'000	RM'000
Malaysian income tax				
- current	10,118	9,529	10,118	9,529
- in respect of prior years	(997)	(4,932)	(997)	(4,932)
Deferred tax	115	13,480	115	13,480
	<u>9,236</u>	<u>18,077</u>	<u>9,236</u>	<u>18,077</u>

The effective tax rate of the Group for the financial quarter ended 30 June 2012 under review is higher than the statutory rate of 25% mainly due to certain expenses of the Group which are not deductible for tax purposes.

6. Retained profits

	As at 30.06.2012	As at 31.03.2012
	RM'000	RM'000 (restated)
Total accumulated losses of the Company and its subsidiaries		
Realised	(61,790)	(79,454)
Unrealised	3,392	3,551
	<u>(58,398)</u>	<u>(75,903)</u>
Share of retained profits of associate		
Realised	222	116
Share of retained profits from jointly controlled entities		
Realised	62,111	49,096
Unrealised	1,855	1,937
	<u>5,790</u>	<u>(24,754)</u>
Add: Consolidated adjustments	68,485	68,711
Total Group's retained profits as per consolidated accounts	<u>74,275</u>	<u>43,957</u>

7. Additional disclosures

Included in the condensed consolidated statements of comprehensive income for the quarter are the followings:

	Individual Quarter		Cumulative Quarter	
	Current quarter ended	Comparative quarter ended	Current three months ended	Comparative three months ended
	30.06.2012	30.06.2011	30.06.2012	30.06.2011
	RM'000	RM'000	RM'000	RM'000
Interest income	1,820	2,579	1,820	2,579
Impairment loss on receivables	(46)	-	(46)	-
Impairment/write off of inventories	-	-	-	-
Interest expense	(6,384)	(6,997)	(6,384)	(6,997)
Depreciation and amortisation	(3,841)	(3,167)	(3,841)	(3,167)
Property, plant and equipment written off	-	(7)	-	(7)
Unrealised loss on foreign exchange	(21)	(19)	(21)	(19)
Loss on disposal of property, plant and equipment	-	(37)	-	(37)
Gain from fair value adjustment				
of investment properties	-	58,146	-	58,146
Net fair value adjustment	335	110	335	110
Fair value loss on investment securities	(59)	(475)	(59)	(475)



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

8. Status of Corporate Proposals

- a) Status of corporate proposal announced and not completed as at 10 August 2012:-

The Company had on 11 August 2011, proposed to establish a new employees' stock option scheme of up to 15% of the issued and paid-up ordinary stock units of the Company (excluding treasury stock units) for the eligible employees, executive directors and non-executive directors of the Company and its subsidiaries (excluding subsidiaries which are dormant) ("Proposed New ESOS") to subscribe for new E&O Stock Units in accordance with the by-laws of the Proposed New ESOS.

On 30 September 2011, the Company announced that the ordinary resolutions pertaining to the Proposed New ESOS were withdrawn before the motions were formally proposed at the extraordinary general meeting of the Company on the same date. The withdrawal was to enable the Board to review the draft by-laws contained in the circular in light of the amendments to Chapter 6 of Main Market Listing Requirements announced by Bursa Malaysia Securities Berhad ("Bursa Securities") on 22 September 2011.

Subsequently, Affin Investment Bank Berhad on behalf of the Company had on 8 February 2012 submitted the application for extension of time to implement the Proposed New ESOS to Bursa Securities for approval.

Bursa Securities had on 5 March 2012 approved the application for the extension of time up to 21 November 2012 to implement the Proposed New ESOS.

- b) Utilisation of proceeds from corporate proposals

8% Irredeemable Convertible Secured Loan Stocks 2009/2019

As at 10 August 2012, cash proceeds amounting to approximately RM235.62 million arising from issuance of Irredeemable Convertible Secured Loan Stocks was partially utilised as follows:

	Utilised to date
	RM'000
Repayment of bank borrowings	160,068
Acquisition of a property	27,754
ICSLS issue costs	2,500
	<u>190,322</u>

9. Group Borrowings

- a) The Group borrowings were as follows:-

	As at
	30.06.2012
	RM'000
Short Term - Secured	334,707
Long Term - Secured	406,532

- b) All the borrowings above were denominated in Ringgit Malaysia, except for the following:-

Long Term - Secured	
Denominated in Pound Sterling (£'000)	16,000

10. Material Litigation

There was no material litigation which affects the financial position or business of the Group as at 10 August 2012.



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

11. Dividend

The Board of Directors do not recommend any interim dividend for the financial quarter ended 30 June 2012.

At the forthcoming Annual General Meeting, a first and final dividend in respect of financial year ended 31 March 2012, of 4.25% less 25% income tax on the ordinary stock units in issue will be proposed for stockholders' approval.

12. Earnings Per Stock Unit

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 30.06.2012	Comparative quarter ended 30.06.2011	Current three months ended 30.06.2012	Comparative three months ended 30.06.2011
a) Basic earnings per stock unit				
Profit attributable to owners of the parent (RM'000)	30,318	51,892	30,318	51,892
Weighted average number of ordinary stock units in issue (unit '000)	1,106,182	865,482	1,106,182	865,482
Weighted average number of ordinary stock units arising from conversion of ICULS 2006/2011 (unit '000)	-	1,965	-	1,965
Weighted average number of ordinary stock units arising from conversion of ICSLS 2009/2019 (unit '000)	-	214,166	-	214,166
Adjusted weighted average number of ordinary stock units (unit '000)	1,106,182	1,081,613	1,106,182	1,081,613
Basic earnings per stock unit for the quarter (sen)	2.74	4.80	2.74	4.80



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

12. Earnings Per Stock Unit (cont'd)

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 30.06.2012	Comparative quarter ended 30.06.2011	Current three months ended 30.06.2012	Comparative three months ended 30.06.2011
b) Diluted earnings per stock unit				
Profit attributable to owners of the parent (RM'000)	30,318	51,892	30,318	51,892
Weighted average number of ordinary stock units in issue (unit '000)	1,106,182	865,482	1,106,182	865,482
Weighted average number of ordinary stock units arising from conversion of ICULS 2006/2011 (unit '000)	-	1,965	-	1,965
Weighted average number of ordinary stock units arising from conversion of ICSLS 2009/2019 (unit '000)	-	214,166	-	214,166
Effect of dilution of ESOS (unit '000)	-	1,599	-	1,599
Effect of dilution of Warrants (unit '000)	-	4,654	-	4,654
	1,106,182	1,087,866	1,106,182	1,087,866
Diluted earnings per stock unit for the quarter (sen)	2.74	4.77	2.74	4.77

BY ORDER OF THE BOARD

Ang Hong Mai
Company Secretary

Kuala Lumpur
17 August 2012