BERJAYA LAND BERHAD
(COMPANY NO: 201765-A)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 APRIL 2007

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BERJAYA LAND BERHAD

(COMPANY NO: 201765-A)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 APRIL 2007
CONDENSED CONSOLIDATED BALANCE SHEET

	Note	Group At 30/04/07 RM'000	Group At 30/04/06 (Audited) RM'000
Non-Current Assets			
Property, Plant and Equipment		1,690,497	1,602,961
Investment Properties		770,555	519,787
Land Held For Development		259,828	238,200
Associated Companies		1,215,769	1,520,106
Investments		95,705	28,589
Deferred Tax Assets		-	731
Intangible Assets		33,670	6,138
		4,066,024	3,916,512
Current Assets			
Development Properties		354,258	276,641
Inventories		86,184	94,229
Amount Due From Penultimate Holding Company		85,077	81,059
Receivables		526,284	559,418
Tax Recoverable		58,299	44,456
Deposits		172,440	34,505
Cash And Bank Balances		147,939	128,680
		1,430,481	1,218,988
Total Assets		5,496,505	5,135,500
Equity			
Share Capital		896,013	895,423
Share Premium		57,529	57,529
Reserves : Exchange Reserves		1,279	54,171
Retained Profits		1,111,584	822,207
		1,112,863	876,378
Equity attributable to equity holders of the parent		2,066,405	1,829,330
Minority Interests		88,912	71,998
Total Equity		2,155,317	1,901,328
Non-Current Liabilities			
5% Irredeemable Convertible Unsecured Loan Stocks ("ICULS") 1999/2009		213,880	310,359
8% Exchangeable Bonds		900,000	-
Retirement Benefit Obligations		1,401	1,847
Long Term Borrowings	B9	975,720	621,139
Other Long Term Liabilities		264,863	231,887
Deferred Taxation		210,884	134,064
		2,566,748	1,299,296
Current Liabilities			
Payables		492,881	967,262
Short Term Borrowings	B9	278,649	959,972
Retirement Benefit Obligations		295	74
Taxation		2,615	7,568
		774,440	1,934,876
Total Equity and Liabilities		5,496,505	5,135,500
Net assets per share attributable to ordinary equity holders of the parent (sen)		*231*	*204*

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

BERJAYA LAND BERHAD
(COMPANY NO : 201765-A)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 APRIL 2007
CONDENSED CONSOLIDATED INCOME STATEMENT

	Note	CURRENT QUARTER ENDED 30/04/07 RM'000	CURRENT QUARTER ENDED 30/04/06 RM'000	YEAR ENDED 30/04/07 RM'000	YEAR ENDED 30/04/06 RM'000
Revenue		126,671	190,449	507,588	561,541
Operating expenses, net		(138,855)	(237,729)	(506,439)	(548,772)
(Loss)/Profit from operations		(12,184)	(47,280)	1,149	12,769
Results arising from investing activities		(2,574)	61,422	11,979	43,536
Compensation from holding company		-	-	-	226,891
Share of results from associated companies		33,045	52,140	163,569	202,337
Finance costs (including put option holding costs)		(43,964)	(34,588)	(166,715)	(385,572)
(Loss)/Profit before taxation		(25,677)	31,694	9,982	99,961
Taxation	B5	15,071	18,962	19,904	(11,101)
(Loss)/Profit for the quarter/year		(10,606)	50,656	29,886	88,860
Attributable to:					
- Equity holders of the Parent		(8,655)	52,513	32,304	89,066
- Minority interests		(1,951)	(1,857)	(2,418)	(206)
		(10,606)	50,656	29,886	88,860
(Loss)/Earnings per share (sen)					
Basic		(0.61)	4.62	3.61	8.46

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

BERJAYA LAND BERHAD
(COMPANY NO : 201765-A)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 APRIL 2007
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	------------- Attributable to the equity holders of the Parent ------------						
	Share capital RM '000	Share premium RM '000	Non - distributable reserves RM '000	Distributable reserves RM'000	Total RM'000	Minority interests RM'000	Total Equity RM'000
At 1 May 2005	868,077	934,686	73,293	1,646,909	3,522,965	73,643	3,596,608
Issuance of shares from conversion of 5% ICULS 1999/2009	27,346	13,346	-	-	40,692	-	40,692
	895,423	948,032	73,293	1,646,909	3,563,657	73,643	3,637,300
Bonus issue 1:1	890,323	(890,323)	-	-	-	-	-
	1,785,746	57,709	73,293	1,646,909	3,563,657	73,643	3,637,300
80 sen capital repayment	(1,424,517)	-	-	-	(1,424,517)	-	(1,424,517)
	361,229	57,709	73,293	1,646,909	2,139,140	73,643	2,212,783
Bonus issue 3:2	534,194	-	-	(534,194)	-	-	-
	895,423	57,709	73,293	1,112,715	2,139,140	73,643	2,212,783
Net profit for the year	-	-	-	89,066	89,066	(206)	88,860
Reversal due to restricted share of results	-	-	-	-	-	(1,439)	(1,439)
Share issue expenses	-	(180)	-	-	(180)	-	(180)
Gain on accretion of an associated company	-	-	-	68,740	68,740	-	- 68,740
Currency translation differences	-	-	(19,122)	-	(19,122)	-	(19,122)
Special dividend-in-specie *	-	-	-	(416,671)	(416,671)	-	(416,671)
Dividend **	-	-	-	(31,643)	(31,643)	-	(31,643)
At 30 April 2006	895,423	57,529	54,171	822,207	1,829,330	71,998	1,901,328
At 1 May 2006	895,423	57,529	54,171	822,207	1,829,330	71,998	1,901,328
Issuance of shares from conversion of 5% ICULS 1999/2009	590	-	-	-	590	-	590
Share of associated company's effects of adoption of FRS 140	-	-	-	6,707	6,707	-	6,707
Effects of adoption of FRS 140	-	-	-	198,567	198,567	-	198,567
Effects of adoption of FRS 121	-	-	(22,697)	22,697	-	-	0
Effects of adoption of FRS 3	-	-	-	34,165	34,165	-	34,165
	896,013	57,529	31,474	1,084,343	2,069,359	71,998	2,141,357
Net profit for the year	-	-	-	32,304	32,304	(2,418)	29,886
Acquisition of subsidiary company	-	-	-	-	-	19,332	19,332
Gain on accretion of an associated company	-	-	-	27,174	27,174	-	27,174
Currency translation differences	-	-	(30,195)	-	(30,195)	-	(30,195)
Dividend ***	-	-	-	(32,237)	(32,237)	-	(32,237)
At 30 April 2007	896,013	57,529	1,279	1,111,584	2,066,405	88,912	2,155,317

* *This represents the special dividend-in-specie distributed on 23 December 2005 from the remaining Berjaya Corporation Berhad 0% ICULS 2005/2015 after the capital repayment and consolidation and the put option obligation compensation by Berjaya Group Berhad.*

** *This represents the final dividend in respect of financial year ended 30 April 2005 which was approved for payment on 24 October 2005.*

*** *This represents the final dividend in respect of financial year ended 30 April 2006 which was approved for payment on 18 October 2006.*

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

BERJAYA LAND BERHAD

(COMPANY NO : 201765-A)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 APRIL 2007
CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	Year ended	
	30/04/07	**30/04/06**
	RM'000	**RM'000**
OPERATING ACTIVITIES		
Receipts from customers/operating revenue	614,482	543,973
Payment to suppliers and other operating expenses	(465,125)	(488,788)
Tax paid	(7,651)	(19,733)
Other receipts/(payments) (including tax refunds)	10,388	(7,347)
Net cash generated from operating activities	152,094	28,105
INVESTING ACTIVITIES		
Sale of property, plant and equipment	5,440	4,253
Sale of other investments and properties	16,844	6,369
Acquisition of property, plant and equipment and properties	(214,927)	(69,254)
Acquisition of equity interest in associated companies	(20,630)	-
Acquisition of equity interest in subsidiary companies	(4,459)	-
Cash effects of acquisition of subsidiary companies	2,669	260
Acquisition of additional equity interest in associated companies	(3,705)	(17,686)
Subscription of rights issue in an associated company	(5,707)	(22,802)
Sale of equity interest in an associated company	-	1,540
Partial disposal of equity interest in an associated company	841	-
Sale of investment in subsidiary company	9,061	-
Acquisition of other investments, including ICULS bought back	(220,463)	(123,152)
Proceeds from capital distribution by an associated company	302,955	302,544
Interest received	12,780	6,431
Advances to related companies *	(42,123)	(94,259)
Repayment of advances to an associated company	(475,834)	(176,762)
Repayment of advances from an associated company	-	4,350
Dividend received	237,039	195,908
Other payments (including share application monies for certain investments)	(17,587)	(44,184)
Net cash used in investing activities	(417,806)	(26,444)
FINANCING ACTIVITIES		
Issuance of share capital	-	118
Issuance of share capital to minority interests of subsidiary companies	20,167	-
Issuance of 8% Exchangeable Bonds	900,000	-
8% Exchangeable Bonds issue expenses	(14,444)	-
Drawdown of bank and other borrowings	506,301	475,682
Repayment of borrowings and other borrowings	(819,517)	(352,242)
Dividend paid to shareholders of the Company	(32,272)	(31,928)
Interest paid	(105,229)	(120,124)
Other payments	(4,906)	(10,795)
Net cash generated from/(used in) financing activities	450,100	(39,289)
NET CASH INFLOW/(OUTFLOW)	184,388	(37,628)
EFFECTS OF EXCHANGE RATE CHANGES	(16,332)	(3,442)
OPENING CASH AND CASH EQUIVALENTS	119,387	147,973
CLOSING CASH AND CASH EQUIVALENTS	287,443	106,903

CONDENSED CONSOLIDATED CASH FLOW STATEMENT (CONT'D)

	Year ended	
	30/04/07	30/04/06
	RM'000	RM'000
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	172,440	31,146
Cash and bank balances	147,939	128,630
Bank overdraft (included under short term borrowings)	(32,936)	(52,873)
	287,443	106,903

* This represents dividend income and sale proceeds of securities in respect of the Group's quoted investments that have been pledged to financial institutions for credit facilities granted to holding and related companies before the inception of the Revamped Listing Requirements of Bursa Malaysia Securities Berhad. Such dividend income and sale proceeds were paid directly to the financial institutions concerned and accordingly, have been reflected as advances to related companies.

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

NOTES

A1 The interim financial report is not audited and has been prepared in compliance with Financial Reporting Standards (FRS) 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 April 2006.

The same accounting policies and methods of computation used in the preparation of the financial statements for the year ended 30 April 2006 have been applied in the preparation of the interim financial report under review except for the changes arising from the adoption of the new/revised FRSs issued by MASB that are effective for financial year beginning on or after 1 January 2006.

The principal effect of the changes in accounting policies resulting from the adoption of the new/revised FRSs are summarised as follows:

(a) FRS 3: Business Combination

The adoption of FRS 3 required that, after reassessment, any excess of the Group's interest in the fair value of acquiree's identifiable assets, liabilities and contingent liabilities over the cost of acquisition (previously referred to as "negative goodwill"), should be recognised immediately in the consolidated income statements. Previously, negative goodwill was classified as intangibles. The revision was accounted for as a prospective adjustment to the opening balance of retained earnings as disclosed in the condensed consolidated statement of changes in equity.

(b) FRS 101: Presentation of Financial Statements

The adoption of FRS 101 has no financial impact on the Group but affected the presentation of minority interests and certain disclosures. Minority interests is now presented within total equity in the Consolidated Balance Sheet and as an allocation from net profit for the period in the Consolidated Income Statement. The movement of minority interests is now presented in the Consolidated Statement of Changes in Equity. The share of associated companies' results is now presented net of tax in the Consolidated Income Statement.

(c) FRS 116: Property, Plant and Equipment

The adoption of FRS 116 has required a review of residual value of the Group's hotel properties and motor vehicles which has resulted in a higher yearly depreciation charge of approximately RM22.4 million commencing 1 May 2006. The revision was accounted for as a prospective change in accounting estimates and the comparatives of the previous financial year ended 30 April 2006 were not restated.

Previously, no depreciation was provided for hotel properties as the Group had maintained the hotel properties such that the residual value of the hotel properties were at least equivalent to their carrying value and depreciation was therefore insignificant.

NOTES (Continued)

(d) FRS 121: The Effects of Changes in Foreign Exchange Rates

The financial statements of each entity in the Group is measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The consolidated financial statements is presented in Ringgit Malaysia ("RM") which is the functional currency of the Company.

Exchange differences arising on monetary items that form part of the Group's net investment in the foreign operation, where that monetary item is denominated in either the functional currency of the reporting entity or the foreign operation, are taken to the foreign currency reserve within equity. The adoption of FRS121 would result in any differences in foreign exchange being taken to foreign currency reserve.

(e) FRS 133: Earnings Per Share

The adoption of FRS 133 has resulted in the inclusion of shares that will be issued upon the conversion of a mandatorily convertible instrument in the calculation of basic earnings per share from the date the contract is entered into. The basic earnings per share of the prior period has been restated to reflect this revision.

(f) FRS 140: Investment Properties

The adoption of FRS140 has resulted in a change in accounting policy for investment properties whereby the investment properties are now stated at fair value, representing indicative open market values determined by external valuers. Previously, investment properties were stated at cost. The change in revaluation of the cost of investment properties are taken as an adjustment to the opening balance of retained earnings during the current period in which the adoption is first made. The effects of the adoption are as follows:

	RM'000
Increase in retained earnings	198,567
Increase in deferred taxation	73,443
Increase in investment properties	272,010

In addition, certain investment properties amounting to approximately RM22.7 million have been reclassified to property, plant and equipment as they no longer qualify as investment properties in accordance with FRS 140.

A2 The audit report of the Company's most recent annual audited financial statements did not contain any qualification.

A3 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for:

(i) the property development division which is affected by the prevailing cyclical economic conditions; and

(ii) the local island beach resorts situated at the East Coast of Peninsular Malaysia which are affected by the North-East monsoon season during the third quarter of the financial year.

NOTES (Continued)

A4 (a) There were no unusual or material items affecting the Group in the current quarter and financial year ended 30 April 2007 other than as disclosed below:

	Quarter ended 30/04/07 RM'000	Financial year ended 30/04/07 RM'000
(Loss)/Gain on disposal of quoted investments	(71)	15,796
Gain on partial disposal of investment in an associated company	-	841
Impairment in value of quoted investments	(1,923)	(547)
Impairment in value of investment in associated companies	(10,568)	(2,676)
Write back of impairment in value of investment properties	1,782	1,782
Loss on disposal of subsidiary company	(9,735)	(9,735)
Impairment in value of goodwill	-	(12,070)
	(20,515)	(6,609)

(b) There were no material changes in estimates of amounts reported in the current quarter and financial year ended 30 April 2007 other than those changes that resulted from the adoption of new FRSs as mentioned in Note A1 above.

A5 There were no issuances and repayment of debts and equity securities, share buy-backs, share cancellation, shares held as treasury shares and resale of treasury shares for the current financial year ended 30 April 2007 except for:

(i) the issuance of 590,000 new ordinary shares of RM1.00 each when RM590,000 nominal value of ICULS 1999/2009 were converted into shares at the rate of RM1.00 nominal value of ICULS 1999/2009 for one fully paid ordinary share; and

(ii) the issuance of nominal value RM900.0 million 8% 5-year Secured Exchangeable Bonds, exchangeable into existing Berjaya Sports Toto Berhad ("BToto") shares of the Group.

A6 During the financial year ended 30 April 2007, the Company paid the final dividend on 23 November 2006, in respect of financial year ended 30 April 2006, of 5% per share less 28% income tax amounting to RM32,237,467.

A7 Segmental information for the financial year ended 30 April 2007:-

Revenue

	External RM'000	Inter segment RM'000	Total RM'000
Property development and investment	148,495	2,252	150,747
Hotel, resort and recreation	359,093	281	359,374
Sub-total	507,588	2,533	510,121
Less: Inter segment revenue	-	(2,533)	(2,533)
Total revenue	507,588	-	507,588

NOTES (Continued)

A7 Segmental information for the financial period ended 30 April 2007 (Cont'd):-

Results	RM'000
Property development and investment	33,286
Hotel, resort and recreation	(234)
	33,052
Unallocated corporate expenses	(31,903)
Profit from operations	1,149
Share of results from associated companies	163,569
Finance costs	(166,715)
Results from investing activities	
- Interest income	17,128
- Others	(5,149)
	11,979
Profit before taxation	9,982
Taxation	19,904
Profit for the year	29,886

A8 The valuation of land and buildings have been brought forward without amendment from the previous annual report except for the properties that have been classified as investment properties whereby the fair value model is adopted in accordance with FRS 140: Investment Properties.

A9 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for this financial year.

A10 There were no material changes in the composition of the Group for the financial year ended 30 April 2007 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations except for:

a) the acquisition of 49.9% in Aston Martin Lagonda (S.E.A.) Pte Ltd, a company incorporated in Singapore, by Berjaya Leisure (Cayman) Limited ("BLCL") for a total consideration of S$3.65 million (or about RM8.47 million) comprising 1,935,737 ordinary shares of S$1.00 each;

b) the partial disposal of 18.57% equity interest in Navodaya Mass Entertainments Ltd ("NME"), India, a 37.12% associated company by BLCL for a total sales consideration of INR10.6875 million (equivalent to about RM841,000). The Group now treats the remaining 18.56% equity interest in NME as investment;

c) the acquisition of 100% equity interest, representing 100,000 shares of INR10 each in Berjaya Vacation Club India Private Ltd by Berjaya Vacation Club Berhad ("BVC") and Berjaya Vacation Club (Cayman) Limited for a total cash consideration of INR100,000 (equivalent to about RM8,210);

d) the acquisition of 100% equity interest in Berjaya Air Capital (Cayman) Limited by the Company for a total consideration of USD1.00 comprising 1 ordinary share of USD1.00;

NOTES (Continued)

e) the subscription of 40% in Pasdec-Cempaka Sdn Bhd by Berjaya Property Management Sdn Bhd and B.L. Capital Sdn Bhd (each holding 20% respectively), comprising of 10,000 ordinary shares of RM1.00 each.

f) the dilution of the Group's equity interest in Stephen Properties Plantations Sdn Bhd from 100% to 51%;

g) the disposal of the Group's entire equity interest of 30% in Palzon Sdn Bhd for RM1.00;

h) the disposal of its 100% entire equity interest in Berjaya Resort (Sabah) Sdn Bhd ("BRS") by BVC and the settlement of the amount due from BRS to BVC for a total consideration of RM21.0 million; and

i) the subscription of 51% equity interest in Berjaya (China) Great Mall Co Ltd by BLCL, comprising of RMB45.7 million share capital (or about RM20.9 million).

A11 The changes in contingent liabilities since the last audited balance sheet as at 30 April 2006 are as follows:

	30/04/07 RM'000	30/04/06 RM'000
Unsecured guarantee given by the Company to financial institution for credit facilities granted to a related company	19,816	21,146

A12 The were no material changes in capital commitments since the last audited balance sheet as at 30 April 2006 except for:

	30/04/07 RM'000	30/04/06 RM'000
Proposed share subscription in subsidiary and other investee companies	222,036	246,490

B1 The Group recorded a revenue of RM126.7 million and a pre-tax loss of RM25.7 million in the current quarter ended 30 April 2007 as compared to a revenue of RM190.4 million and a pre-tax profit of RM31.7 million of the preceding year corresponding quarter. The drop in revenue was mainly due to the lower property sales registered by the property development division.

The Group incurred a pre-tax loss in the current quarter mainly due to:

(i) the higher depreciation charge incurred by the hotels and resorts division on its hotel properties as a result of adopting FRS 116 as explained in Note A1(c) above;
(ii) the lower profit contribution from property development division arising from lower property sales;
(iii) the impairment in value of investment in certain associated companies;
(iv) the loss incurred on disposal of a subsidiary company, Berjaya Resort (Sabah) Sdn Bhd; and
(v) the lower share of associated companies' results equity-accounted by the Group, as a result of the lower attributable profit reported by its principal associated company, BToto.

For the financial year ended 30 April 2007, the Group reported a revenue of RM507.6 million and a pre-tax profit of RM9.9 million as compared to a revenue of RM561.5 million and a pre-tax profit of RM99.9 million registered in the preceding year corresponding period. The decrease in revenue was mainly due to lower property sales recorded by the property development division. The lower pre-tax profit attained was mainly due to lower operating margins and the factors mentioned in the preceding paragraph. In addition, the Group also reported a substantially lower interest income from its penultimate holding company, Berjaya Group Berhad and incurred an impairment in goodwill of certain subsidiaries in the current year under review. The drop in pre-tax profit was partly mitigated by the gain realised on disposal of certain quoted investments and the write-back of impairment in value of investment properties as detailed in Note A4.

B2 In the current quarter under review, the Group's revenue is lower by approximately 6% as compared to the preceding quarter ended 31 January 2007 whilst the Group recorded a pre-tax loss of RM25.7 million as compared to a pre-tax profit of RM16.0 million reported in the preceding quarter. The reduction in revenue was mainly attributed to a drop in property sales recorded in the current quarter under review. The pre-tax loss of the current quarter was mainly attributed to the factors mentioned in Note B1 above.

B3 With most of the existing property projects in Malaysia at the tail end (albeit with some new launches) and the new property ventures in China and Vietnam at its infancy stage (as detailed in Note B8) coupled with the hotels and resorts division undergoing a streamlining exercise of its overseas hotel operations and barring any unforeseen circumstances, the Directors anticipate that the Group's operating performance for the forthcoming financial year ending 30 April 2008 is expected to be satisfactory.

NOTES (Continued)

B4 There is no profit forecast for the quarter under review.

B5 The taxation charge for the current quarter and financial year ended 30 April 2007 is detailed as follows:

		Quarter ended 30/04/07 RM'000	Financial year ended 30/04/07 RM'000
Current quarter/year provision	- In Malaysia	(8,849)	3,322
	- Outside Malaysia	303	2,203
Overprovision in prior years		(7,053)	(28,806)
Deferred taxation		528	3,377
		(15,071)	(19,904)

The disproportionate tax charge of the Group for the current quarter and financial year ended 30 April 2007 was mainly due to overprovision of tax in prior years.

B6 For the financial year ended 30 April 2007, there is no gain on disposal of unquoted investments.

B7 (a) (i) The total purchase consideration of quoted securities are as follows:

	Quarter ended 30/04/07 RM'000	Financial year ended 30/04/07 RM'000
Quoted securities in Malaysia	19,287	24,547

(ii) The disposal of quoted securities in the current quarter and financial year ended 30 April 2007 are as follows:

	Quarter ended RM'000	Financial year ended RM'000
Total sales consideration	848	16,844
(Loss)/Gain on disposal of quoted securities	(71)	15,796 *

** After accounting for a return of net assets received prior to disposal of certain securities*

NOTES (Continued)

(b) Investments in quoted securities as at 31 January 2007 are as follows:

		RM'000	RM'000
Quoted securities, at cost	- In Malaysia	23,556	
	- Outside Malaysia	10,444	34,000
Quoted securities, at book value	- In Malaysia	19,937	
	- Outside Malaysia	6,639	26,576
Quoted securities, at market value	- In Malaysia	22,281	
	- Outside Malaysia	6,639	28,920

B8 (a) On 23 January 2002, the Company gave BToto a written undertaking ("Undertaking Letter") relating to the settlement arrangement for the inter-company advances whereby it undertakes to settle the outstanding advances within 3 years from the date of issue of BToto ICULS on 5 August 2002. On 10 August 2005, the Company announced that, pursuant to a request made by the Company to BToto for an extension of time by another one year to 4 August 2006 to settle in full the amount owing to BToto, BToto has agreed to the proposed extension of time requested by the Company.

On 15 August 2007, the Company announced that it has requested a further extension of time by another year to 4 August 2007 to settle in full the above residual advances owing to BToto. BToto has agreed to the Company's request of extension of the settlement period to 4 August 2007.

As at 30 April 2007, the outstanding intercompany advances due to BToto was RM75.032 million, after taking into account the Group's repayments of RM80 million, RM387.9 million and RM20.0 million during the financial year. Subsequently on 22 June 2007, the Company announced that it made a further repayment of RM26.654 million to BToto and the outstanding intercompany advances due to BToto is further reduced to RM49.0 million.

(b) On 19 July 2004, the Company announced that Selat Makmur Sdn Bhd ("SMSB"), a subsidiary company of Berjaya Land Development Sdn Bhd which in turn is a wholly owned subsidiary of the Company, had on even date entered into a conditional sale and purchase agreement with Selangor Turf Club ("STC") for the acquisition of 3 parcels of leasehold land measuring a total area of approximately 244.7926 acres located in Sungai Besi together with all existing buildings and structures erected thereon from STC for a total consideration of RM640.0 million to be settled by way of cash of RM35.0 million payable to STC and the balance of RM605.0 milllion to be set-off against the consideration payable to STC to SMSB for the purchase of 2 parcels of freehold land measuring a total area of approximately 750 acres located in Sungai Tinggi.

On 13 October 2004, the Company announced that the approval from the FIC has been obtained for the above proposal.

On 4 November 2004, the Company announced that shareholders' approvals for the above proposal have been obtained. The above proposal is subject to the authority's approval.

NOTES (Continued)

(c) On 9 November 2006, the Company announced that it had entered into a memorandum of understanding ("MOU") with Tin Nghia Co Ltd, Vietnam to establish a formal relationship to undertake the co-development of the district of Nhon Trach (within the Dong Nai Province, Vietnam), inclusive of its transportation infrastructure network ("Project").

Upon the execution of the MOU, the Company is given six (6) months to undertake a feasibility study with a view to preparing a detailed report with recommendations on the Project.

The MOU is not subject to the approval of the shareholders of the Company or any relevant authorities. On 17 May 2007, the Company announced that the duration of the MOU has been extended for a further six (6) months.

(d) On 8 January 2007, the Company announced the proposed disposals of:

(i) 2,400,000 ordinary shares of MUR100.00 each, representing the entire issued and paid-up share capital of Berjaya Hotels & Resort (Mauritius) Limited ("B-Mauritius"), a wholly-owned subsidiary of the Company to Abkid Ltd ("Proposed Disposal of B-Mauritius") for an aggregate consideration of US$33.0 million; and

(ii) 13,500,000 ordinary shares of US$1.00 each, representing the entire issued and paid-up share capital of Berjaya Mahe Beach (Cayman) Limited ("B-Mahe Cayman"), a wholly-owned subsidiary of Berjaya Vacation Club Berhad ("BVC") which in turn is a wholly-owned subsidiary of the Company to Askdb Ltd for a sale consideration of US$5.5 million ("Proposed Disposal of B-Mahe Cayman").

Both disposals to be collectively referred to as "Proposed Disposals".

The Proposed Disposal of B-Mauritius was subject to the approval of B-Mauritius Prime Minister's Office being obtained, whilst the Proposed Disposal of B-Mahe Cayman is not subject to any approvals but is conditional upon the successful completion of the Proposed Disposal of B-Mauritius.

On 18 May 2007, the Company announced the termination of the Proposed Disposal of B-Mauritius. As such, the Proposed Disposal of B-Mahe Cayman was also terminated as it was conditional upon the successful completion of Proposed Disposal of B-Mauritius.

(e) On 16 January 2007, the Company announced that its wholly-owned subsidiary BLCL had on 8 January 2007 entered into a Joint Venture Contract ("JVC") with Hanoi Housing Investment & Development Joint Stock Co. No. 12, Vietnam ("Handico12") for the establishment of a limited liability joint venture company known as "Berjaya-Handico12 Co., Ltd" ("JV Co") to jointly undertake the development a parcel of land in Hanoi City, Vietnam ("Joint Venture").

The Joint Venture is to develop a mixed residential and commercial development together with social and technical infrastructure facilities known as Berjaya-Handico12 Residential and Commercial Project ("Project") on a parcel of land measuring approximately 31 hectares (about 76 acres) located in Thach Ban Ward, Long Bien District, Hanoi City, Socialist Republic of Vietnam.

Subject to approvals from the relevant authorities, the proposed revised development layout of the Project mainly consist of the construction of 9 blocks of apartments, 228 units of service apartments, 124 units of terrace bungalow, an office block, a shopping mall and an integrated school complex with a canal and garden park.

NOTES (Continued)

Salient terms of the JVC are as follows:

i) Upon the execution of the JVC, approval will be sought from the Licensing Authority of Vietnam for the Joint Venture and the issuance of the investment certificate within six (6) months from the date of the JVC or such extended period as may be mutually agreed upon by the parties concerned.

ii) The total initial Invested Capital for the JV Co shall be VND800.0 billion (about US$49.81 million or RM175.94 million). VND640.0 billion (about US$39.85 million or RM140.75 million) shall be in the form of Loan Capital and the balance VND160.0 billion (about US$9.96 million or RM35.19 million) shall be in the form of Charter Capital.

iii) BLCL shall contribute 80% of the Charter Capital amounting to VND128.0 billion (about US$7.97 million or RM28.15 million) and Handico12 shall contribute the balance 20% of the total Charter Capital amounting to VND32.0 billion (about US$1.99 million or RM7.04 million). BLCL shall also be responsible for the procurement of the Loan Capital to undertake the Project according to the actual financing requirements of the JV Co.

Subsequent thereto, on 22 February 2007, the Company announced that approval had been obtained from the Licensing Authority of Vietnam for the Joint Venture whilst on 26 March 2007, the Company further announced that it had obtained Bank Negara Malaysia's approval for the remittance of funds to JV Co. On 12 April 2007, pursuant to the Joint Venture, the Company had contributed US$4.4 million (about RM15.2 million) representing 80% of the initial Charter Capital of the JV Co.

(f) On 27 March 2007, the Company announced that it had on 25 March 2007 entered into a memorandum of understanding ("KyHoaMOU") with Ky Hoa Tourist Trading Company Ltd, Vietnam ("KyHoaTTCo") to collaborate on the proposed development of a parcel of land of approximately 66,721 square meters in Ho Chi Minh City into a mixed commercial development as financial centre, with offices, shopping malls, a 5-star hotel and service suites ("KyHoaProject"), with an estimated gross development value of about US$700 million (equivalent to about RM2.39 billion). The Company was granted a period of three (3) months from the execution date of the KyHoaMOU to complete the feasibility study on the KyHoaProject and to enter into a memorandum of agreement or investment agreement.

On 27 June 2007, the Company announced that the deadline for the signing of the memorandum of agreement or investment agreement has been extended by a further three months.

(g) On 30 March 2007, the Company announced that it had on 27 March 2007 entered into a memorandum of agreement ("BienHoaMOA") with NH Corporation, Vietnam ("NHC") and Cong Ty D2D, Vietnam ("D2D") to develop and operate an office-commercial-residential complex on a parcel of land of approximately 2.13 hectares at Thong Nhat Ward, Bien Hoa City Dong Nai Province, Vietnam. It is proposed that a limited liability company to be known as BLB-D2D Company Limited be established in Vietnam with the Company having a 74% stake, NHC 2% and D2D 24%. The estimated project cost is approximately US$60.0 million (or about RM205.3 million).

On 25 May 2007, the Company announced that the deadline for the signing of the joint venture agreement has been extended by a further ninety days.

NOTES (Continued)

(h) On 28 May 2007, the Company announced that BLCL, its wholly owned subsidiary company, has entered into a share sale agreement with Mr Rasid Kalota and Ms Selma Kalota for the proposed acquisition by BLCL of 100% equity interest in Mahameru Consultancy d.o.o. Visoko, incorporated with limited responsibility in Bosnia and Herzegovina ("BA"), for a total cash consideration of 2,000 konvertibilna marka ("BAM") (or approximately RM4,711).

Mahameru owns more than 140 plots of freehold land in the vicinity of Visoko, which is about 17 miles from northwest of Sarajevo the capital of BA, comprising mainly former vacant farmland, orchards and forested areas. The total land area is about 612,000 square meters with total acquisition cost of approximately BAM973,000 (or approximately RM2.29 million). Also, Mahameru is in the process of acquiring additional land measuring about 37,000 square meters for BAM46,500 (or approximately RM110,000). BLCL will advance about USD800,000 (or approximately RM2.74 million) to enable Mahameru to settle the debts it took to finance the acquisition of its landbank.

B9 Group borrowings and debt securities as at 30 April 2007:

		RM'000
Short term borrowings		
Secured -		
Denominated in Ringgit Malaysia		228,890
Denominated in USD (USD14,500,000)	*	49,612
Denominated in SLRs (SLRs4,133,000)	*	147
		278,649
Long term borrowings		
Secured -		
Denominated in Ringgit Malaysia		952,748
Denominated in GBP (£2,200,000)		15,010
Denominated in SGD (SGD3,535,000)	*	7,962
		975,720
Total bank borrowings		1,254,369
8% Exchangeable bonds (secured)		900,000

** Converted at the respective exchange rates prevailing as at 30 April 2007*

B10 Saved as disclosed in Note A11, there were no financial instruments with off balance sheet risk as at the date of this announcement.

B11 There was no pending material litigation as at the date of this announcement.

B12 The Board has recommended a final dividend of 6% per share less 27% income tax for the approval of shareholders at the forthcoming annual general meeting. The total dividend in respect of the financial year ended 30 April 2007 amounted to 6% per share. The entitlement date and the payment date of the proposed final dividend shall be announced later.

In the previous corresponding financial year ended 30 April 2006, the Company paid a special dividend-in-specie, of 65% gross less 28% income tax on 890,323,360 ordinary shares amounting to RM416.671 million from the remaining Berjaya Corporation Berhad 0% Irredeemable Convertible Unsecured Loan Stocks 2005/2015 held by the Company after the completion of the Company's corporate exercises and a final dividend of 5% less 28% income tax.

NOTES (Continued)

B13 The basic (loss)/earnings per share are calculated as follows:

	Group (3-month period)			
	(Loss)/Income (RM'000)		Earnings/(Loss) per share (sen)	
	30/04/07	30/04/06	30/04/07	30/04/06
Net (loss)/profit for the quarter	(8,655)	52,513		
Decrease/Increase in net (loss)/ profit as a a result of ICULS 1999/2009 interest expense added back	1,930	2,793		
Adjusted net (loss)/profit for the quarter	(6,725)	55,306		
Weighted average number of shares outstanding ('000)	896,013	886,988		
Number of shares from mandatory ICULS 1999/2009 conversion	213,880	310,359		
Adjusted weighted average number of shares ('000)	1,109,893	1,197,347		
Basic (loss)/earnings per share (sen)			(0.61)	4.62

	Group (12-month period)			
	Income (RM'000)		Earnings per share (sen)	
	30/04/07	30/04/06	30/04/07	30/04/06
Net profit for the year	32,304	89,066		
Increase in net profit as a result ICULS 1999/2009 interest expense added back	7,719	11,173		
Adjusted net profit for the period	40,023	100,239		
Weighted average number of shares outstanding ('000)	896,013	874,995		
Number of shares from mandatory ICULS 1999/2009 conversion	213,880	310,359		
Adjusted weighted average number of shares ('000)	1,109,893	1,185,354		
Basic earnings per share (sen)			3.61	8.46

No diluted earnings/(loss) per share is presented for the current financial year as there are no potential ordinary shares outstanding.

c.c. Securities Commission