BERJAYA LAND BERHAD
(COMPANY NO: 201765-A)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 31 JULY 2010

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BERJAYA LAND BERHAD

(COMPANY NO: 201765-A)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 31 JULY 2010
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		Group	
		At 31/07/10	At 30/04/10 (Audited) (Restated)
	Note	RM'000	RM'000
Non-Current Assets			
Property, Plant and Equipment		1,953,764	1,963,450
Investment Properties		574,567	574,562
Land Held For Development		478,531	495,106
Associated Companies		269,539	318,645
Jointly Controlled Entities		147,806	155,482
Investments		259,049	162,623
Intangible Assets		5,471,948	5,496,575
Deferred Tax Assets		17,120	16,438
		9,172,324	9,182,881
Current Assets			
Property Development Costs		372,484	355,922
Inventories		224,792	226,176
Amount Due From Penultimate Holding Company		11,666	58,463
Receivables and Prepayments		1,310,093	1,328,307
Short Term Investments		26,086	30,907
Tax Recoverable		48,186	47,452
Deposits, Cash And Bank Balances		756,311	605,803
Non-current Asset Classified as Held for Sale		1,100	1,100
		2,750,718	2,654,130
Total Assets		11,923,042	11,837,011
Equity			
Share Capital	A5	1,256,093	1,256,093
Share Premium		57,529	57,529
Reserves : Exchange Reserves		(108,968)	(97,815)
Capital Reserve		10,804	10,804
Fair Value Reserve		1,983,501	1,983,501
AFS Reserve		12,662	-
Retained Earnings		2,005,405	1,972,665
		3,903,404	3,869,155
Equity Funds		5,217,026	5,182,777
Less: Treasury Shares	A5	(45,466)	(45,466)
Net Equity Funds		5,171,560	5,137,311
Non-controlling interests		2,723,187	2,690,784
Total Equity		7,894,747	7,828,095

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UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 31 JULY 2010
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		Group	
		At 31/07/10	**At 30/04/09 (Audited) (Restated)**
	Note	**RM'000**	**RM'000**
Non-Current Liabilities			
8% Secured Exchangeable Bonds	B9	711,000	711,000
Medium Term Notes	B9	500,000	-
Retirement Benefit Obligations		3,336	4,249
Long Term Borrowings	B9	1,020,287	1,167,917
Other Long Term Liabilities		276,173	292,772
Deferred Taxation		156,652	158,920
		2,667,448	2,334,858
Current Liabilities			
Payables		621,129	592,200
Short Term Borrowings	B9	692,481	1,029,828
Retirement Benefit Obligations and Provisions		1,573	238
Tax Payable		45,664	51,792
		1,360,847	1,674,058
Total Liabilities		4,028,295	4,008,916
Total Equity and Liabilities		11,923,042	11,837,011
Net assets per share attributable to ordinary equity holders (with voting rights) of the parent (sen)		*416*	*413*

The net assets per share is calculated based on the following:
Net equity funds divided by the number of outstanding shares in issue with voting rights.

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

BERJAYA LAND BERHAD
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UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 31 JULY 2010
CONDENSED CONSOLIDATED INCOME STATEMENT

		CURRENT QUARTER ENDED	
		31/07/10	31/07/09
	Note	RM'000	RM'000
Revenue		978,941	952,632
Operating expenses, net		(860,120)	(818,756)
Profit from operations		118,821	133,876
Investment related income, net	A4	61,994	47,820
Share of results from associated companies		1,281	(630)
Share of results from jointly controlled entities		(7,442)	(8,121)
Finance costs		(62,285)	(53,043)
Profit before tax		112,369	119,902
Taxation	B5	(34,473)	(41,792)
Profit net of tax		77,896	78,110
Attributable to:			
- Equity holders of the Parent		44,512	28,829
- Non-controlling interests		33,384	49,281
		77,896	78,110
Earnings per share (sen)	B13		
Basic		3.58	2.31
Fully diluted		3.58	2.31

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 QUARTER ENDED 31 JULY 2010
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT QUARTER ENDED	
	31/07/10	**31/07/09**
	RM'000	**RM'000**
Profit net of tax	77,896	78,110
Other comprehensive income/(expenses)		
Loss on changes in fair value of available-for-sale investments	(92,548)	-
Currency translation differences	(13,815)	1,057
Total comprehensive income for the quarter	(28,467)	79,167
Attributable to:		
- Equity holders of the Parent	(58,541)	30,961
- Non-controlling interests	30,074	48,206
	(28,467)	79,167

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 QUARTER ENDED 31 JULY 2010
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<------ Attributable to the equity holders of the Parent										
			<------- Non - distributable --------->				Distributable				
	Share capital RM '000	Share premium RM '000	Exchange reserves RM '000	AFS reserve RM '000	Fair value reserve RM '000	Capital reserve RM '000	Retained earnings RM'000	Treasury shares RM'000	Total net equity funds RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 May 2010	1,256,093	57,529	(97,815)	-	1,983,501	10,804	1,972,665	(45,466)	5,137,311	2,690,784	7,828,095
Effects of adopting FRS 139 (Note A1)	-	-	-	104,562	-	-	(11,772)	-	92,790	1,168	93,958
	1,256,093	57,529	(97,815)	104,562	1,983,501	10,804	1,960,893	(45,466)	5,230,101	2,691,952	7,922,053
Total comprehensive income	-	-	(11,153)	(91,900)	-	-	44,512	-	(58,541)	30,074	(28,467)
Transaction with owners:											
Non-controlling interests arising from dilution of equity interest in a subsidiary company	-	-	-	-	-	-	-	-	-	61,436	61,436
Non-controlling interests share of dividend	-	-	-	-	-	-	-	-	-	(60,275)	(60,275)
	-	-	-	-	-	-	-	-	-	1,161	1,161
At 31 July 2010	1,256,093	57,529	(108,968)	12,662	1,983,501	10,804	2,005,405	(45,466)	5,171,560	2,723,187	7,894,747

BERJAYA LAND BERHAD
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UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 JULY 2010 (CONT'D)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONT'D)

	<---------- Attributable to the equity holders of the Parent								---------->		
			<-------- Non - distributable		--------->		Distributable				
	Share capital RM '000	Share premium RM '000	Exchange reserves RM '000	AFS reserve RM '000	Fair value reserve RM '000	Capital reserve RM '000	Retained earnings RM'000	Treasury shares RM'000	Total net equity funds RM'000	Non-controlling interests RM'000	Total Equity RM'000
At 1 May 2009	1,145,173	57,529	(31,300)	-	1,983,501	10,804	1,911,698	(28,936)	5,048,469	2,380,173	7,428,642
Total comprehensive income	-	-	2,132	-	-	-	28,829	-	30,961	48,206	79,167
Transaction with owners:											
Issuance of shares from conversion of 5% ICULS 1999/2009	20,092	-	-	-	-	-	-	-	20,092	-	20,092
Treasury shares	-	-	-	-	-	-	-	(709)	(709)	-	(709)
Non-controlling interests arising from dilution of equity interest in/ acquisition of subsidiary companies	-	-	-	-	-	-	-	-	-	140,086	140,086
Non-controlling interests share of dividend	-	-	-	-	-	-	-	-	-	(197,920)	(197,920)
	20,092	-	-	-	-	-	-	(709)	19,383	(57,834)	(38,451)
At 31 July 2009	1,165,265	57,529	(29,168)	-	1,983,501	10,804	1,940,527	(29,645)	5,098,813	2,370,545	7,469,358

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 QUARTER ENDED 31 JULY 2010
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	3 months ended	
	31/07/10	**31/07/09**
	RM'000	**RM'000**
OPERATING ACTIVITIES		
Receipts from customers/operating revenue	1,030,600	1,030,791
Payment to prize winners, suppliers, duties, taxes and other operating expenses	(891,247)	(919,710)
Tax paid	(45,008)	(36,822)
Other receipts (including tax refunds)	2,861	5,271
Net cash generated from operating activities	97,206	79,530
INVESTING ACTIVITIES		
Sale of property, plant and equipment	389	133
Sale of short term investments	7,229	3,294
Partial disposal of equity interest in a subsidiary company	82,343	189,980
Sale of investments in associated companies	105,547	-
Sale of other investments and other non-current assets	-	4,735
Acquisition of additional equity interest in a subsidiary company	-	(33,959)
Acquisition of property, plant and equipment, non current assets and properties	(18,725)	(16,691)
Acquisition of other investments	(38,956)	-
Interest received	6,792	5,800
Repayment from/(Advances to) related companies	24,798	(1,445)
Advances to jointly controlled entities	(6,212)	(5,302)
Payments for a foreign property development project	-	(56,042)
Other receipts/(payments)	5,166	(2,807)
Net cash generated from investing activities	168,371	87,696
FINANCING ACTIVITIES		
Issuance of medium term notes by a subsidiary company	500,000	-
Drawdown of bank and other borrowings	137,118	603,868
Repurchase of 8% Secured Exchangeable Bonds	-	(98,900)
Acquisition of treasury shares	-	(709)
Repayment of borrowings and other borrowings	(644,392)	(226,227)
Dividend paid to shareholders of the Company	(248)	-
Dividend paid to non-controlling interests of a subsidiary company	(59,312)	(191,668)
Interest paid	(33,581)	(31,374)
Other payments	(4,453)	(9,100)
Net cash (used in)/generated from financing activities	(104,868)	45,890
NET CASH INFLOW	160,709	213,116
EFFECTS OF EXCHANGE RATE CHANGES	(811)	819
OPENING CASH AND CASH EQUIVALENTS	567,179	523,868
CLOSING CASH AND CASH EQUIVALENTS	727,077	737,803
The closing cash and cash equivalents comprise the following:		
Deposits, cash and bank balances	756,311	761,083
Bank overdraft (included under short term borrowings)	(29,234)	(23,280)
	727,077	737,803

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 Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities LR").

The condensed consolidated interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 April 2010. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions which are significant for understanding the changes in the financial position and performance of the Company since the year ended 30 April 2010.

Changes in Accounting Policies

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the year ended 30 April 2010, except for the adoption of the new and revised Financial Reporting Standards ("FRSs"), Amendments to FRSs, Interpretations and Technical releases which were effective for the financial periods beginning on or after 1 May 2010.

Unless otherwise described below, these new and revised FRSs, Amendments to FRSs, Interpretations and Technical Releases are expected to have no significant impact on the financial statements of the Group upon their initial application except for the changes in presentation and disclosures of financial information.

(a) FRS 8: Operating Segments

FRS 8 requires identification and reporting of operating segments based on internal reports that are regularly reviewed by the entity's chief operating decision maker in order to allocate resources to the segment and assess its performance.

The Group presents its segment information based on its business segments for its internal reporting purposes and the format, the basis of measurement of segment results, segment assets and segment liabilities are the same as that for external reporting purposes.

As this is a disclosure standard, there is no impact on the financial position or financial performance of the Group.

(b) 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 now only include details of transactions with owners. All non-owners changes in equity are presented as a single line labelled as total comprehensive income.

This 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.

The Group has elected to present in two linked statements. In addition, the adoption of the standard has resulted in the consolidated balance sheet now being renamed as consolidated statement of financial position.

NOTES

A1 Changes in Accounting Policies (Cont'd)

(b) FRS 101: Presentation of Financial Statements (revised) (Cont'd)

There is no impact on the results of the Group since these changes affect only the presentation of items of income and expense.

(c) Amendment to FRS 117: Leases

The Amendment clarifies the classification of lease of land and requires entities with leases of land to reassess the classification of leasehold land as finance lease or operating lease based on the extent of risks and rewards associated with the land. Leasehold land which in substance is a finance lease will be reclassified to property, plant and equipment. The adoption of this Amendment has resulted in a change in accounting policy which is applied retrospectively in accordance with the transitional provisions. The Group has reclassified the existing leasehold land to property, plant and equipment, with no impact on reported profit or equity. However, as a result of the adoption of the Amendment, comparative balances as at 30 April 2010 has been restated as follows:

Group Statement of Financial Position - 30 April 2010	As previously reported RM'000	Effect of adopting Amendment to FRS 117 RM'000	As restated RM'000
Property, plant and equipment	1,851,188	112,262	1,963,450
Prepaid land lease premiums	110,193	(110,193)	-
Trade and other receivables	1,330,376	(2,069)	1,328,307

(d) FRS 139: Financial Instruments: Recognition and Measurement

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 at the reporting date is determined by the designation of the financial instruments.

Financial assets

The Group's financial assets include cash and cash equivalents, trade and other receivables and investments.

(i) Trade and other receivables

Prior to the adoption of FRS 139, trade and other receivables were stated at gross receivables less provision for doubtful debts. Under FRS 139, these receivables are initially measured at fair value plus transaction costs and subsequently at amortised cost using the effective interest rate ("EIR") method. Gains and losses arising from the derecognition of the receivables, EIR amortisation and impairment losses are recognised in the income statement.

NOTES

A1 Changes in Accounting Policies (Cont'd)

(d) FRS 139: Financial Instruments: Recognition and Measurement (Cont'd)

Financial assets (Cont'd)

(ii) Investments - non current

Prior to the adoption of FRS 139, non-current investments were accounted for at cost less impairment loss (if any). Upon the adoption of FRS 139, these non-current investments are designated as available-for-sale ("AFS") financial assets and are measured at fair value. Equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured are valued at cost. Changes in fair values of equity and debt investments of which fair values can be reliably measured are recognised in other comprehensive income, together with the related currency translation differences, until the investments are disposed of or until the investments are determined to be impaired, at which time the cumulative gain or loss previously reported in other comprehensive income are included in the income statement.

Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and borrowings at amortised cost, or as derivatives designated as hedging instruments in an effective hedge as appropriate. The Group's financial liabilities include mainly trade and other payables, debt securities, borrowings, agency deposits and club members' deposits. Under FRS 139, these financial liabilities are measured initially at fair value and subsequently carried at amortised cost using EIR method.

Financial impact

In accordance with the transitional provisions for the first time adoption of FRS 139, the above changes are applied prospectively and the comparatives as at 30 April 2010 are not restated. Instead, the changes have been accounted for by restating the following opening balances in the statement of financial position as at 1 May 2010.

Group Statement of Financial Position - 1 May 2010	As previously reported RM'000	Effects of adopting FRS 139 RM'000	As restated RM'000
Investments	162,623	104,562	267,185
Receivables	1,330,376	(25,259)	1,305,117
Retained earnings	(1,972,665)	11,772	(1,960,893)
AFS reserve	-	(104,562)	(104,562)
Non-controlling interests	(2,690,784)	(1,168)	(2,691,952)
Long term borrowings	(1,167,917)	2,247	(1,165,670)
Other long term liabilities	(292,772)	4,307	(288,465)
Payables	(592,200)	8,101	(584,099)

NOTES

A1 Changes in Accounting Policies (Cont'd)

(d) FRS 139: Financial Instruments: Recognition and Measurement (Cont'd)

Financial impact (Cont'd)

In addition, the adoption of FRS 139 have the effect of increasing profit before tax for the current financial by RM26.5 million mainly arising from recognition of changes in fair values of non current investments designated as AFS in statement of comprehensive income.

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;

(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; and

(iii) the toto betting operations may be positively impacted by the festive seasons.

A4 (a) There were no unusual or material items affecting the Group in the current quarter ended 31 July 2010 other than as disclosed below:

Income Statement

Included under investment related income/(expenses), net:

	Quarter ended 31/07/10 RM'000
Gain on disposal of an associated company	53,251
Writeback of impairment in value of investment in an associated company	1,865
Loss on partial disposal of equity interest in a subsidiary company	(3,070)
	52,046

(b) There were no material changes in estimates of amounts reported in the current quarter ended 31 July 2010 other than those changes that resulted from the adoption of new FRSs, Amendments to FRSs, Interpretations and Technical Releases mentioned in Note A1 above.

NOTES (Continued)

A5 There were no issuances and repayment of debts and equity securities, share cancellation and resale of treasury shares for the current quarter ended 31 July 2010.

The number of treasury shares held in hand as at 31 July 2010 are as follows :

	Average price per share (RM)	Number of shares	Amount RM'000
Total treasury shares at 30 April 2010/31 July 2010	3.78	12,018,552	45,466

As at 31 July 2010, the number of ordinary shares in issue and fully paid with voting rights was 1,244,075,000 (31 July 2009 : 1,157,368,000) ordinary shares of RM1.00 each.

A6 The Company did not pay any dividend in respect of the current quarter ended 31 July 2010.

A7 Segmental information for the current quarter ended 31 July 2010:

Revenue

	External RM'000	Inter-segment RM'000	Total RM'000
Toto betting operations and leasing of lottery equipment	834,129	-	834,129
Property development and investment	48,506	1,568	50,074
Hotels and resorts	68,255	921	69,176
Clubs and others	28,051	11,419	39,470
Sub-total	978,941	13,908	992,849
Less: Inter-segment revenue	-	(13,908)	(13,908)
Total revenue	978,941	-	978,941

Results	RM'000
Toto betting operations and leasing of lottery equipment	122,474
Property development and investment	9,128
Hotels and resorts	10,538
Clubs and others	(7,531)
	134,609
Unallocated corporate expenses	(15,788)
Profit from operations carried forward	118,821

NOTES (Continued)

A7 Segmental information for the current quarter ended 31 July 2010 (Cont'd):

Results	RM'000
Profit from operations brought forward	118,821
Investment related income, net:	
- Interest income	9,948
- Gain on disposal of an associated company	53,251
- Writeback of impairment in value of investment in an associated company	1,865
- Loss on partial disposal of equity interest in a subsidiary company	(3,070)
	61,994
Share of results from associated companies	1,281
Share of results from jointly controlled entities	(7,442)
Finance costs	(62,285)
	112,369
Taxation	(34,473)
Profit for the quarter	77,896

A8 The valuation of land and buildings have been brought forward without amendment from the previous annual report.

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

A10 There were no material changes in the composition of the Group for the current quarter ended 31 July 2010 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations except for:

(a) the decrease of its equity interest in Berjaya Sports Toto Berhad ("BToto") from 44.86% to 43.50% following the disposal of 18.20 million BToto shares by the Group; and
(b) the disposal of the Group's entire 20.47% equity interest in Singapore HealthPartners Pte Ltd for a total cash consideration of SGD45.04 million (or about RM105.5 million).

A11 The changes in contingent liabilities since the last audited balance sheet as at 31 July 2010 are as follows:

	At 31/07/10 RM'000	At 30/04/10 RM'000
Unsecured guarantee given by the Company to financial institution for credit facilities granted to a related company	11,993	11,993

A12 There were no material changes in capital commitments since the last audited balance sheet as at 30 April 2010.

B1 For the First Quarter

The Group recorded a revenue of RM978.9 million and a pre-tax profit of RM112.4 million in the current quarter ended 31 July 2010 as compared to a revenue of RM952.6 million and a pre-tax profit of RM119.9 million reported in the preceding year corresponding quarter. The slightly higher revenue attained was mainly attributed to the marginal increases in revenue from all the businesses operated by the Group in the current quarter under review as compared to the previous year corresponding quarter.

Pre-tax profit was lower mainly due to the lower contribution from the gaming business operated by BToto's subsidiary company, Sports Toto (Malaysia) Sdn Bhd, ("Sports Toto"). Sports Toto registered a lower pre-tax profit in the quarter under review due to the increase in Pool Betting Duty from 6% to 8% with effect from 1 June 2010 and its relatively higher prize payout. However, the Group had also registered higher exceptional gains in the current quarter, mainly the gain on disposal of an associated company amounting to RM53.3 million.

B2 First Quarter vs. Fourth Quarter of Preceding Year

For the quarter under review, the Group reported a decrease in revenue from RM1.12 billion to RM978.9 million whilst pre-tax profit dropped to RM112.4 million as compared to RM153.7 million reported in the preceding quarter ended 30 April 2010.

The drop in revenue was mainly due to lower revenue reported by the property development business from lower property sales. In addition, the gaming business also reported a lower revenue mainly due to the preceding quarter recording seasonally higher sales during Chinese Lunar New Year festive season in the month of February 2010. The decrease in revenue from these businesses were partly mitigated by an increase in revenue from hotels and resorts business after the end of monsoon season (which affected the resorts of the Group located at the East Coast of Peninsular Malaysia in the preceding quarter).

Pre-tax profit was lower in the current quarter mainly due to lower profit contribution from the gaming business arising from the increase in Pool Betting Duty from 6% to 8% with effect from 1 June 2010 and lower sales despite a lower prize payout. The profit contribution from property development business was also lower as a result of lower property sales registered. As mentioned in the paragraph above, improved revenue from the hotels and resorts business has partly mitigated the lower profit contribution from the gaming and property development businesses. In addition, the Group also recorded the aforesaid RM53.3 million gain from disposal of an associated company in the current quarter under review.

B3 Future Prospects

Barring unforeseen circumstances, the Directors are of the view that the Group's operating performance for the remaining quarters of the financial year ending 30 April 2011 will remain satisfactory.

NOTES (Continued)

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

B5 The taxation charge for the current quarter ended 31 July 2010 are detailed as follows:

	Quarter ended 31/07/10 RM'000
Malaysian income tax	33,133
Foreign tax	4,289
Underprovision in prior years	1
Deferred taxation	(2,950)
	34,473

The disproportionate tax charge of the Group for the current quarter ended 31 July 2010 was mainly due to certain expenses being disallowed for tax purposes and non-availability of Group tax relief in respect of losses incurred by certain subsidiary companies.

B6 Other than subsidiary companies with principal activities of property development, there were no profits / (losses) on sale of properties and there were no profits / (losses) on sale of unquoted investments for the current quarter ended 31 July 2010.

B7 (a) The purchases and disposal of quoted securities during the current quarter ended 31 July 2010 are as follows:

	Quarter ended 31/07/10 RM'000
(i) Total purchases:	
Quoted securities in Malaysia	82,386
Quoted securities outside Malaysia	-
(ii) Total disposal:	
Total sales consideration	-
Gain on disposal of quoted securities	-

NOTES (Continued)

B7 (b) Investments in long term quoted securities as at 31 July 2010 are as follows:

		RM'000	RM'000
Quoted securities, at cost	- In Malaysia	258,814	
	- Outside Malaysia	16,596	275,410
Quoted securities, at book value	- In Malaysia	226,736	
	- Outside Malaysia	20,489	247,225
Quoted securities, at market value	- In Malaysia	226,736	
	- Outside Malaysia	20,489	247,225

B8 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below:

(a) 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 fixtures erected thereon from STC ("STC Land") 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 million to be satisfied with 750 acres of land located in Sungai Tinggi ("BCity Land") with a newly built turf club thereon ("STC Proposals"). SMSB had proposed to acquire BCity Land from BerjayaCity Sdn Bhd ("BCity"), a subsidiary company of Berjaya Corporation Berhad and to appoint BCity as the turnkey contractor for the construction of the new turf club.

On 13 October 2004, the Company announced that the approval from the Foreign Investment Committee ("FIC") has been obtained for the above proposal. On 14 November 2004, the Company announced that shareholders' approvals for STC Proposals have been obtained.

On 29 January 2010, the Company announced that STC and SMSB have mutually agreed to an extension time to 18 January 2011 to fulfill the conditions precedent ("CP") in the abovementioned conditional sale and purchase agreement.

Subsequently, on 28 June 2010, the Company announced the status of the CP of the STC Proposals as follows:

1. Approval of the FIC for the STC Proposals was obtained on 12 October 2004.
2. Approval of the FIC for the acquisition of the BCity Land by STC was obtained on 21 October 2004.
3. Approvals of the shareholders of SMSB, the Company, BCity and Berjaya Group Berhad for the STC Proposals was obtained on November 2004.
4. Approvals of the State Authority Consent for the transfer of the portion of STC Land in favour of SMSB was obtained on 11 January 2005. However, the consent had lapsed and application will be re-submitted after item 6 of the CP is fulfilled.
5. The agreement between STC and SMSB on the layout plans, building plans, designs, drawings and specifications for the new turf club is still pending the fulfillment of item 6 of the CP.

NOTES (Continued)

(a) The status of CP of the STC Proposals were as follows (Cont'd):

6a. The approval for the master layout plan for BCity Land which was obtained on 11 February 2008 is to be re-tabled due to the change of the Selangor State government and SMSB is awaiting the decision on from the Selangor State government.

6b. The approval for the Majlis Daerah Hulu Selangor ("MDHS") for the Development Order, Earthworks and Infrastructure and Building Plan pertaining to the construction of the new turf club is pending as MDHS is unable to process the application until item 6a is fulfilled.

6c. The approval of the State Exco of Selangor for the conversion and sub-division of BCity Land is pending as the application will only be tabled at the State Exco of Selangor after approvals for items 6a and 6b are obtained.

(b) On 12 December 2007, the Company announced that its holding company, Berjaya Corporation Berhad has on behalf of the Company, entered into an agreement of cooperation ("Agreement") with Hanoi Electronics Corporation, Vietnam ("Hanel") to record their agreement in principle for the Company and Hanel to collaborate on the proposed development of a parcel of land measuring approximately 405 hectares (or about 1,000 acres) in Sai Dong A, Long Bien District, Hanoi City, Vietnam into a mixed residential, commercial and industrial township development ("Project"). Subject to the approvals from the relevant authorities in Vietnam, the Company and Hanel proposed to undertake the development of the Project via a joint venture and will establish a limited liability company in Vietnam to be known as "Berjaya-Hanel Company Limited" ("JVC"). A conditional joint venture agreement will be entered into within 6 months from the date of the execution of the Agreement or such extended time to be mutually agreed between the parties. The estimated total investment charter capital for the JVC shall be between USD2.0 billion (or about RM6.7 billion) to USD3.0 billion (or about RM10.1 billion) and the estimated charter capital of the JVC shall be between USD300 million (or about RM1.0 billion) to USD450 million (or about RM1.5 billion). The Company's portion of the charter capital is estimated to be between USD210 million (or about RM703.5 million) to USD315 million (or about RM1.1 billion) representing 70% stake in the JVC.

Save for the approvals of the relevant authority(ies) in Vietnam for the formation of the JVC and the development of the Project on the abovementioned property, no approvals are required from the shareholders of the Company and the relevant Malaysian authorities for the entering into the Agreement.

(c) On 28 January 2008, the Company announced that it has on even date entered into an agreement in principle ("Agreement") with Tin Nghia Co. Ltd, Vietnam ("TNC"), Development Investment Construction Corporation, Vietnam ("DIC") and Vietnam Infrastructure Hexagon Limited ("VIHL") to record their agreement in principle to collaborate on the proposed construction of a bridge across the Dong Nai River linking Nhon Trach District, Dong Nai Province to Ho Chi Minh City ("Bridge Project").

In general, the abovementioned parties have agreed that the Company and TNC shall contribute up to 50% of the charter/equity capital of the joint venture company and DIC and VIHL shall contribute the remaining 50%. The Bridge Project will be jointly managed by the Company and VIHL.

The entering of the Agreement is not subject to the approval of the shareholders of the Company or any other Malaysian relevant authorities. The Agreement is however subject to the approvals of the shareholders or board of TNC and DIC (where applicable) and the investment committee of VIHL. The Bridge Project is subject to the approvals of the People's Committees of Dong Nai Province and Ho Chi Minh City respectively.

NOTES (Continued)

(d) On 2 September 2010, the Company announced that at an Extraordinary General Meeting held on the same day, its shareholders had approved the following Proposals:
(a) Proposed Share Split involving the subdivision of every one existing ordinary share of RM1.00 each into two ordinary shares of RM0.50 each (Subdivided Shares) on entitlement date; and
(b) Proposed Bonus Issue of up to 2,517,187,104 new ordinary shares of RM0.50 each ("Bonus Shares") to be credited as fully paid-up on the basis of one Bonus Share for every one Subdivided Share held on entitlement date.

The entitlement date for the Proposals was fixed on 21 September 2010 and the date of listing and quotation the Subdivided Shares and Bonus Shares on the Main Market of Bursa Securities shall be on 22 September 2010.

B9 Group borrowings and debt securities as at 31 July 2010:

			RM'000
Short term borrowings			
Secured -	Denominated in Ringgit Malaysia		428,102
	Denominated in USD (USD81,753,000)	*	261,243
	Denominated in GBP (£510,000)	*	2,543
	Denominated in SGD (SGD253,000)	*	593
Short term borrowings carried forward			692,481
Long term borrowings			
Secured -	Denominated in Ringgit Malaysia		954,305
	Denominated in USD (USD18,339,000)	*	58,602
	Denominated in GBP (£1,480,000)	*	7,380
			1,020,287
Total bank borrowings			1,712,768
8% Exchangeable Bonds (secured)			711,000
Medium Term Notes (secured)			500,000

** Converted at the respective exchange rates prevailing as at 31 July 2010*

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 does not recommend any dividend in the current quarter (previous year corresponding quarter ended 31 July 2009 : Nil).

NOTES (Continued)

B13 The basic and fully diluted earnings per share are calculated as follows:

	Group (3-month period)			
	Income (RM'000)		Earnings per share (sen)	
	31/07/10	31/07/09	31/07/10	31/07/09
Net profit for the quarter attributable to equity holders of the Parent	44,512	28,829		
Weighted average number of ordinary shares in issue with voting rights ('000)	1,244,075	1,248,277		
Basic earnings per share (sen)			3.58	2.31

There are no potential ordinary shares outstanding as at 31 July 2010. As such, the fully diluted earnings per share of the Group is equivalent to the basic earnings per share.

c.c. Securities Commission