



(Company No. 4131-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL STATEMENTS FOR THE 2ND QUARTER ENDED 30 JUNE 2007

Table of contents

Page

a	Condensed Consolidated Income Statements	1
b	Condensed Consolidated Balance Sheets	2
c	Condensed Consolidated Statements of Changes in Equity	3
d	Condensed Consolidated Cash Flow Statements	4
e	Explanatory Notes to the Interim Financial Statements	5 - 14

UNITED MALAYAN LAND BHD(Company No. 4131-M)
(Incorporated in Malaysia)**CONDENSED CONSOLIDATED INCOME STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2007**

	← INDIVIDUAL QUARTER →		← CUMULATIVE PERIOD →	
	Current year	Preceding year comparative	Current year	Preceding year comparative
	3 months ended	3 months ended	6 months ended	6 months ended
	30/06/2007 (RM'000)	30/06/2006 (RM'000)	30/06/2007 (RM'000)	30/06/2006 (RM'000)
Revenue	134,145	75,134	235,138	139,951
Operating expenses	(99,163)	(67,751)	(185,565)	(124,910)
Other income	1,792	1,187	2,984	2,191
Finance cost	(3,410)	(2,205)	(6,267)	(2,897)
Share of (loss)/profit of associates	1	(8)	(10)	(7)
Share of loss of a jointly controlled entity	(29)	-	(29)	-
Profit before tax	<u>33,336</u>	<u>6,357</u>	<u>46,251</u>	<u>14,328</u>
Tax expense	(6,172)	(762)	(9,887)	(3,057)
Profit for the financial period	<u>27,164</u>	<u>5,595</u>	<u>36,364</u>	<u>11,271</u>
Attributable to :				
Equity holders of the Company	23,512	3,533	29,407	7,464
Minority interests	3,652	2,062	6,957	3,807
	<u>27,164</u>	<u>5,595</u>	<u>36,364</u>	<u>11,271</u>
Earnings per share (sen)				
- Basic	<u>9.85</u>	<u>1.52</u>	<u>12.48</u>	<u>3.22</u>
- Diluted	<u>9.82</u>	<u>N.A.</u>	<u>12.46</u>	<u>N.A.</u>

Note :

The Condensed Consolidated Income Statements should be read in conjunction with the annual financial statements for the financial year ended 31 December 2006.

UNITED MALAYAN LAND BHD(Company No. 4131-M)
(Incorporated in Malaysia)**CONDENSED CONSOLIDATED BALANCE SHEETS AS AT 30 JUNE 2007**

	As at 30/06/2007 (RM'000)	As at 31/12/2006 (RM'000)
ASSETS		
<u>Non-current assets</u>		
Property, plant and equipment	344,438	344,292
Investment in an associate	3,113	3,175
Investment in jointly controlled entities	20,061	-
Other investments	5,541	1,541
Land held for property development	165,969	174,294
Deferred tax assets	13,669	17,249
	<u>552,791</u>	<u>540,551</u>
<u>Current assets</u>		
Completed properties	120,358	121,150
Property development costs	342,723	379,062
Trade and other receivables	281,131	259,471
Bank and cash balances	65,060	52,926
	<u>809,272</u>	<u>812,609</u>
Total Assets	<u><u>1,362,063</u></u>	<u><u>1,353,160</u></u>
EQUITY AND LIABILITIES		
<u>Capital and reserves attributable to equity holders of the Company</u>		
Share capital	240,636	232,347
Other reserves	321,213	317,875
Retained earnings	240,165	222,166
	<u>802,014</u>	<u>772,388</u>
Minority interests	<u>80,445</u>	<u>74,653</u>
Total equity	<u><u>882,459</u></u>	<u><u>847,041</u></u>
<u>Non-current liabilities</u>		
Deferred tax liabilities	29,115	29,115
Borrowings	145,579	116,105
	<u>174,694</u>	<u>145,220</u>
<u>Current liabilities</u>		
Trade and other payables	103,323	121,841
Provision	298	183
Borrowings	183,474	228,334
Current tax liabilities	6,407	4,743
Dividend payable	11,408	5,798
	<u>304,910</u>	<u>360,899</u>
Total Liabilities	<u><u>479,604</u></u>	<u><u>506,119</u></u>
Total Equity and Liabilities	<u><u>1,362,063</u></u>	<u><u>1,353,160</u></u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	3.34	3.33

Note :

The Condensed Consolidated Balance Sheets should be read in conjunction with the annual financial statements for the financial year ended 31 December 2006.

The net assets per share attributable to ordinary equity holders of the Company is calculated by dividing the equity attributable to equity holders of the Company of RM802,013,747 [Year 2006 : RM772,388,561] at the end of the financial period by the issued share capital of 240,234,233 shares, (which is net of 401,800 treasury shares) [Year 2006 : 231,944,833 shares, (which is net of 401,800 treasury shares)], of the Company at the end of the financial period.

UNITED MALAYAN LAND BHD

 (Company No. 4131-M)
 (Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
 FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2007**

	← Attributable to equity holders of the Company →						Total (RM'000)	Minority interests (RM'000)	Total equity (RM'000)
	Share capital (RM'000)	Share premium (RM'000)	Revaluation and other reserves (RM'000)	Treasury shares (RM'000)	Retained earnings (RM'000)	Revaluation reserves * (RM'000)			
6 months ended 30/06/2007									
Balance as at 1/1/2007	232,347	60,428	195,319	(463)	222,166	62,591	772,388	74,653	847,041
Profit for the financial period	-	-	-	-	29,407	-	29,407	6,957	36,364
Total recognised income and expense for the financial period	-	-	-	-	29,407	-	29,407	6,957	36,364
Employees' share option scheme:									
- shares issued	8,289	3,100	(400)	-	-	-	10,989	-	10,989
- options granted	-	-	638	-	-	-	638	-	638
Issuance of ordinary shares in a subsidiary to a minority interest	-	-	-	-	-	-	-	29	29
Final dividend for the financial year ended 31 December 2006	-	-	-	-	(11,408)	-	(11,408)	(1,194)	(12,602)
Balance as at 30/06/2007	<u>240,636</u>	<u>63,528</u>	<u>195,557</u>	<u>(463)</u>	<u>240,165</u>	<u>62,591</u>	<u>802,014</u>	<u>80,445</u>	<u>882,459</u>
6 months ended 30/06/2006									
Balance as at 1/1/2006	232,347	60,428	199,120	(449)	196,166	58,790	746,402	59,401	805,803
Profit for the financial period	-	-	-	-	7,464	-	7,464	3,807	11,271
Total recognised income and expense for the financial period	-	-	-	-	7,464	-	7,464	3,807	11,271
Treasury shares acquired (13,100 ordinary shares)	-	-	-	(13)	-	-	(13)	-	(13)
Final dividend for the financial year ended 31 December 2005	-	-	-	-	(8,350)	-	(8,350)	(1,177)	(9,527)
Balance as at 30/06/2006	<u>232,347</u>	<u>60,428</u>	<u>199,120</u>	<u>(462)</u>	<u>195,280</u>	<u>58,790</u>	<u>745,503</u>	<u>62,031</u>	<u>807,534</u>

* This represents the accumulated revaluation reserves which have already been realised.

Note:

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the annual financial statements for the financial year ended 31 December 2006.

UNITED MALAYAN LAND BHD(Company No. 4131-M)
(Incorporated in Malaysia)**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2007**

	6 months ended 30/06/2007 (RM'000)	6 months ended 30/06/2006 (RM'000)
<u>Operating Activities</u>		
Profit before tax	46,251	14,328
Adjustments for :-		
Allowance for doubtful debts	786	1,156
Depreciation of property, plant and equipment	750	722
Gain on disposal of property, plant and equipment	-	(34)
Interest expense	6,267	2,897
Interest income	(1,582)	(1,273)
Write back of allowance for doubtful debts	(90)	(870)
Share of results of associates	10	7
Share of results of a jointly controlled entity	29	
	52,421	16,933
Decrease in land held for property development, completed properties and property development costs	52,079	5,013
Increase in receivables	(20,529)	(42,829)
Decrease in payables	(23,894)	(21,102)
Net cash flow from operations	60,077	(41,985)
Interest paid	(8,591)	(7,533)
Interest received	894	656
Tax paid	(5,781)	(2,214)
Net cash flow from operating activities	46,599	(51,076)
<u>Investing Activities</u>		
Proceeds from disposal of property, plant and equipment	-	34
Purchase of property, plant and equipment	(897)	(424)
Investment in jointly controlled entities	(20,039)	
Share buyback	-	(13)
Net cash flow from investing activities	(20,936)	(403)
<u>Financing Activities</u>		
Dividends paid	(5,798)	(4,175)
Finance lease principal payments	(66)	-
Proceeds from issuance of ordinary shares on exercise of ESOS	11,626	-
Proceeds from issuance of shares in a subsidiary company to a minority interest	29	-
Net drawdown of borrowings	2,933	22,244
Net cash flow from financing activities	8,724	18,069
Net change in Cash and Cash Equivalents	34,387	(33,410)
Cash and Cash Equivalents at beginning of the financial period	17,596	31,670
Cash and Cash Equivalents at end of the financial period	51,983	(1,740)
Cash and cash equivalents comprise :		
Bank and cash balances	20,351	1,381
Bank balances under Housing Development Accounts	39,278	22,444
Bank balances under sinking fund	5,431	2,360
Bank overdraft	(13,077)	(27,925)
	51,983	(1,740)

Notes:

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the annual financial statements for the financial year ended 31 December 2006.

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

A. EXPLANATORY NOTES PURSUANT TO FRS 134 REQUIREMENTS

A1. Basis of Preparation

(A statement that the same accounting policies and methods of computation are followed in the interim financial statements as compared with the most recent annual financial statements or, if those policies or methods have been changed, a description of the nature and effect of the change).

The interim financial report has been prepared in accordance with Financial Reporting Standard (“FRS”) 134 “Interim Financial Reporting” and Chapter 9 Part K of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the Group’s annual financial statements for the financial year ended 31 December 2006 (the most recent annual financial statements).

The same accounting policies and methods of computation have been followed in the interim financial statements as compared with the Group’s annual financial statements for the financial year ended 31 December 2006.

A2. Auditor’s Report on Preceding Annual Financial Statements

(Where the audit report of the enterprise’s preceding annual financial statements was qualified, disclosure of the qualification and the current status of the matter(s) giving rise to the qualification).

The audit report of the Group’s annual financial statements for the financial year ended 31 December 2006 was not subject to any qualification.

A3. Seasonal or Cyclical Factors

(Explanatory comments about the seasonality or cyclicity of interim operations).

The Group’s operations are not subject to any seasonality of operations. To the extent that property development is affected by the so-called “property cycle” over a longer time period, the Group’s operations are similarly affected.

A4. Unusual items

(The nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size, or incidence).

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the financial year-to-date.

A5. Changes in Estimates

(The nature and amount of changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years, if those changes have a material effect in the current interim period).

There were no changes in estimates of amounts reported in prior quarters of the current financial year or changes in estimates of amounts reported in prior financial years which have a material effect in the current quarter, as no such estimates have been provided.

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

A. EXPLANATORY NOTES PURSUANT TO FRS 134 REQUIREMENTS (CONTINUED)

A6. Debt and Equity Securities

(Issuance, cancellations, repurchases, resale and repayments of debt and equity securities).

There were no issuance, cancellations, repurchases, resale and repayments of debt and equity securities for the financial year-to-date except for the following:

During the financial year to-date, 8,289,400 new ordinary shares of RM1.00 each were issued by the Company at the exercise prices ranging from RM1.31 to RM1.61 per share for cash by virtue of the exercise of options over ordinary shares pursuant to the Company's Employees' Share Option Scheme.

The details of shares held as treasury shares as at the end of the current financial year-to-date are as follows:

Cumulative no. of shares bought back	401,800
Total investments at cost	RM463,068
Average buy-back cost per share	RM1.15
Total disposals of buy-back shares	Nil
Market price per share @ 28-8-07 (Tuesday)	RM2.56
Total market value of buy-back shares @ 28-8-07	RM1,028,608

The shares are all held as treasury shares. None of the shares bought back has been resold in the market.

A7. Dividends Paid

(Dividends paid (aggregate or per share) separately for ordinary shares and other shares).

A tax exempt interim dividend of 2.5 sen per ordinary share in respect of the financial year ended 31 December 2006 was paid on 23 February 2007.

A8. Segmental Information

(Segment revenue and segment result for business segments or geographical segments, whichever is the enterprise's primary basis of segment reporting [disclosure of segment data is required in an enterprise's interim financial report only if FRS114, Segment Reporting, requires that enterprise to disclose segment data in its annual financial statements]).

The Group is primarily engaged in the property development industry (Primary segment). All activities of the Group are conducted within Malaysia (Secondary segment).

A9. Valuation of Property, Plant and Equipment

(Where valuations of property, plant and equipment have been brought forward, without amendment from the previous annual financial statements, a statement to that effect should be given).

The carrying value of property, plant and equipment is based on the valuation incorporated in the annual financial statements for the financial year ended 31 December 2006.

A10. Subsequent Events

(Material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period).

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

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

A. EXPLANATORY NOTES PURSUANT TO FRS 134 REQUIREMENTS (CONTINUED)

A11. Changes in the Composition of the Group

(The effect of changes in the composition of the enterprise during the interim period, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructuring, and discontinuing operations).

There were no changes in the composition of the Group, including business combinations, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations during the current quarter.

A12. Changes in Contingent Liabilities and Contingent Assets

(Changes in contingent liabilities or contingent assets since the last annual balance sheet date).

There were no changes in contingent liabilities or contingent assets since 31 December 2006.

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Performance Review

(A review of the performance of the company and its principal subsidiaries, setting out material factors affecting the earnings and/or revenue of the company and the group for the current quarter and financial year-to-date).

For the current quarter under review, the Group recorded revenue of RM134.1 million and profit before tax ("PBT") of RM33.3 million. This represents an increase of 79% in revenue and 420% in PBT compared to revenue of RM75.1 million and PBT of RM6.4 million recorded in the corresponding quarter of the preceding year.

For the current financial year-to-date, revenue was RM235.1 million and PBT was RM46.3 million. This represents an increase of 68% in revenue and 224% in PBT compared to revenue of RM140.0 million and PBT of RM14.3 million in the preceding financial year to-date.

The significant increase in revenue and PBT of the Group were mainly contributed by sale of bungalow lots in Bandar Seri Alam during the period under review, as well as higher profit recognition from Suasana Sentral Loft project.

B2. Material Changes As Compared With Immediate Preceding Quarter

(An explanatory comment on any material change in the profit before taxation for the quarter reported on as compared with the immediate preceding quarter).

	Quarter ended 30 Jun 2007 3 months' results (Apr'07-Jun'07) RM'000	Quarter ended 31 Mar 2007 3 months' results (Jan'07-Mar'07) RM' 000	Variance RM'000
Profit before tax	<u>33,336</u>	<u>12,915</u>	<u>20,421</u>

For the current quarter under review, the Group achieved a profit before tax of RM33.3 million. This is an increase of RM20.4 million compared to that of the immediate preceding quarter (quarter ended 31 March 2007). The increase was mainly contributed by the sale of bungalow lots in Bandar Seri Alam in the current quarter.

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B3. Prospects

(A commentary on the prospects, including the factors that are likely to influence the company's prospects for the remaining period to the end of the financial year or the next financial year if the reporting period is the last quarter).

The Group will remain focused on its twin strategic directions which are the developments of:

- (a) its Township Division (ie. Bandar Seri Alam & Seri Austin in Johor and Bandar Seri Putra in Bangi); and
- (b) its niche developments in prime locations.

The Group's two townships in Johor are both within the Iskandar Development Region and are thus poised to benefit from the expected increase in economic activities in the region. In addition, the planned infrastructure developments, ie. an alternative new Southern Coastal Road from Johor Bahru to Pasir Gudang and the expansion of the Pasir Gudang Highway from a 4-lane to a 6-lane highway, would provide easier and faster accessibility to both townships, particularly to Bandar Seri Alam.

In respect of niche developments, the Group's on-going Suasana Sentral Loft project will continue to contribute to the Group's earnings in the current financial year. Besides this project, the Group has in its pipeline the Mayang Project, Raja Chulan Project and Bangsar Project. The Group is also actively sourcing for and venturing into new niche projects to add to its current portfolio.

With the anticipated higher level of contribution from the Township Division and niche developments, the Group's performance for the current financial year is expected to be better than 2006.

B4. Profit Forecast or Profit Guarantee

(An explanatory note for any (only applicable to the final quarter for companies which have provided a profit forecast or profit guarantee in a public document):-

- (a) *Variance of actual profit after tax and minority interest and the forecast profit after tax and minority interest (where the variance exceeds 10%);*
- (b) *Shortfall in profit guarantee).*

The Group has not given any profit forecast or profit guarantee in respect of any corporate proposals.

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B5. Income Tax Expense

(A breakdown of the tax charge and an explanation of the variance between the effective and statutory tax rate for the current quarter and financial year-to-date).

The tax figures in the condensed consolidated income statements represent the following:

	Current Quarter 30 Jun 2007 RM '000	Cumulative Period 30 Jun 2007 RM '000
<u>Group</u>		
Current tax	2,717	6,243
Deferred tax	3,947	3,536
Underprovision in prior financial years	(492)	108
	6,172	9,887

The effective tax rates of the Group for the current quarter and financial year-to-date were lower than the statutory tax rate mainly due to restatement of land cost of a subsidiary company for tax purposes and utilisation of group relief on tax losses.

B6. Sale of Unquoted Investments and Properties

(The amount of profits/(losses) on any sale of unquoted investments and/or properties respectively for the current quarter and financial year-to-date).

There was no sale of unquoted investments or properties for the current quarter and financial year-to-date.

B7. Quoted Securities

(The following particulars of any purchase or disposal of quoted securities other than securities in existing subsidiaries and associated companies by all companies except closed-end funds, a company whose activities are regulated by any written law relating to banking, finance companies or insurance and are subject to supervision by Bank Negara Malaysia, Member Companies and such other companies as may be exempted by the Exchange:

- (a) Total purchase consideration and sale proceeds of quoted securities for the current quarter and financial year-to-date and profit/loss arising therefrom;*
- (b) Investments in quoted securities as at the reporting period:-*
 - (i) at cost;*
 - (ii) at carrying value/book value; and*
 - (iii) at market value).*

There were no purchases or disposals of quoted securities for the current quarter and financial year-to-date.

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B8. Status of Corporate Proposals

- (a) *The status of corporate proposals announced but not completed at the latest practicable date which shall not be earlier than 7 days from the date of issue of the quarterly report.*
- (b) *Where applicable, a brief explanation of the status of utilisation of proceeds raised from any corporate proposal).*

There were no corporate proposals announced but not completed as at 29 August 2007 (the latest practicable date which shall not be earlier than 7 days from the date of issue of this quarterly report) except for the following:

- (i) On 25 August 2006, UMLand announced that on 24 August 2006, it had entered into a joint venture and shareholders' agreement with Impian Pasti Sdn Bhd ("IPSB") to govern Exquisite Skyline Sdn Bhd ("ESSB"), a joint venture company, for the development of serviced residences ("Proposed Raja Chulan Joint Venture"). Pursuant to the Proposed Raja Chulan Joint Venture, UMLand and IPSB will hold 71% and 29% equity interest in ESSB respectively.

The Proposed Raja Chulan Joint Venture is subject to approval of the FIC which was obtained on 14 November 2006.

On 25 August 2006, UMLand also announced that ESSB had on even date entered into a joint land development agreement with MMC Frigstad Offshore Sdn Bhd ("MMCFO") to jointly develop a piece of freehold land measuring approximately 6,070 square metres and held under H.S.(D) 98859 PT 21 Town and District of Kuala Lumpur ("Raja Chulan Land") ("Proposed Joint Land Development").

The Proposed Joint Land Development is subject to the following conditions precedent:

- receipt by ESSB of a written confirmation from Anglo-Oriental (Malaya) Sdn Bhd ("AOSB") that the sale of Raja Chulan Land to MMCFO has been completed and that Raja Chulan Land has been registered in favour of MMCFO. This condition precedent was fulfilled vide a confirmation letter from AOSB dated 7 May 2007; and
- procurement of development order by ESSB. ESSB and MMCFO had via a Supplemental Agreement dated 17 August 2007, agreed to extend the cut-off date for procurement of the development order by ESSB to 23 November 2007 being three (3) months from the expiry of the initial cut-off date on 24 August 2007.

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B9. Borrowings and Debt Securities

(The group borrowings and debt securities as at the end of the reporting period:-

- (a) Whether secured or unsecured, and a breakdown between secured and unsecured, if applicable;*
- (b) Breakdown between short term and long term borrowings; and*
- (c) Whether denominated in foreign currency, and a breakdown of the debt/borrowings in each currency, if applicable).*

As at 30 June 2007, the Group borrowings were as follows:

Type of loans	Total RM'000
Short Term Loan	
Revolving credit (Secured)	118,791
Revolving credit (Unsecured)	17,500
Overdraft (Secured)	13,077
Term loan (Secured)	26,358
Bridging loan (Secured)	7,500
Finance lease liabilities (Secured)	248
Sub-total	183,474
Long Term Loan	
Term loan (Secured)	56,000
Term loan (Unsecured)	60,000
Bridging loan (Secured)	28,635
Finance lease liabilities (Secured)	944
Sub-total	145,579
Total	329,053

All borrowings are denominated in Ringgit Malaysia.

B10. Off Balance Sheet Financial Instruments

(A summary of off balance sheet financial instruments by type and maturity profile at the latest practicable date which shall not be earlier than 7 days from the date of issue of the quarterly report, including the following information:-

- (a) the face or contract amount (or notional principal amount if there is no face or contract amount); and*
- (b) the nature and terms, including at a minimum, a discussion of:*
 - (i) the credit and market risk of those instruments;*
 - (ii) the cash requirement of those instruments; and*
 - (iii) the related accounting policies).*

There were no off balance sheet financial instruments as at 29 August 2007 (the latest practicable date which shall not be earlier than 7 days from the date of issue of this quarterly report).

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B11. Material Litigation

(Changes in material litigation (including status of any pending material litigation) since the last annual balance sheet date which shall be made up to a date not earlier than 7 days from the date of issue of the quarterly report).

There were no pending material litigation as at 29 August 2007 (a date not earlier than 7 days from the date of issue of this quarterly report) since the last annual balance sheet date except for the following:

The Inland Revenue Board has raised notices of assessment and additional assessments in respect of prior years' income taxes of a subsidiary company, Bangi Heights Development Sdn Bhd ("BHD"). The assessments are mainly due to a different tax treatment accorded by Inland Revenue Board on the deduction of capitalised interest expense.

The Group does not agree with the assessments and additional assessments and has filed appeals to the Special Commissioner of Income Tax. A deciding order was issued by the Special Commissioner of Income Tax on 22 November 2005 which disallowed the deduction of capitalised interest expense. The Group will continue to defend its position against these assessments and additional assessments and has filed an appeal to the High Court. Hearing at the High Court has been postponed to 11 September 2008.

Pending the resolution of the above matters, the Group has provisionally paid to-date an amount of RM2.1 million as at 30 June 2007.

In the opinion of the solicitors representing BHD in the tax appeal, the company has a good case in its appeal to the High Court.

The Directors are of the opinion that in the event that the High Court upholds the decision of the Special Commissioner of Income Tax, the Group's financial position will not be adversely affected as all additional income taxes arising from disallowance of capitalised interest expense in respect of its prior years of assessment have been paid in full.

B12. Dividend

(Dividend: To be completed if a decision regarding dividend has been made. (State whether dividend amount is before tax, net of tax or tax exempt and if before tax or net of tax, state the tax rate):

- (a)
 - (i) *an interim/final ordinary dividend has/has not been declared/recommended;*
 - (ii) *the amount per share ... sen;*
 - (iii) *the previous corresponding period ... sen;*
 - (iv) *the date payable ...; and*
 - (v) *in respect of deposited securities, entitlement to dividends will be determined on the basis of the record of depositors as at ... dd/mm/yyyy; and*

- (b) *the total dividend for the current financial year ... sen.*

The Board of Directors is not recommending any interim dividend for the current quarter and financial year-to-date.

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B13. Earnings Per Share (“EPS”)

(To disclose the following in respect of earnings per share:-

- (a) the amount used as the numerator in calculating basic and diluted earnings per share and a reconciliation of those amounts to the net profit or loss for the reporting period; and*
- (b) the weighted average number of ordinary shares used as the denominator in calculating basic and diluted earnings per share, and a reconciliation of these denominators to each other).*

Basic EPS

Basic EPS of the Group is calculated by dividing the profit for the financial period attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period, excluding ordinary shares acquired by the Company and held as treasury shares.

	Current Quarter 30 June 2007	Cumulative Period 30 June 2007
Profit for the financial period attributable to equity holders of the Company (RM'000)	23,512	29,407
Weighted average number of ordinary shares in issue ('000)	238,688	235,583
Basic EPS (sen)	9.85	12.48

UNITED MALAYAN LAND BHD

(Company No. 4131-M)

(Incorporated in Malaysia)

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B13. Earnings Per Share (“EPS”) (continued)

Diluted EPS

For the diluted EPS calculation, the weighted average number of ordinary shares in issue is adjusted to assume conversion of all dilutive potential ordinary shares. The Group’s dilutive potential ordinary shares are in respect of options over ordinary shares granted to employees.

In respect of options over ordinary shares granted to employees, a calculation is done to determine the number of ordinary shares that could have been acquired at fair value (determined as the average share price of the Company’s shares) based on the monetary value of the subscription rights attached to outstanding options over ordinary shares. The number of ordinary shares calculated is compared with the number of shares that would have been issued assuming the exercise of the options over ordinary shares. The difference is added to the denominator as an issue of ordinary shares for no consideration. This calculation serves to determine the “bonus” element in the ordinary shares outstanding for the purpose of computing the dilution. No adjustment is made to profit for the financial period attributable to equity holders of the Company for the options over ordinary shares calculation.

	Current Quarter 30 June 2007	Cumulative Period 30 June 2007
Profit for the financial period attributable to equity holders of the Company (RM’000)	23,512	29,407
Weighted average number of ordinary shares in issue (diluted) (‘000)	239,362	236,057
Diluted EPS (sen)	9.82	12.46