



## **INTERIM FINANCIAL STATEMENTS FOR THE 4TH QUARTER ENDED 31 DECEMBER 2007**

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**UNITED MALAYAN LAND BHD**

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

**CONDENSED CONSOLIDATED INCOME STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2007**

	← INDIVIDUAL QUARTER →		← CUMULATIVE PERIOD →	
	Current year	Preceding year comparative	Current year	Preceding year comparative
	3 months ended 31/12/2007 (RM'000)	3 months ended 31/12/2006 (RM'000)	12 months ended 31/12/2007 (RM'000)	12 months ended 31/12/2006 (RM'000)
Revenue	58,021	163,134	396,767	416,577
Operating expenses	(49,152)	(126,438)	(320,717)	(345,613)
Other income	2,317	1,769	7,402	4,511
Finance costs	(2,823)	(2,816)	(12,442)	(8,352)
Share of profit of associates	20	343	18	340
Share of profit of jointly controlled entities	64	-	25	-
Profit before tax	8,447	35,992	71,053	67,463
Tax expense	2,020	(3,387)	(11,103)	(10,886)
Profit for the financial year	10,467	32,605	59,950	56,577
Attributable to :				
Equity holders of the Company	8,801	23,012	46,610	40,148
Minority interests	1,666	9,593	13,340	16,429
	10,467	32,605	59,950	56,577
Earnings per share (sen)				
- Basic	3.65	9.92	19.56	17.31
- Diluted	3.65	N.A.	19.54	N.A.

## 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 31 DECEMBER 2007**

	As at 31/12/2007 (RM'000)	As at 31/12/2006 (RM'000)
<b><u>ASSETS</u></b>		
<b><u>Non-current assets</u></b>		
Property, plant and equipment	339,433	344,292
Investment in an associate	3,142	3,175
Investment in jointly controlled entities	20,115	-
Investment properties	6,843	-
Other investments	5,081	1,541
Land held for property development	163,974	174,294
Deferred tax assets	14,117	17,249
	<u>552,705</u>	<u>540,551</u>
<b><u>Current assets</u></b>		
Completed properties	114,226	121,150
Property development costs	320,902	379,062
Trade and other receivables	214,986	259,471
Bank and cash balances	78,011	52,926
	<u>728,125</u>	<u>812,609</u>
<b>Total Assets</b>	<b><u>1,280,830</u></b>	<b><u>1,353,160</u></b>
<b><u>EQUITY AND LIABILITIES</u></b>		
<b><u>Capital and reserves attributable to equity holders of the Company</u></b>		
Share capital	241,650	232,347
Other reserves	338,249	317,875
Retained earnings	252,932	222,166
	<u>832,831</u>	<u>772,388</u>
<b>Minority interests</b>	<b>86,871</b>	<b>74,653</b>
<b>Total equity</b>	<b><u>919,702</u></b>	<b><u>847,041</u></b>
<b><u>Non-current liabilities</u></b>		
Deferred tax liabilities	12,084	29,115
Borrowings	149,868	116,105
	<u>161,952</u>	<u>145,220</u>
<b><u>Current liabilities</u></b>		
Trade and other payables	91,763	121,841
Provision	2,578	183
Borrowings	100,004	228,334
Current tax liabilities	430	4,743
Dividend payable	4,401	5,798
	<u>199,176</u>	<u>360,899</u>
<b>Total Liabilities</b>	<b><u>361,128</u></b>	<b><u>506,119</u></b>
<b>Total Equity and Liabilities</b>	<b><u>1,280,830</u></b>	<b><u>1,353,160</u></b>
<b>Net assets per share attributable to ordinary equity holders of the Company (RM)</b>	<b>3.45</b>	<b>3.33</b>

## 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 RM832,830,978 [Year 2006 : RM772,388,561] at the end of the financial year by the issued share capital of 241,247,933 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 year.

**UNITED MALAYAN LAND BHD**

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

**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
 FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2007**

	← Attributable to equity holders of the Company →						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)			Total (RM'000)
<b>12 months ended 31/12/2007</b>									
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 year	-	-	-	-	46,610	-	46,610	13,340	59,950
Total recognised income and expense for the financial year	-	-	-	-	46,610	-	46,610	13,340	59,950
Employees' share option scheme:									
- shares issued	9,303	3,522	(478)	-	-	-	12,347	-	12,347
- options granted	-	-	1,145	-	-	-	1,145	-	1,145
Realisation of revaluation reserves	-	-	(7,206)	-	-	7,206	-	-	-
Issuance of ordinary shares in a subsidiary to a minority interest	-	-	-	-	-	-	-	72	72
Reversal of deferred tax liabilities	-	-	16,185	-	-	-	16,185	-	16,185
Final dividend for the financial year ended 31 December 2006	-	-	-	-	(11,443)	-	(11,443)	(1,194)	(12,637)
Interim dividend for the financial year ending 31 December 2007	-	-	-	-	(4,401)	-	(4,401)	-	(4,401)
Balance as at 31/12/2007	<u>241,650</u>	<u>63,950</u>	<u>204,965</u>	<u>(463)</u>	<u>252,932</u>	<u>69,797</u>	<u>832,831</u>	<u>86,871</u>	<u>919,702</u>

**12 months ended 31/12/2006**

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 year	-	-	-	-	40,148	-	40,148	16,429	56,577
Total recognised income and expense for the financial year	-	-	-	-	40,148	-	40,148	16,429	56,577
Treasury shares acquired (13,100 ordinary shares)	-	-	-	(14)	-	-	(14)	-	(14)
Realisation of revaluation reserves	-	-	(3,801)	-	-	3,801	-	-	-
Final dividend for the financial year ended 31 December 2005	-	-	-	-	(8,350)	-	(8,350)	(1,177)	(9,527)
Interim dividend for the financial year ended 31 December 2006	-	-	-	-	(5,798)	-	(5,798)	-	(5,798)
Balance as at 31/12/2006	<u>232,347</u>	<u>60,428</u>	<u>195,319</u>	<u>(463)</u>	<u>222,166</u>	<u>62,591</u>	<u>772,388</u>	<u>74,653</u>	<u>847,041</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 YEAR ENDED 31 DECEMBER 2007**

	12 months ended 31/12/2007 (RM'000)	12 months ended 31/12/2006 (RM'000)
<b><u>Operating Activities</u></b>		
Profit before tax	71,053	67,463
Adjustments for :-		
Allowance for doubtful debts	1,326	2,564
Depreciation of property, plant and equipment	1,653	1,586
Gain on disposal of property, plant and equipment	(20)	(34)
Impairment loss of other investments	460	468
Interest expense	12,442	8,352
Interest income	(4,449)	(1,844)
Share option expenses	1,145	-
Share of results of associates	(18)	(340)
Share of results of jointly controlled entities	(25)	-
Property, plant and equipment written off	8	-
Provision for penalty charges	2,500	-
Write back of allowance for doubtful debts	(332)	(4,351)
Write down of inventories	-	1,013
	<u>85,743</u>	<u>74,877</u>
Decrease in land held for property development, completed properties & property development costs	84,718	37,127
Decrease/(increase) in receivables	47,014	(168,535)
(Decrease)/increase in payables	(36,481)	26,783
Net cash flow from operations	<u>180,994</u>	<u>(29,748)</u>
Interest paid	(17,611)	(16,854)
Interest received	3,094	1,577
Tax paid	(15,298)	(16,193)
Net cash flow from operating activities	<u>151,179</u>	<u>(61,218)</u>
<b><u>Investing Activities</u></b>		
Investment in an associate	-	(87)
Investment in jointly controlled entities	(20,039)	-
Proceeds from disposal of property, plant and equipment	23	34
Purchase of property, plant and equipment	(926)	(758)
Share buyback	-	(14)
Net cash flow from investing activities	<u>(20,942)</u>	<u>(825)</u>
<b><u>Financing Activities</u></b>		
Dividends paid to equity holders of the Company	(17,241)	(12,526)
Dividends paid to a minority interest	(1,194)	(1,177)
Finance lease principal payments	(186)	(43)
Net (repayment)/drawdown of borrowings	(77,976)	61,715
Proceeds from issuance of ordinary shares on exercise of ESOS	12,347	-
Proceeds from issuance of shares in a subsidiary company to a minority interest	72	-
Net cash flow from financing activities	<u>(84,178)</u>	<u>47,969</u>
Net change in Cash and Cash Equivalents	46,059	(14,074)
Cash and Cash Equivalents at beginning of the financial year	17,596	31,670
Cash and Cash Equivalents at end of the financial year	<u>63,655</u>	<u>17,596</u>
Cash and cash equivalents comprise :		
Bank and cash balances	25,509	20,235
Bank balances under Housing Development Accounts	51,163	23,572
Bank balances under sinking fund	1,339	9,119
Bank overdraft	(14,356)	(35,330)
	<u>63,655</u>	<u>17,596</u>

## 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 auditor’s 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, 9,303,100 new ordinary shares of RM1.00 each were issued by the Company at the exercise prices ranging from RM1.31 to RM1.99 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 @ 27-02-08 (Wednesday)	RM1.76
Total market value of buy-back shares @ 27-02-08	RM707,168

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.

A final dividend of 6.5 sen gross per ordinary share, less income tax of 27% in respect of the financial year ended 31 December 2006 was paid on 24 September 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.

## **UNITED MALAYAN LAND BHD**

**(Company No. 4131-M)**

**(Incorporated in Malaysia)**

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

#### **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.

#### **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 RM58.0 million and profit before tax ("PBT") of RM8.4 million. This represents a decrease of 64% in revenue and 77% in PBT compared to revenue of RM163.1 million and PBT of RM36.0 million recorded in the corresponding quarter of the preceding year. The decrease was mainly due to higher percentage of profit contribution from Suasana Sentral Loft and Bandar Seri Putra developments in the corresponding quarter of the preceding year.

For the current financial year-to-date, revenue was RM396.8 million, a decrease of 5% compared to RM416.6 million in the preceding financial year. The decrease was mainly due to lower revenue recognition from the Suasana Sentral Loft project.

PBT for the year under review was RM71.1 million, an increase of 5% compared to RM67.5 million recorded in the preceding financial year due to higher profit margins from sales at Bandar Seri Alam.



**UNITED MALAYAN LAND BHD**

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**B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**
**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 31 Dec 2007 3 months' results (Oct'07–Dec'07) RM'000	Quarter ended 30 Sep 2007 3 months' results (Jul'07–Sep'07) RM' 000	Variance RM'000
Profit before tax	8,447	16,355	(7,908)

For the current quarter under review, the Group achieved a profit before tax of RM8.4 million. This is a decrease of RM7.9 million compared to RM16.4 million registered in the immediate preceding quarter (quarter ended 30 September 2007). The decrease was mainly due to lower profit contribution from Suasana Sentral Loft project in the current quarter.

**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 three township projects will continue to provide the base contribution both in terms of development sales and sale of non-core development lands to strategic partners. In the coming financial year (2008), the Group will launch Suasana Bangsar, which is targeted to be launched in the first half of 2008, followed by Raja Chulan and Mayang Projects both in the later part of the year. Whilst these three new niche projects are expected to contribute significantly to the Group's earnings, only Suasana Bangsar is expected to contribute positively in 2008 with the full impact of the Raja Chulan and Mayang Projects coming on stream in 2009 and 2010.

2008 will be a challenging year in view of further expected price increase in building materials and fuel prices. However, the Board is confident that the Group is well positioned to withstand any negative impact brought about by these economic uncertainties. In view of this, the Board expects the Group's performance for 2008 to remain satisfactory.

**UNITED MALAYAN LAND BHD**
**(Company No. 4131-M)**
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**B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**
**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.

**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:

	<b>Current Quarter 31 Dec 2007 RM '000</b>	<b>Cumulative Period 31 Dec 2007 RM '000</b>
<u>Group</u>		
Current tax	(2,458)	8,511
Deferred tax	241	2,286
Underprovision in prior financial years	197	306
	<u>(2,020)</u>	<u>11,103</u>

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.

## **UNITED MALAYAN LAND BHD**

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

#### **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.

#### **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 28 February 2008 (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)

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**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 31 December 2007, the Group borrowings were as follows:

Type of loans	Total RM'000
<b>Short Term Loan</b>	
Revolving credit (Secured)	43,000
Revolving credit (Unsecured)	5,000
Overdraft (Secured)	14,356
Term loan (Secured)	22,400
Bridging loan (Secured)	15,000
Finance lease liabilities (Secured)	248
<b>Sub-total</b>	<b>100,004</b>
<b>Long Term Loan</b>	
Term loan (Secured)	64,000
Term loan (Unsecured)	60,000
Bridging loan (Secured)	25,043
Finance lease liabilities (Secured)	825
<b>Sub-total</b>	<b>149,868</b>
<b>Total</b>	<b>249,872</b>

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 28 February 2008 (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**

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**(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 28 February 2008 (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 31 December 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.

## **UNITED MALAYAN LAND BHD**

**(Company No. 4131-M)**

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

#### **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.*

- (a) (i) For the current financial year, an interim dividend of 2.5 sen gross per ordinary share, less income tax of 26% was declared and paid on 26 February 2008;
  - (ii) a final dividend of 7.5 sen gross per ordinary share, less income tax of 26% has been recommended;
  - (iii) for the preceding financial year, a tax exempt interim dividend of 2.5 sen per ordinary share and a final dividend of 6.5 gross per ordinary share, less income tax of 27% in respect of the financial year ended 31 December 2006, were paid on 23 February 2007 and 24 September 2007 respectively;
  - (iv) the final ordinary dividend will be payable at a date to be fixed by the Board of Directors after the approval for the payment of the ordinary dividend by the shareholders at the forthcoming Annual General Meeting; and
  - (v) in respect of deposited securities, entitlement to final ordinary dividend will be determined on the basis of the record of depositors as at a date to be announced later.
- (b) Total dividend per ordinary share for the current financial year comprises:
- (i) interim dividend of 2.5 sen gross per ordinary share, less income tax of 26%, and
  - (ii) final dividend of 7.5 sen gross per ordinary share, less income tax of 26%.

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**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 year attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the year, excluding ordinary shares acquired by the Company and held as treasury shares.

	<b>Current Quarter 31 December 2007</b>	<b>Cumulative Period 31 December 2007</b>
Profit for the financial year attributable to equity holders of the Company (RM'000)	8,801	46,610
Weighted average number of ordinary shares in issue ('000)	241,197	238,343
Basic EPS (sen)	3.65	19.56

**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 year attributable to equity holders of the Company for the options over ordinary shares calculation.

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

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

	<b>Current Quarter 31 December 2007</b>	<b>Cumulative Period 31 December 2007</b>
Profit for the financial year attributable to equity holders of the Company (RM'000)	8,801	46,610
Weighted average number of ordinary shares in issue (diluted) ('000)	241,390	238,499
Diluted EPS (sen)	3.65	19.54