

A. EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134 TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2008

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in compliance with FRS 134, “Interim Financial Reporting” and paragraph 9.22 of the Listing requirements of Bursa Malaysia Securities Bhd (“Bursa Securities”).

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2007.

2. Changes in Accounting Policies

The significant accounting policies adopted by the Group in this interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 30 June 2007. In the current year, the Group adopted the following revised Financial Reporting Standard (“FRS”) which is applicable to its financial statements for the current financial year ended 30 June 2008:-

FRS 124 Related Party Disclosures (The disclosure requirements under FRS 124 will be presented in the annual financial statements for the financial year ended 30 June 2008)

3. Audit Report of Preceding Annual Financial Statements

There were no audit qualifications on the auditors’ report on the financial statements for the financial year ended 30 June 2007.

4. Seasonal or Cyclical Factors

The business operations of the Group during the financial year under review have not been materially affected by any seasonal or cyclical factors.

5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the financial year ended 30 June 2008.

6. Material Changes in Estimates

There were no material changes in estimates for the financial year ended 30 June 2008.

7. Debts and Equity Securities, Share Buy-backs, Share Cancellations and Treasury Shares

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the financial year ended 30 June 2008.

8. Dividend Paid

A first and final dividend of 11.5 sen less 27% income tax, amounting to a net dividend of RM11,333,250 in respect of financial year ended 30 June 2007, was paid on 11 December 2007.

9. Segmental Reporting

The segmental analysis for the financial year ended 30 June 2008 is as follow:-

Analysis by Activity

	Property Development RM'000	Hotel Operation RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue					
External sales	301,218	7,780	38,840	-	347,838
Inter-segment sales	-	-	6,666	(6,666)	-
Dividend income			212,342	(212,342)	
Total revenue	301,218	7,780	257,848	(219,008)	347,838
Results					
Profit from operations	103,457	1,013	216,745	(215,293)	105,922
Finance costs					(211)
Income from other Investments					2,857
Profit before taxation					108,568
Income tax expense					(29,855)
Profit after taxation					78,713

The financial information by geographical location is not presented as the Group's activities are conducted in Malaysia.

10. Valuation of Property, Plant and Equipment

Valuation of property, plant and equipment has been brought forward, without amendment from the previous audited financial statements.

11. Material Events Subsequent to the End of Interim Period

There were no material events subsequent to the end of the financial year up to the date of this report.

12. Changes in the Composition of the Group

On 19 December 2007, the Company announced that it had acquired 2 ordinary shares of RM1.00 each representing the entire equity interest in Golden Valley Network Sdn. Bhd. for cash at RM1.00 each. Golden Valley Network Sdn. Bhd. was incorporated on 11 December 2007 and is presently dormant. The intended business of Golden Valley Network Sdn. Bhd. will be property development and property investment.

On 8 April 2008, Plenitude Heights Sdn. Bhd. (“PHSB”), a wholly- owned subsidiary of Plenitude Bhd, had acquired 2 ordinary shares of RM 1.00 each representing the entire equity interest in Geronimo Assets Sdn. Bhd. (“GASB”) for cash at par. GASB was incorporated on 4 April 2005 and is presently dormant. The intended business of GASB will be property development and property investment.

13. Contingent Liabilities

There were no contingent liabilities in respect of the Group since the last annual balance sheet date.

B. EXPLANATORY NOTES IN COMPLIANCE WITH BURSA MALAYSIA REQUIREMENT UNDER PART A OF APPENDIX 9B

1. Review of Performance of the Company and its Principal subsidiaries

The Group achieved a profit after tax of RM78.71 million backed by revenue of RM347.84 million for the 12 months ended 30 June 2008. This performance was mainly attributable to progressive profit recognised on properties sold, completed and handed over in respect of Taman Desa Tebrau in Johor, Taman Putra Prima in Selangor, Bandar Perdana in Kedah, The Residences and Changkat View in Sri Hartamas, Kuala Lumpur. Apart from the profit contributed from property development projects, Tanjung Bungah Beach Hotel in Penang has also contributed 0.3% to the Group's net profit.

2. Material changes in the Results of Current Quarter compared to the Preceding Quarter

The profit after tax and revenue for the current quarter are RM24.59 million and RM129.62 million as compared to RM25.96 million and RM99.65 million, respectively for the immediate preceding quarter.

3. Prospects for the Current Financial Year

Based on the Group's commitment on the timely completion of the on-going projects and barring any unforeseen circumstances, the Board of Directors is fairly optimistic that the Group would be able to continue to record satisfactory results in the financial year ending 30 June 2009.

4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was published for this quarter.

5. Income Tax

Income tax comprises:

	FOURTH QUARTER		CUMULATIVE	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	30/6/2008 RM'000	30/6/2007 RM'000	30/6/2008 RM'000	30/6/2007 RM'000
Income taxation	7,780	5,748	28,668	21,267
Deferred taxation	1,187	4,891	1,187	4,891
	<u>8,967</u>	<u>10,639</u>	<u>29,855</u>	<u>26,158</u>

6. Profit/(Losses) on Sale of Unquoted Investments and/or Properties

There was no sale of unquoted investments and/or properties during the current financial year.

7. Quoted Securities

- a) There was no purchase or disposal of quoted securities during the financial year to date; and
- b) There was no investment in quoted shares held at end of the reporting quarter.

8. Status of Corporate Proposal Announced and Pending Completion

The only corporate proposal that has been announced by the Group, pending completion as at 15 August 2008 (being a date not earlier than 7 days from the date of issue of the quarterly report) is the disposal of a freehold land measuring 36.94 acres held under HS(D) 368395, PTD 114159, Mukim Tebrau, District of Johor Bahru, State of Johor Darul Takzim, by Plenitude Tebrau Sdn. Bhd., a wholly owned subsidiary of Plenitude Berhad to Permodalan Eramaju Sdn. Bhd. for a cash consideration of RM64.366 million as announced on 20 July 2007.

9. Group Borrowings and Debt Securities

The Group's borrowings as at 30 June 2008 are as follows: -

	RM'000
Bank Overdrafts	9,131
Short term borrowings (secured)	3,667
Long term borrowings (secured)	4,617
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	17,415
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There are no borrowings in foreign currency.

10. Off Balance Sheet Financial Instruments

There were no financial instruments with off balance sheet risk for the quarter ended 30 June 2008.

11. Material Litigation

There is no material litigation which will adversely affect the position or business of the Group.

12. Dividend Payable

No dividend has been recommended for the financial year ended 30 June 2008.

13. Earnings Per share

	FOURTH QUARTER		CUMULATIVE	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	30/6/2008 RM'000	30/6/2007 RM'000	30/6/2008 RM'000	30/6/2007 RM'000
Net profit attributable to ordinary equity holders (RM'000)	24,588	21,389	78,713	56,512
Number of ordinary shares in issue ('000)	135,000	135,000	135,000	135,000
Basic earnings per ordinary share (sen)	18.21	15.84	58.31	41.86

**By Order of the Board
PLENITUDE BERHAD**

**WONG KEO ROU (MAICSA 7021435)
LEE WEE HEE (MAICSA 0773340)**

Company Secretaries
Kuala Lumpur

22nd August 2008