

A. EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134 TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 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 2008. These explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2008.

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 2008.

3. Audit Report of Preceding Annual Financial Statements

There were no audit qualifications in the auditors’ report on the financial statements for the financial year ended 30 June 2008.

4. Seasonal or Cyclical Factors

The business operations of the Group during the financial period 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 affecting assets, liabilities, equity, net income or cash flows during the financial period ended 30 September 2008.

6. Material Changes in Estimates

There were no material changes in the nature and amount of estimates reported in prior financial year that have had a material effect in the current quarter results.

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 period ended 30 September 2008.

8. Dividend Paid

No dividend was paid during the quarter under review.

9. Segmental Reporting

The segmental analysis for the financial period ended 30 September 2008 is as follow:-

(a) Business segments

	Property development	Trading in construction materials	Hotel operations	Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External sales	57,841	8,005	1,772	235	-	67,853
Inter-segment sales	-	1	-	1,386	(1,387)	-
Total revenue	<u>57,841</u>	<u>8,006</u>	<u>1,772</u>	<u>1,621</u>	<u>(1,387)</u>	<u>67,853</u>
Results						
Profit from operations	17,246	412	22	1,254	(1,318)	17,616
Finance costs						(150)
Investment revenue						1,298
Profit before taxation						<u>18,764</u>
Income tax expense						<u>(5,515)</u>
Profit after taxation						<u><u>13,249</u></u>

(b) Geographical segment

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 period and up to the date of this report that have not been reflected in the financial statements for the current financial period



12. Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial period under review, including business combination, acquisition and disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

13. Contingent Liabilities and Contingent Assets

There were no contingent liabilities and contingent assets 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 RM13.25 million backed by revenue of RM67.85 million for the three months ended 30 September 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.

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 RM13.25 million and RM67.85 million as compared to RM24.51 million and RM129.62 million, respectively for the immediate preceding quarter. The lower profit after tax in current quarter was mainly due to lower progressive profit recognised on properties sold, completed and handed over.

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 for 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:

	FIRST QUARTER		CUMULATIVE	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	30/9/2008	30/9/2007	30/9/2008	30/9/2007
	RM'000	RM'000	RM'000	RM'000
Income taxation	5,515	5,396	5,515	5,396

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 period.

7. Quoted Securities

- a) There was no purchase or disposal of quoted securities during the financial period; 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 17 November 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 September 2008 were as follows: -

	RM'000
Bank Overdrafts (secured)	5,660
Short term borrowings (secured)	3,667
Long term borrowings (secured)	<u>3,806</u>
	<u>13,133</u>

There were no borrowings denominated in foreign currency.

10. Off Balance Sheet Financial Instruments

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

13. Earnings Per share

	FIRST QUARTER		CUMULATIVE	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	30/9/2008	30/9/2007	30/9/2008	30/9/2007
Net profit attributable to ordinary equity holders (RM'000)	13,249	11,985	13,249	11,985
Number of ordinary shares in issue ('000)	135,000	135,000	135,000	135,000
Basic earnings per ordinary share (sen)	9.81	8.88	9.81	8.88

Diluted earnings per share are not applicable.

By Order of the Board
PLENITUDE BERHAD

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

Company Secretaries
Kuala Lumpur

21 November 2008