

A. EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134 TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2009

1. Basis of Preparation

The 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 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 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 financial report 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 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 affecting assets, liabilities, equity, net income or cash flows during the financial year ended 30 June 2009.

6. Material Changes in Estimates

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

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 2009.

8. Dividend Paid

A first and final dividend of 13.5 sen, less 25% income tax on 135,000,000 ordinary shares, amounting to RM13,668,750 was paid on 13 November 2008.

9. Segmental Reporting

The segmental analysis for the financial year ended 30 June 2009 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	249,646	24,077	8,606	427		282,756
Inter-segment sales	-	2	-	5,397	(5,399)	-
Dividend income	-	-	-	186,954	(186,954)	-
Total revenue	249,646	24,079	8,606	192,778	(192,353)	282,756
Results						
Profit from operations	101,864	1,455	866	193,075	(193,869)	103,391
Finance costs						(412)
Investment revenue						6,280
Profit before taxation						109,259
Income tax expense						(29,478)
Profit after taxation						79,781

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

12. Changes in the Composition of the Group

On 17 July 2009, Plenitude Permai Sdn. Bhd. (“PPSB”), a wholly-owned subsidiary of Plenitude Berhad, had acquired 100% equity interest in Intisari Sanjung (M) Sdn. Bhd. (“ISSB”) comprising 100,001 ordinary shares of RM1.00 each, which owns a parcel of approximately 32 acres of leasehold land adjacent to Taman Putra Prima for a total consideration of RM24,500,000. ISSB was incorporated on 27 February 1992 and the intended business of ISSB will be property development.

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 RM79.78 million backed by revenue of RM282.76 million for the twelve months ended 30 June 2009. This performance was mainly attributable to profit from sale of land and 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 and 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 RM25.60 million and RM66.69 million compared with RM30.71 million and RM112.00 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 for the financial year ending 30 June 2010.

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 To Date
	30/06/2009 RM'000	30/06/2008 RM'000	30/06/2009 RM'000	30/06/2008 RM'000
Income tax expense	18,637	10,928	41,106	31,816
Deferred taxation	(11,628)	(1,959)	(11,628)	(1,959)
	<u>7,009</u>	<u>8,969</u>	<u>29,478</u>	<u>29,857</u>

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

There were no profits on sale of unquoted investments and /or properties outside the ordinary course of the Group's business for the current quarter and financial year-to-date.

7. Quoted Securities

The Company has placed RM5,000,000 with an Investment Manager pursuant to an Investment Management Agreement whereby the portfolio consist of quoted securities and deposits.

The market value of the portfolio is RM5,011,470 as of 30 June 2009.

8. Status of Corporate Proposal Announced and Pending Completion

There was no corporate proposal announced and pending completion.

9. Group Borrowings and Debt Securities

The Group's borrowings as at 30 June 2009 were as follows: -

Secured:-	RM'000
Banker's acceptances	1,052
Bank overdrafts	4,291
	<u>5,343</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 as of 30 June 2009.

11. Material Litigation

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

12. Dividend Payable

No interim dividend has been recommended for the financial year ended 30 June 2009.

13. Earnings Per share

	FOURTH QUARTER		CUMULATIVE	
	Current Year Quarter 30/06/2009	Preceding Year Corresponding Quarter 30/06/2008	Current Year To Date 30/06/2009	Preceding Year To Date 30/06/2008
Net profit attributable to ordinary equity holders (RM'000)	25,604	24,508	79,781	78,633
Number of ordinary shares in issue ('000)	135,000	135,000	135,000	135,000
Basic earnings per ordinary share (sen)	18.97	18.15	59.10	58.25

Diluted earnings per share are not applicable.

**By Order of the Board
PLENITUDE BERHAD**

**LEE WEE HEE (MAICSA 0773340)
JENNY WONG CHEW BOEY (MAICSA 7006120)**

Company Secretaries
Kuala Lumpur

28 August 2009