

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Financial Reporting Standards (“FRS”) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group’s annual audited financial statements for the year ended 30 June 2009. These explanatory notes provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 30 June 2009.

2. Significant Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements of the Group for the year ended 30 June 2009.

3. Auditors’ Report on Preceding Annual Financial Statements

The annual audited financial statements for the year ended 30 June 2009 were not subject to any qualification.

4. Comments about Seasonal or Cyclical Factors

The Group’s business operations are not significantly subject to 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 for the current quarter and year-to-date other than disclosed in this report.

6. Significant Changes in Estimates

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

7. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter and year-to-date.

10. Valuation of Property, Plant and Equipment

There were no changes to valuation of property, plant and equipment brought forward from the previous financial year.

11. Material Subsequent Events

There were no material events subsequent to the end of the current quarter.

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.

On 11 November 2009, the Company announced a proposed group internal restructuring whereby Plenitude Berhad shall acquire the entire equity interest in Plenitude International Sdn Bhd (formerly known as Geronimo Assets Sdn Bhd) comprising two (2) ordinary shares of RM1.00 each from Plenitude Heights Sdn Bhd, a wholly-owned subsidiary of Plenitude Berhad, for a total cash consideration of RM2 and assumption of debts of approximately RM5,000.

13. Changes in Contingent Liabilities and Contingent Assets

There were no changes in the contingent liabilities and contingent assets since the last annual balance sheet date.

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

1. Performance Review

The Group registered revenue of RM58.0 million and profit after tax of RM11.7 million for current quarter ended 30 September 2009 compared to revenue of RM RM67.9 million and profit after tax of RM13.2 million for the previous year's correspondence quarter. This performance was mainly attributable to progressive profit recognized 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 and Bayu Ferringhi in Penang.

2. Comparison with Preceding Quarter's Results

The Group posted a profit before tax of RM16.0 million for current quarter ended 30 September 2009 as compared to profit before tax of RM32.6 million in the immediate preceding quarter. The lower financial results in the current quarter were mainly due to lower progressive profit recognized on properties sold, completed and handed over.

3. Current Year Prospects

Based on the Group's commitment on the timely completion of the on-going projects, the Board of Directors is fairly optimistic that the Group would be able to continue to record satisfactory results for the current year ending 30 June 2010.

4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was issued.

5. Taxation

Taxation for the current quarter and financial period comprised the following:

	Individual Quarter		Cumulative Quarter	
	3 Months Ended		3 Months Ended	
	30.09.2009	30.09.2008	30.09.2009	30.09.2008
	RM'000	RM'000	RM'000	RM'000
Income tax expense	4,234	5,515	4,234	5,515

The Group's effective tax rate was higher than the statutory rate as certain expenses were disallowable for tax purposes.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2009

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

There were no sales of unquoted investments or properties for the current quarter and year-to-date.

7. Quoted Securities

(a) Purchases and disposals of quoted securities for the current quarter and year-to-date were as follows:

	Individual Quarter	Cumulative Quarter
	3 Months Ended 30.09.2009	3 Months Ended 30.09.2009
	RM'000	RM'000
<u>Investment Portfolio managed by External Fund Managers</u>		
Total purchase	5,000	5,000

(b) The investments in quoted securities as at 30 September 2009 were as follows:

	Investment Portfolio managed by External Fund Managers
	RM'000
At cost	10,000
At carrying value	10,729
At market value	10,729

8. Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the reporting date.

9. Group Borrowings and Debt Securities

The Group's borrowings and debt securities as at 30 September 2009 were as follows: -

Secured Short Term Borrowings:-	RM'000
Banker's acceptances	232
Bank overdrafts	6,978
	<u>7,210</u>

There were no borrowings denominated in foreign currency.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2009

10. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments outstanding as at the reporting date.

11. Changes in Material Litigation

There were no material litigation against the Group as at 12 November 2009, being 7 days prior to the date of this report.

12. Dividend Proposed or Declared

At the Annual General Meeting held on 18 November 2009, the shareholders of Plenitude Berhad had approved the recommendation to pay a first and final dividend of 14% (14 sen per share) less 25% income tax (2008: 13.5% less 25% income tax) amounting to RM14,175,000 to be paid in respect of the financial year ended 30 June 2009.

The first and final dividend will be paid on 1 December 2009 to the shareholders whose names appear in the record of Depositors at the close of business on 18 November 2009.

The Board of Directors does not recommend any dividend for the quarter ended 30 September 2009.

13. Earnings Per share

	Individual Quarter		Cumulative Quarter	
	3 Months Ended		3 Months Ended	
	30.09.2009	30.09.2008	30.09.2009	30.09.2008
	RM'000	RM'000	RM'000	RM'000
Profit attributable to equity holders of the Company (RM'000)	11,745	13,249	11,745	13,249
Weightage average number of ordinary share in issue (000)	135,000	135,000	135,000	135,000
Basis Earnings Per Share (sen)	8.70	9.81	8.70	9.81

**By Order of the Board
PLENITUDE BERHAD**

WONG KEO ROU (MAICSA 7021435)
Company Secretary
Kuala Lumpur
19 November 2009