

**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 financial year ended 30 June 2010. 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 financial year ended 30 June 2010.

**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 financial year ended 30 June 2010 except for the adoption of the relevant new Financial Reporting Standards (FRSs), amendments to FRSs and IC Interpretations that are effective for the financial periods beginning on or after 1 January 2010 and 1 July 2010.

The adoption of these new FRSs, amendments to FRSs and interpretations do not have material impact on the Group except for the adoption of the following FRSs:

**a) FRS 101: Presentation of Financial Statements (Revised)**

The revised FRS 101 separates owner and non-owner changes in equity. Therefore, the consolidated statement of changes in equity will include only details of transactions with owners. All non-owner changes in equity are presented as a single line labelled as total comprehensive income. The revised FRS also introduces the statement of comprehensive income: presenting all items of income and expense recognised in the income statement, together with all other items of recognised income and expense, either in one single statement, or in two linked statements.

The Group has adopted the single statement for presentation of comprehensive income. This revised FRS does not have any impact on the financial position and results of the Group.

## **2. Significant Accounting Policies (cont'd)**

### **b) FRS 139: Financial Instruments: Recognition and Measurement**

FRS 139 requires the recognition, measurement and disclosure of financial assets and financial liabilities. The new accounting standard moves measurement from a cost base to fair value base for certain categories of financial assets and financial liabilities. The change in accounting policy is to be accounted for prospectively in accordance with the transitional provision of FRS 139. The adoption of this standard does not have significant impact on the financial position and results of the Group.

## **3. Auditors' Report on Preceding Annual Financial Statements**

The annual audited financial statements for the financial year ended 30 June 2010 were not subject to any qualification.

## **4. Comments about Seasonal or Cyclical Factors**

The Group's business operations are not significantly affected by 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 changes in estimates that have any material effect on the current quarter and year-to-date results.

## **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 other than the issuance of 135,000,000 new ordinary shares of RM1 each pursuant to the Bonus Issue which was completed on 18 November 2010.

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**8. Dividend Paid**

The following dividends were paid during the current and previous corresponding quarter :

	<u>31.12.2010</u>	<u>31.12.2009</u>
First and final dividend for the financial year	30 June 2010	30 June 2009
Approved and declared on	28 October 2010	18 November 2009
Date paid	12 November 2010	1 December 2009
Number of ordinary shares on which dividends were paid ('000)	135,000	135,000
Amount per share	15 sen	14 sen
	single tier tax exempt	less 25% taxation
Net dividend paid (RM'000)	20,250	14,175

**9. Segmental Information**

Segmental information is presented in respect of the Group's business segments which form the primary basis of segmental reporting.

Segment information for the six (6) months ended 31 December 2010 was as follows:

	<b>Property development</b>	<b>Hotel operations</b>	<b>Investment holding and others</b>	<b>Elimination</b>	<b>Consolidated</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Revenue</b>					
External	159,233	4,619	45	-	163,897
Inter-segment	-	-	3,769	(3,769)	-
<b>Total revenue</b>	<u>159,233</u>	<u>4,619</u>	<u>3,814</u>	<u>(3,769)</u>	<u>163,897</u>
<b>Operating profit</b>	56,625	582	3,932	(4,817)	56,322
Finance costs					(38)
Investment revenue					5,486
Profit before taxation					<u>61,770</u>
Taxation					(16,767)
<b>Profit for the period</b>					<u><u>45,003</u></u>

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**9. Segmental Information (cont'd)**

Segment information for the six (6) months ended 31 December 2009 was as follow:

	<b>Property development</b>	<b>Hotel operations</b>	<b>Investment holding and others</b>	<b>Elimination</b>	<b>Consolidated</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Revenue</b>					
External sales	159,812	5,003	2,511	-	167,326
Inter-segment sales	10,685	-	3,128	(13,813)	-
Total revenue	<u>170,497</u>	<u>5,003</u>	<u>5,639</u>	<u>(13,813)</u>	<u>167,326</u>
<b>Operating profit</b>	40,522	898	4,195	(2,830)	42,785
Finance costs					(100)
Investment revenue					4,376
Profit before taxation					<u>47,061</u>
Taxation					(12,184)
<b>Profit for the period</b>					<u><u>34,877</u></u>

**10. Valuation of Property, Plant and Equipment**

There were no changes in the 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**

There were no changes to the composition of the Group for the current quarter including business combination, acquisition or disposal of subsidiary, long term investments and restructuring.

**13. Changes in Contingent Liabilities and Contingent Assets**

There were no changes in the contingent liabilities and contingent assets of the Group since the last annual reporting 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 a revenue of RM86.8 million and profit after tax of RM24.8 million for current quarter ended 31 December 2010 compared to a revenue of RM109.4 million and profit after tax of RM23.1 million for the corresponding quarter of the previous year.

The Group's profit before tax for the six months ended 31 December 2010 has improved to RM61.8 million from RM47.1 million for the previous year's corresponding period ended 31 December 2009.

The good financial 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, Bayu Ferringhi in Penang and Bandar Perdana & Lot 88 in Kedah.

**2. Comparison with Preceding Quarter's Results**

The Group posted a profit before tax of RM34.0 million for the current quarter ended 31 December 2010 as compared to profit before tax of RM27.8 million for the immediate preceding quarter. The better financial results in the current quarter were mainly due to higher progressive profit recognized on properties sold, completed and handed over.

**3. Current Year Prospects**

Based on the Group's commitment to the timely completion of the on-going projects, the Board of Directors is fairly optimistic that the Group would be able to continue to achieve satisfactory results for the financial year ending 30 June 2011.

**4. Variance of Actual Profit from Forecast Profit**

Not applicable as no profit forecast was issued.

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**5. Taxation**

Taxation for the period comprised the following:

	Individual Quarter		Cumulative Quarters	
	3 months ended		6 months ended	
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	RM'000	RM'000	RM'000	RM'000
Taxation	9,236	7,950	16,767	12,184

The Group's effective tax rate for the financial period was higher than the statutory rate as certain expenses were disallowed as deductions for tax purposes. Losses incurred by certain subsidiary companies were also not available for set off against taxable profits in other companies within the Group.

**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 Quarters
	3 months ended	6 months ended
	31.12.2010	31.12.2010
	RM'000	RM'000
<u>Quoted Shares in Malaysia</u>		
Total purchases	2,269	9,469

There were no disposals of quoted securities.

(b) The investments in quoted securities as at 31 December 2010 were as follows :

	<u>Shares quoted in Malaysia</u>
	RM'000
At cost	9,469
At carrying value / market value	10,648

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**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**

There were no borrowings and debt securities as at 31 December 2010.

**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 16 February 2011, being 7 days prior to the date of this report.

**12. Dividend Proposed or Declared**

Details of the interim dividend approved and declared by the Board of Directors is as follows :

	<u>31.12.2010</u>	<u>31.12.2009</u>
Interim dividend for financial year	30 June 2011	30 June 2010
Amount per share (single tier)	3 sen	-
Approved and declared on	23 February 2011	-
Entitlement to dividends based		
on Record of Depositors as at	14 March 2011	-
Date payable	25 March 2011	-

**13. Realised and Unrealised Profits/Losses Disclosure**

The details of the retained earnings as at 31 December 2010 and 30 September 2010 are as follows :

	<u>31.12.2010</u>	<u>30.09.2010</u>
	RM'000	RM'000
Total retained earnings of the Company and its subsidiaries :		
- Realised	464,639	578,161
- Unrealised	14,822	14,203
Total group retained earnings as per consolidated financial statements	<u>479,461</u>	<u>592,364</u>

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**14. Earnings Per Share**

	Individual Quarter		Cumulative Quarters	
	3 months ended		6 months ended	
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
Profit attributable to equity holders of the Company (RM'000)	24,757	23,132	45,003	34,877
Weighted average number of ordinary shares in issue ('000)	270,000	270,000	270,000	270,000
Basic earnings per ordinary share (sen)	9.2	8.6	16.7	12.9

*Comparative figures for the weighted average number of ordinary shares for basic earnings per ordinary share have been restated to reflect the adjustment arising from the Bonus Issue which was completed on 18 November 2010.*

**15. Authorisation for Issue**

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors dated 23 February 2011.

**By Order of the Board  
PLENITUDE BERHAD**

**WONG KEO ROU (MAICSA 7021435)**  
Company Secretary  
Kuala Lumpur

23 February 2011