



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the three-month period ended 31 March 2012

(The figures have not been audited)

	Note	3 months ended 31 March		3 months ended 31 March	
		2012 RM'000	2011 RM'000	2012 RM'000	2011 RM'000
Revenue		18,176	19,387	18,176	19,387
Cost of sales		(14,082)	(14,343)	(14,082)	(14,343)
Gross profit		4,094	5,044	4,094	5,044
Other income		68	58	68	58
Net increment in net market value of nursery plants		-	26	-	26
Administrative expenses		(1,554)	(1,247)	(1,554)	(1,247)
Selling and marketing expenses		(22)	(5)	(22)	(5)
Other expenses		(2)	(2)	(2)	(2)
Finance costs		(487)	(1)	(487)	(1)
Profit before tax	20	2,097	3,873	2,097	3,873
Income tax expense	23	(682)	(1,022)	(682)	(1,022)
Profit for the period		1,415	2,851	1,415	2,851
Other comprehensive income		-	-	-	-
Total comprehensive income for the period		1,415	2,851	1,415	2,851
Profit for the period attributable to :					
Owners of the parent		1,416	2,851	1,416	2,851
Non-controlling interest		(1)	-	(1)	-
		1,415	2,851	1,415	2,851
Total comprehensive income attributable to :					
Owners of the parent		1,416	2,851	1,416	2,851
Non-controlling interest		(1)	-	(1)	-
		1,415	2,851	1,415	2,851



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (contd)

For the three-month period ended 31 March 2012

(The figures have not been audited)

Earnings Per Share
attributable to owners of
the parent:

Basic, for profit for the period (Sen)	29	1.19	2.47	1.19	2.47
Diluted, for profit for the period (Sen)	29	1.17	2.47	1.17	2.47

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

As at 31 March 2012 and 31 December 2011

	Note	Unaudited As at 31 March 2012 RM'000	Audited As at 31 December 2011 RM'000
ASSETS			
Property, plant & equipment		2,684	2,716
Land held for property development		60,196	60,196
Investment property		44,487	44,454
Deferred tax assets		1,010	1,027
Total non-current assets		<u>108,377</u>	<u>108,393</u>
Property development costs		119,568	118,785
Inventories		1,072	1,074
Trade and other receivables		14,919	10,518
Other current assets		15,284	30,827
Cash and bank balances		11,224	11,994
Total current assets		<u>162,067</u>	<u>173,198</u>
TOTAL ASSETS		<u>270,444</u>	<u>281,591</u>
Equity attributable to owners of the parent			
Share capital		118,904	118,904
Share premium		8,483	8,483
Share option reserve		511	569
Retained earnings	19	<u>50,791</u>	<u>49,375</u>
		178,689	177,331
Non-controlling interest		<u>292</u>	<u>293</u>
Total Equity		<u>178,981</u>	<u>177,624</u>
LIABILITIES			
Loans and borrowings	25	32,910	29,443
Deferred tax liabilities		80	80
Total non-current Liabilities		<u>32,990</u>	<u>29,523</u>
Loans and borrowings	25	31,841	35,936
Trade and other payables	16	26,107	37,322
Other current liabilities		-	257
Income tax payables		525	929
Total current liabilities		<u>58,473</u>	<u>74,444</u>
Total liabilities		<u>91,463</u>	<u>103,967</u>
TOTAL EQUITY AND LIABILITIES		<u>270,444</u>	<u>281,591</u>

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the three-month period ended 31 March 2012
(The figures have not been audited)

	Attributable to owners of the parent				Non-Controlling interest RM'000	Total equity RM'000
	<i>Non-distributable</i>	<i>Share</i>	<i>Distributable</i>			
	Share capital RM'000	premium RM'000	Retained earnings RM'000	Share option reserve RM'000		
At 1 January 2011	115,494	7,733	36,796	-	-	160,023
Total comprehensive income	-	-	2,851	-	-	2,851
At 31 March 2011	115,494 =====	7,733 =====	39,647 =====	- =====	- =====	162,874 =====
At 1 January 2012	118,904	8,483	49,375	569	293	177,624
Total comprehensive income	-	-	1,416	-	(1)	1,415
Forfeit of employees share options	-	-	-	(58)	-	(58)
At 31 March 2012	118,904 =====	8,483 =====	50,791 =====	511 =====	292 =====	178,981 =====

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the three-month period ended 31 March 2012

(The figures have not been audited)

	3 months ended 31 March	
	2012	2011
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	2,097	3,873
Adjustments for:		
Depreciation of property, plant and equipment	98	44
Dividend income	-	(9)
Forfeit of employees share options	(58)	-
Interest expenses	487	1
Interest income	(32)	(17)
Net increment in net market value of nursery plants	-	(26)
Operating profit before working capital changes	<hr/> 2,592	<hr/> 3,866
Changes in working capital:		
Property development costs	(783)	4,382
Inventories	2	(3,247)
Receivables	(4,401)	(7,726)
Other current assets	15,543	(824)
Payables	(11,115)	(4,803)
Other current liabilities	(257)	7,628
Cash generated from/(used in) operations	<hr/> 1,581	<hr/> (724)
Interest paid	(487)	(1)
Interest received	32	17
Tax paid	(1,169)	(508)
Tax refunded	-	3,047
Net cash (used in)/generated from operating activities	<hr/> (43)	<hr/> 1,831
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividend received	-	9
Expenditure on investment property	(33)	(4,391)
Purchase of investment securities	-	(9)
Purchase of property, plant and equipment	(66)	(30)
Net cash used in investing activities	<hr/> (99)	<hr/> (4,421)



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (contd)

For the three-month period ended 31 March 2012

(The figures have not been audited)

	3 months ended 31 March	
	2012	2011
	RM'000	RM'000
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from loans and borrowings	10,721	6,812
Repayment of finance leases	(65)	(5)
Repayment of loans and borrowings	(11,284)	(3,500)
Net cash (used in)/ generated from financing activities	(628)	3,307
Net (decrease)/increase in cash and cash equivalents	(770)	717
Cash and cash equivalents at beginning of financial period	11,994	4,583
Cash and cash equivalents at end of financial period	11,224	5,300

Cash and cash equivalents at the end of the financial period comprised the following:

	As at 31 March	
	2012	2011
	RM'000	RM'000
Cash and bank balances	11,224	5,300
	11,224	5,300

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

PART A – EXPLANATORY NOTES PURSUANT TO FRS 134

1. Basis of Preparation

These condensed consolidated interim financial statements have been prepared on a historical basis, except for nursery plants (which are self-generating and regenerating assets), which have been measured at net market value.

The condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2011. These explanatory notes attached to the interim financial statements 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 year ended 31 December 2011.

2. Changes in Accounting Policies

Except as described below, the significant accounting policies adopted are consistent with those of the audited financial statement for the year ended 31 December 2011.

On 1 January 2012, the Group adopted the following FRSs and interpretations:-

FRSs and Interpretations

Amendments to FRS 1	: Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
Amendments to FRS 7	: Disclosures – Transfers of Financial Assets
Amendments to FRS 112	: Deferred Tax: Recovery of Underlying Assets
FRS 124	: Related Party Disclosures
Amendments to IC Int. 14	: Prepayments of a Minimum Funding Requirement
IC Interpretation 19	: Extinguishing Financial Liabilities With Equity Instruments

The application of the above FRSs, Amendments to FRSs and Interpretations did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called 'Transitioning Entities').

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2013.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

2. Changes in Accounting Policies (contd.)

Malaysian Financial Reporting Standards (MFRS Framework) (contd.)

The Group falls within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2013. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

3. Comments about Seasonal or Cyclical Factors

The Group's performance was not materially affected by any seasonal or cyclical factors for the quarter under review.

4. Unusual Items Due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the quarter ended 31 March 2012.

5. Significant Estimates and Changes in Estimates

There were no changes in estimates that have had any material effect on the quarter ended 31 March 2012.

6. Property, plant and equipment

Acquisition and Disposals

During the three months ended 31 March 2012, the cash outflow on acquisition of property, plant and equipment amounted to RM65,312 (three months ended 31 March 2011: RM29,729).

There were no disposals during the three months ended 31 March 2012 and 31 March 2011.

7. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter ended 31 March 2012.

8. Dividends Paid

There were no dividends paid during the quarter ended 31 March 2012.

9. Segmental Information

Segmental information is not presented as the Group is principally engaged in realty development in Malaysia. Revenue and profit generated from landscaping works is insignificant compared to the Group's overall revenue and profit.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

10. Event after the reporting period

On 10 May 2012, 2.091 million ordinary shares have been issued under the Company's Employees Share Option Scheme. The Company latest issued and paid up share capital has increased to 120,995,095 shares after the above corporate proposal.

11. Changes in Composition of the Group

The Board of Directors of the Company had approved and given consent for six subsidiaries to make application to the Companies Commission of Malaysia to strike off its name pursuant to Section 308 of the Companies Act, 1965. These subsidiaries have been dormant since incorporation and have no intention to commence any business in the future. Except for Ibraco Rise Sdn Bhd, which the application has been rejected as this company is also a holding company, the proposed strike off has not been completed as at the reporting date.

During the extraordinary general meeting held on 10 October 2011 it was resolved that Ibraco Shine Sdn Bhd, a wholly owned subsidiary of Ibraco Berhad, be wound up voluntarily. The voluntary member winding up has not been completed as at the reporting date.

12. Changes in Contingent Liabilities and Contingent Assets

There were no contingent liabilities and contingent assets since the last annual statements of financial position as at 31 December 2011 till the end of the financial period.

13. Capital Commitments

	As at 31 March	
	2012	2011
	RM'000	RM'000
Contracted for but not provided for in the interim financial statements		
Investment property	-	18,872

14. Directors and Key Management Personnel Compensation

The total compensation paid to Directors of the Group and other members of key management during the quarter under review were as follows:

	3 months ended 31 March	
	2012	2011
	RM'000	RM'000
Directors	280	211
Key management personnel	161	153



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

15. Related Party Transactions

The following are transactions entered into by the Group with Directors of the Company and with companies in which certain directors have substantial financial interest:

	Note	Transaction value		Balance outstanding	
		3 months ended		3 months ended	
		2012	2011	2012	2011
		RM'000	RM'000	RM'000	RM'000
Sharifah Deborah Sophia Ibrahim	(a)				
Rental paid for office premises		102	102	-	-
Dato' Wee Song Ching	(b)				
Acquisition of approximately 4.622 hectares of mixed zone land described as Lot 4952 Block 11 Muara Tebas Land District		-	4,420	-	-

Notes

- (a) Sharifah Deborah Sophia Ibrahim is a Non-executive Director and major shareholder of Ibraco Berhad.
- (b) Dato' Wee Song Ching is an Executive Director and major shareholder of Ibraco Berhad.

The Directors are of the opinion that the related party transactions and balances described above were carried out in the ordinary course of business and on mutually agreed terms.

16. Trade and other payables

	Unaudited 31 March 2012 RM'000	Audited 31 December 2011 RM'000
Trade and other payables	12,239	14,961
Provision for projects	13,868	22,361
Total trade and other payables	26,107	37,322



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

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

17. Review of Performance

Current Financial Quarter (1Q2012) Vs Corresponding Financial Quarter (1Q2011)

The Group's revenue for 1Q2012 decreased to RM18.18 million from RM19.39 million in 1Q2011. During this reporting quarter, revenue was mainly recognised from the sales of 4-storey shop houses at Tabuan Tranquility Phase 1, residential houses at Tabuan Tranquility Phase 5 and Tabuan Stutong Jaya, sales of developed vacant land at Tabuan Tranquility Phase 2 and rental income from investment property. The Group's revenue for 1Q2011 was primarily recognised from sales of 4-storey shop houses at Tabuan Tranquility Phase 1 and sales of inventories. Revenue from landscaping works is insignificant compared to the overall revenue of the Group. The change in earnings is caused principally by change in product mix.

Other income increased slightly from RM0.058 million in 1Q2011 to RM0.068 million in 1Q2012. This other income comprised of interest from short term placement with licensed banks, tender documents fee, exhibition income and administrative charges for sub-sale and refinancing by purchasers.

Administrative expenses increased to RM1.55 million compared to RM1.25 million in 1Q2011. The increase is mainly due to increase in staff cost for this reporting quarter. Other component of the administrative expenses has not varied much compared to that incurred during 1Q2011.

Finance cost increased to RM0.49 million from RM1,057 in 1Q2011. The increase is mainly due to interest incurred on term loan granted to finance the construction of investment property and banking facilities utilized to finance the acquisition of land.

18. Comparison with Immediate Preceding Quarter's Results

The Group recorded a profit before tax of RM2.10 million compared to a profit before tax of RM6.04 million recorded in the immediate preceding quarter ended 31 December 2011.

The Group's revenue for the current financial quarter ended 31 March 2012 decreased to RM18.18 million compared to RM38.72 million in the immediate preceding quarter ended 31 December 2011. Revenue source for both financial quarters are similar, i.e. recognition from on-going development projects namely Tabuan Tranquility Phase 1 and Phase 5 and rental income from its investment property. On top of that, for the current financial quarter, the Group also recognised sales of developed vacant land at Tabuan Tranquility Phase 2 and sales of residential houses at Tabuan Stutong Jaya.

Other income decreased from RM0.21 million in the immediate preceding quarter to RM0.068 million in this reporting quarter. The higher other income in the immediate preceding quarter was primarily due to recognition of additional tender documents fee and exhibition income.

Administrative expenses decreased to RM1.55 million compared to RM1.81 million in the immediate preceding quarter ended 31 December 2011. The decrease is mainly due to provision for staff bonus in the immediate preceding quarter. Other component of the administrative expenses has not varied much compared to that incurred during the immediate preceding quarter.

Finance costs have decreased from RM0.53 million in the immediate preceding quarter to RM0.49 million in this reporting quarter. This is primarily due to partial repayment of term loans, which has been utilised to finance the construction of investment property, during this reporting quarter.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

19. Retained earnings

	Unaudited 31 March 2012 RM'000	Audited 31 December 2011 RM'000
Realised	51,429	50,196
Unrelised	(638)	(821)
Total retained earnings	50,791	49,375

20. Profit before tax

The following amounts have been included in arriving at profit before tax:

	3 months ended 31 March		3 months ended 31 March	
	2012 RM'000	2011 RM'000	2012 RM'000	2011 RM'000
Depreciation of property, plant and equipment	98	44	98	44
Dividends income	-	(9)	-	(9)
Interest expenses	487	1	487	1
Interest income	(32)	(17)	(32)	(17)
Net increment in net market value of nursery plants	-	(26)	-	(26)
Other income	(36)	(32)	(36)	(32)
Forfeit of employees share options	(58)	-	(58)	-

21. Prospects

Although the world economy appears to be recovering from the global recession, there is significant volatility in the financial and equity markets, which, with the high cost of energy, commodities and food, represents a serious potential threat to the overall recovery process.

The principal activity of the Group is realty development which contributes almost 100% of its revenue source. In this respect the major factors affecting the Group financial performance would include the raw material and labour costs as well as the demand of property built by the Group. Ibraco Group continues to experience satisfactory sales for all projects launched during the years. Contract for construction works were awarded on lump sum basis to minimise the risk of labour and material price variations. However, any significant increase in major raw material and labour costs would have an impact on the profit margin of future launches.

The Group plan to launch more projects comprising mainly residential properties during the financial year 2012. Nevertheless, the Group would continue to monitor the market demand and adopt a prudent and cautious approach with respect to any new launches in the short term.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

22. Actual Profit against Forecast Profit and Profit Guarantee

The disclosure requirements for explanatory notes for the variance of actual profit after tax and non-controlling interest and forecast profit after tax and non-controlling interest and for the shortfall in profit guarantee are not applicable.

23. Income Tax Expense

	3 months ended 31 March		3 months ended 31 March	
	2012 RM'000	2011 RM'000	2012 RM'000	2011 RM'000
Current income tax:				
Malaysian income tax	665	972	665	972
Deferred tax	17	50	17	50
Total income tax expense	682	1,022	682	1,022

Income tax is calculated at the Malaysian statutory tax rate of 25% of the estimated assessable profit for the period.

The effective tax rate of the Group for the current quarter ended 31 March 2012 was higher than the statutory tax rate principally due to certain expenses which were not deductible for tax purposes. For previous corresponding quarter, the effective tax rate was slightly higher principally due to deferred tax asset movement arising from realised inter-company profit.

24. Status of Corporate Proposals

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

25. Loans and borrowings

	Unaudited As at 31 March 2012 RM'000	Audited As at 31 December 2011 RM'000
Short term borrowings		
Secured: Finance lease liabilities	237	232
Revolving credits	24,500	31,000
Term loans	7,104	4,704
	<u>31,841</u>	<u>35,936</u>
Long term borrowings		
Secured: Finance lease liabilities	724	794
Term Loans	32,186	28,649
	<u>32,910</u>	<u>29,443</u>
Total loans and borrowings	<u>64,751</u>	<u>65,379</u>

All the above loans and borrowings are from domestic Malaysian sources and are denominated in Ringgit Malaysia.

The Group did not issue any debt securities.



IBRACO BERHAD (011286-P)
(Incorporated in Malaysia)

26. Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risk as at 25 May 2012, the latest practicable date which is not earlier than 7 days from the date of this quarterly report.

27. Changes in Material Litigation

There was no known material litigation as at 25 May 2012.

28. Dividend Payable

The shareholders of Ibraco Berhad have approved a first and final single tier dividend of 3.75 sen per ordinary share for the financial year ended 31 December 2011 (financial year ended 31 December 2010: Nil). The final dividend is payable on 20 June 2012 to shareholders whose names appear in the Register of Depositors on 7 June 2012.

29. Earnings Per Share

The following reflect the profit and share data used in the computation of basic and diluted earnings per share:

	3 months ended 31 March		3 months ended 31 March	
	2012	2011	2012	2011
Profit attributable to owners of the parent (RM'000)	1,416	2,851	1,416	2,851
Weighted average number of ordinary shares in issue ('000)	118,904	115,494	118,904	115,494
Effects of dilution - share options ('000)	1,742	-	1,742	-
Weighted average number of ordinary shares for diluted earnings per share computation ('000)	120,646	115,494	120,646	115,494
Basic earnings per share (sen)	1.19	2.47	1.19	2.47
Diluted earnings per share (sen)	1.17	2.47	1.17	2.47

30. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2011 was not qualified.

31. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 30 May 2012.