

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six-month period ended 30 June 2012 (The figures have not been audited)

Revenue 2012 RM'000 2011 RM'000 2011 RM'000 2011 RM'000 Revenue 23,503 28,509 (19,833) 41,679 (37,886) 47,896 Cost of sales (19,833) (23,543) (33,915) (37,886) Gross profit 3,670 4,966 7,764 10,010 Other income 192 94 260 152 Net increment in net market value of nursery plants - 5 - 5 - 31 Administrative expenses (1,632) (1,293) (3,186) (2,540) Selling and marketing expenses (38) (22) (60) (27) Other expenses (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to : 1,185 2,702 2,601 5,553 Owners of the parent Non-controlling interest 2 -			3 months ended 30 June			hs ended June	
Cost of sales (19,833) (23,543) (33,915) (37,886) Gross profit 3,670 4,966 7,764 10,010 Other income 192 94 260 152 Net increment in net market value of nursery plants - 5 - 31 Administrative expenses (1,632) (1,293) (3,186) (2,540) Selling and marketing expenses (38) (22) (60) (27) Other expenses - - - (2) (2) Finance costs (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period 1,187 2,702 2,601 5,553 Profit for the period attributable to: 1,185 2,702 2,601 5,553 <td< th=""><th></th><th>Note</th><th></th><th>_</th><th>_</th><th>_</th></td<>		Note		_	_	_	
Gross profit 3,670 4,966 7,764 10,010 Other income 192 94 260 152 Net increment in net market value of nursery plants - 5 - 31 Administrative expenses (1,632) (1,293) (3,186) (2,540) Selling and marketing expenses (38) (22) (60) (27) Other expenses - - (2) (2) Finance costs (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to: 0 2 - 1 - Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling inte	Revenue		23,503	28,509	41,679	47,896	
Other income 192 94 260 152 Net increment in net market value of nursery plants - 5 - 31 Administrative expenses (1,632) (1,293) (3,186) (2,540) Selling and marketing expenses (38) (22) (60) (27) Other expenses - - (2) (2) Finance costs (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period 1,187 2,702 2,602 5,553 Profit for the period 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 - Total comprehensive income attributable to: 0 1,187 2,702 2,602 5,553 Tot	Cost of sales		(19,833)	(23,543)	(33,915)	(37,886)	
Net increment in net market value of nursery plants - 5 - 31 Administrative expenses (1,632) (1,293) (3,186) (2,540) Selling and marketing expenses (38) (22) (60) (27) Other expenses - - - (2) (2) Finance costs (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to: 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 - Total comprehensive income attributable to: 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: 1,185 2,702 2,601	Gross profit		3,670	4,966	7,764	10,010	
of nursery plants - 5 - 31 Administrative expenses (1,632) (1,293) (3,186) (2,540) Selling and marketing expenses (38) (22) (60) (27) Other expenses - - (2) (2) Finance costs (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to: 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 - 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553 Non-contro			192	94	260	152	
Administrative expenses (1,632) (1,293) (3,186) (2,540) Selling and marketing expenses (38) (22) (60) (27) Other expenses - - (2) (2) Finance costs (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period attributable to: 1,187 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553 Total comprehensive income attributable to: 0 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: 0 1,185 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -			-	5	-	31	
Selling and marketing expenses (38) (22) (60) (27) Other expenses - - (2) (2) Finance costs (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to: 1,185 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553 Total comprehensive income attributable to: 0 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: 0 1,185 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -			(1,632)	(1,293)	(3,186)	(2,540)	
Other expenses (546) (3) (1,033) (4) Profit before tax 21 1,646 3,747 3,743 7,620 Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to: 1,185 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553 Total comprehensive income attributable to: 0 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: 1,185 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -				` ' '		` ' '	
Finance costs (546) (3) (1,033) (4)			-	-	` ,		
Income tax expense 24 (459) (1,045) (1,141) (2,067) Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period -	Finance costs		(546)	(3)			
Profit for the period 1,187 2,702 2,602 5,553 Other comprehensive income for the period - - - - - - Profit for the period attributable to: 1,187 2,702 2,602 5,553 Powners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 - 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: 1,185 2,702 2,601 5,553 Non-controlling interest 1,185 2,702 2,601 5,553	Profit before tax	21	1,646	3,747	3,743	7,620	
Other comprehensive income for the period -	Income tax expense	24	(459)	(1,045)	(1,141)	(2,067)	
Total comprehensive income for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to: 3,553 3,5	Profit for the period	-	1,187	2,702	2,602	5,553	
for the period 1,187 2,702 2,602 5,553 Profit for the period attributable to: Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 - 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -	Other comprehensive income	-	-	-	-	-	
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Non-controlling interest 2 - 1 - 1,187 2,702 2,602 5,553 Total comprehensive income attributable to: Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1	attributable to :			0.700	2.524		
1,187 2,702 2,602 5,553 Total comprehensive income attributable to: Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -			•	2,702	•	5,553	
Total comprehensive income attributable to: Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -	Non-controlling interest	-		2 702	_		
attributable to : Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -		-	1,18/	2,/02	2,602	5,553	
Owners of the parent 1,185 2,702 2,601 5,553 Non-controlling interest 2 - 1 -							
Non-controlling interest 2 - 1 -			1,185	2,702	2,601	5,553	
			•	-	•	-	
	_	_	1,187	2,702	2,602	5,553	



CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (contd)

For the six-month period ended 30 June 2012 (The figures have not been audited)

Earnings Per Share
attributable to owners of
the parent:

Basic, for profit for the period (Sen)	29	0.99	2.34	2.18	4.81
Diluted, for profit for the period (Sen)	29	0.98	2.34	2.16	4.81

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.



CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

As at 30 June 2012 and 31 December 2011

	Note	Unaudited As at 30 June 2012 RM'000	Audited As at 31 December 2011 RM'000
ASSETS			
Property, plant & equipment		2,609	2,716
Land held for property development		60,196	60,196
Investment property		44,487	44,454
Deferred tax assets		2,163	1,027
Total non-current assets	_	109,455	108,393
Total Holf-Current assets	_	109,433	100,393
Property development costs		119,677	118,785
Inventories		1,068	1,074
Trade and other receivables		9,639	10,518
Other current assets		19,645	30,827
Investment securities	16	100	, <u>-</u>
Cash and bank balances		14,694	11,994
Total current assets	_	164,823	173,198
TOTAL ASSETS		274,278	281,591
Equity attributable to owners of the parent Share capital Share premium Share option reserve Retained earnings	20 _	120,995 8,943 72 47,439 177,449	118,904 8,483 569 49,375 177,331
Non-controlling interest		294	293
Total Equity		177,743	177,624
LIABILITIES		,	,
Loans and borrowings	26	36,176	29,443
Deferred tax liabilities		80	80
Total non-current Liabilities	_	36,256	29,523
	26	20.001	25.026
Loans and borrowings	26	38,091	35,936 37,333
Trade and other payables	17	20,952	37,322
Other current liabilities		1 226	257
Income tax payables	_	1,236	929
Total current liabilities	_	60,279	74,444
Total liabilities	_	96,535	103,967
TOTAL EQUITY AND LIABILITIES	_	274,278	281,591

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.



CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY For the six-month period ended 30 June 2012 (The figures have not been audited)

Attributable to o	wners o	of the	parent
Distribi	utable		-

	Non-distributable Distributable					
	Share capital RM'000	Share premium RM'000	Retained earnings RM'000	Share option reserve RM'000	Non-Controlling interest RM'000	Total equity RM'000
At 1 January 2011	115,494	7,733	36,796	-	-	160,023
Total comprehensive income	-	-	5,553	-	-	5,553
At 30 June 2011	115,494 =====	7,733 ====	42,349 ====			165,576 =====
At 1 January 2012	118,904	8,483	49,375	569	293	177,624
Total comprehensive income	-	-	2,601	-	1	2,602
Dividend paid on ordinary shares	-	-	(4,537)	-	-	(4,537)
Exercise of employees share options	2,091	460	-	(439)	-	2,112
Forfeit of employees share options	-	-	-	(58)	-	(58)
At 30 June 2012	120,995 ====	8,943 ====	47,439 =====	72 =====	294 =====	177,743 =====

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.



CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2012 (The figures have not been audited)

	6 months en 2012 RM'000	ded 30 June 2011 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	3,743	7,620
Adjustments for: Depreciation of property, plant and equipment Dividend income	195	95 (29)
Forfeit of employees share options Gain on disposal of property, plant and equipment	(58) - 1 022	(27)
Interest expenses Interest income Net increment in net market value of	1,033 (101)	4 (41)
nursery plants Operating profit before working capital changes	4,812	7,591
	1,012	7,331
Changes in working capital: Property development costs Inventories	(892) 6	8,281 (3,247)
Receivables Other current assets	879 11,182	2,591 (12,841)
Payables Other current liabilities	(16,271) (257)	(3,933) (59)
Cash used in operations	(541)	(1,617)
Interest paid Interest received	(1,033) 101	(4) 41
Tax paid Tax refunded	(2,069) -	(969) 3,047
Net cash (used in)/generated from operating activities	(3,542)	498
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividend received Expenditure on investment property Proceeds from disposal of property, plant and equipment	(33)	29 (16,039) 27
Purchase of investment securities Purchase of property, plant and equipment	(100) (88)	(29) (129)
Net cash used in investing activities	(221)	(16,141)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (contd)

For the six-month period ended 30 June 2012 (The figures have not been audited)

	6 months 2012 RM'000	ended 30 June 2011 RM'000
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividend paid on ordinary shares Proceeds from loans and borrowings Proceeds from exercise of employee share options Repayment of finance leases Repayment of loans and borrowings Net cash generated from financing activities	(4,537) 20,863 2,112 (123) (11,852) 6,463	23,303 - (19) (6,900) 16,384
Net increase in cash and cash equivalents	2,700	741
Cash and cash equivalents at beginning of financial period	11,994	4,583
Cash and cash equivalents at end of financial period	14,694	5,324

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

	As at 3	As at 30 June			
	2012 RM'000	2011 RM'000			
Cash and bank balances	14,694	5,324			
	14,694	5,324			

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.



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

2. Changes in Accounting Policies (contd.)

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

On 30 June 2012, MASB has announced to allow Transitioning Entities to defer the adoption of the the MFRS Framework for another year. Accordingly, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

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 2014. 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 30 June 2012.

5. Significant Estimates and Changes in Estimates

There were no changes in estimates that have had any material effect on the quarter ended 30 June 2012.

6. Property, plant and equipment

Acquisition and Disposals

During the six months ended 30 June 2012 the Group acquired property, plant and equipment with an aggregate cost of RM Nil (six months ended 30 June 2011: RM149,600) by means of finance lease. The cash outflow on acquisition of property, plant and equipment amounted to RM87,945 (six months ended 30 June 2011: RM128,641).

There were no disposals during the six months ended 30 June 2012. Whilst, asset with carrying amount of RM 1 was disposed off during the six month ended 30 June 2011, resulting in a gain on disposal of RM26,546 which was included in other income.

7. Debt and Equity Securities

During the financial quarter ended 30 June 2012, the Company issued 2,091,000 ordinary shares of RM1.00 each for cash pursuant to the Company's Employees Share Option Scheme. Arising from this, the Company issued and paid up share capital has increased to 120,995,095 ordinary shares.

Except for the abovementioned and as disclosed in Note 16, there were no other issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter ended 30 June 2012.

8. Dividends Paid

A first and final single tier dividend of 3.75 sen per ordinary share for the financial year ended 31 December 2011 was paid during the quarter ended 30 June 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.

10. Event after the reporting period

- (a) Subsequent to the reporting date, the Company issued a total of 41,000 ordinary shares of RM1.00 each for cash pursuant to the Company's Employees Share Option Scheme. The Company latest issued and paid up share capital has increased to 121,036,095 ordinary shares.
- (b) On 30 July 2012, the Company has entered into a sale and purchase agreement pertaining to a related party transaction with Mr. Chew Chiaw Han, the Managing Director of the Company, for the disposal of 620.30 square metres, more or less, vacant lot approved for residential development within a mixed development project known as Tabuan Tranquility Phase 2 for a purchase consideration of RM582,000.

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 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.

On 24 July 2012, Ibraco HGS Sdn Bhd, a 70% owned subsidiary of Ibraco Berhad, acquired 2 ordinary shares of RM1.00 each in the capital of Warisar Sdn Bhd representing the entire issued and paid-up capital of Warisar Sdn Bhd for a total cash consideration of RM2.00. On 25 July 2012, Warisar Sdn Bhd issued additional 99,998 new shares of RM1.00 each at par for cash. Warisar Sdn Bhd's issued and paid-up capital of RM100,000 is 100% owned by Ibraco HGS Sdn Bhd.

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 30 June		
	2012	2011	
	RM'000	RM'000	
Contracted for but not provided for in the			
interim financial statements			
Investment property	-	7,225	

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 30 June		
	2012	2011	
	RM'000	RM'000	
Directors	462	252	
Key management personnel	190	213	

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 3 months ended 3 months			Balance out 3 months 30 Ju	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	-	-

Note

(a) Sharifah Deborah Sophia Ibrahim is a Non-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 Investment securities

	Unaudited 30 June 2012 RM'000		Audited 31 December 2011 RM'000	
Held for trading investments	Carrying amount	Market value of quoted investments	Carrying amount	Market value of quoted investments
- Unit trusts (quoted in Malaysia)	100	100	-	-

17. Trade and other payables

	Unaudited 30 June 2012 RM'000	Audited 31 December 2011 RM'000
Trade and other payables	12,115	14,961
Provision for projects	9,382	22,361
Total trade and other payables	21,497	37,322



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

18. Review of Performance

(a) Current Financial Quarter (2Q2012) Vs Corresponding Financial Quarter (2Q2011)

The Group's revenue for 2Q2012 decreased to RM23.50 million from RM28.51 million in 2Q2011. During this reporting quarter, revenue was mainly recognised from the sales of 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 2Q2011 was primarily recognised from sales of 4-storey shop houses at Tabuan Tranquility Phase 1 and sales of residential houses at Tabuan Tranquility Phase 5. Revenue from landscaping works is insignificant compared to the overall revenue of the Group.

Other income increased from RM0.094 million in 2Q2011 to RM0.19 million in 2Q2012. This other income comprised of interest from short term placement with licensed banks, tender documents fee, and administrative charges for sub-sale and refinancing by purchasers. Sources of other income for both quarters are similar.

Administrative expenses increased to RM1.63 million compared to RM1.29 million in 2Q2011. This is mainly due to increase in corporate social responsibility activities expenses and staff cost for this reporting quarter. Other components of the administrative expenses have not varied much compared to that incurred during 2Q2011.

Finance cost increased to RM0.55 million from RM2,577 in 2Q2011. The increase is mainly due to interest incurred on term loan granted to finance the construction of investment property and banking facilities utilised to finance the acquisition of land.

(b) Current 6-month financial period (6M2012) Vs corresponding 6-month financial period (6M2011)

The Group's profit before tax for 6M2012 decreased to RM3.74 million compared to a profit before tax of RM7.62 million recorded in 6M2011.

The Group's revenue for 6M2012 decreased to RM41.68 million from RM47.90 million in 6M2011. During 6M2012, the revenue was primarily recognised from the sales of 4-storey shop houses at Tabuan Tranquility Phase 1 and sales of 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. Whilst, revenue from 6M2011 was recognised from sales of 4-storey shop houses at Tabuan Tranquility Phase 1 and sales of residential houses at Tabuan Tranquility Phase 5 and sales of inventories. These projects comprised different type of properties and at varying stage of sales and completion. In addition profit margin of each project also varies.

Other income increased from RM0.15 million to RM0.26 million in 6M2012. This was mainly due to interest income earned from short term placement with licensed banks, tender documents fee, and administrative charges for sub-sale and refinancing by purchasers.

Administrative expenses increased to RM3.19 million compared to RM2.54 million in 6M2011. The increase is mainly due to higher corporate social responsibility activities expenses and staff cost incurred during the reporting quarter. Other components of the administrative expenses have not varied much compared to that incurred during the corresponding quarter.



(b) Current 6-month financial period (6M2012) Vs corresponding 6-month financial period (6M2011) (contd.)

Finance cost increased from RM3,634 in 6M2011 to RM1.03 million in 6M2012. This is primarily due to interest incurred on term loan granted to finance the construction of investment property and banking facilities utilised to finance the acquisition of land. Whilst for 6M2011, the finance cost incurred from the utilised banking facilities has been charged to property development costs as deferred interest and commitment fees.

19. Comparison with Immediate Preceding Quarter's Results

The Group's revenue for the current financial quarter ended 30 June 2012 increased to RM23.50 million compared to RM18.18 million in the immediate preceding quarter ended 31 March 2012. Despite achieving higher revenue, the Group recorded a lower profit before tax of RM1.65 million for the reporting quarter compared to RM2.10 million recorded in the immediate preceding quarter. Revenue source for both financial quarters are similar, i.e. recognition from on-going development projects namely developed vacant land at Tabuan Tranquility Phase 2 and sales of residential houses at Tabuan Tranquility Phase 5 and Tabuan Stutong Jaya and rental income from its investment property. On top of that, for the immediate preceding quarter, the Group also recognised revenue from sales of 4-storey shop houses at Tabuan Tranquility Phase 1 which has a higher profit margin.

Other income increased from RM0.068 million in the immediate preceding quarter to RM0.19 million in this reporting quarter. The increase in other income in the current reporting quarter was primarily due to increase in interest income earned from short term placement with licensed banks and tender document fees.

Administrative expenses increased to RM1.63 million compared to RM1.55 million in the immediate preceding quarter ended 31 March 2012. The increase is mainly due to higher corporate social responsibility activities expenses in the current reporting quarter. Other components of the administrative expenses have not varied much compared to that incurred during the immediate preceding quarter.

Finance costs have increased from RM0.49 million to RM0.55 million in this current reporting quarter. Finance costs for both quarters were mainly comprised of interest incurred on term loan granted to finance the construction of investment property and banking facilities utilised to finance the acquisition of land in year 2011.

20. Retained earnings

	Unaudited 30 June 2012 RM'000	Audited 31 December 2011 RM'000
Realised Unrelised Total retained earnings	52,113 (4,674) 47,439	50,196 (821) 49,375



21. Profit before tax

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

	3 months ended 30 June		6 months ended 30 June	
	2012 RM'000	2011 RM'000	2012 RM'000	2011 RM'000
Depreciation of property, plant				
and equipment	97	51	195	95
Dividends income	-	(20)	-	(29)
Interest expenses	546	3	1,033	4
Interest income	(69)	(24)	(101)	(41)
Net increment in net market value of nursery plants	_	(5)	_	(31)
Other income	(123)	(23)	(159)	(55)
Gain on disposal of property,	(- /	(- /	()	()
plant and equipment	-	(27)	-	(27)
Forfeit of employees share options	-	-	(58)	-

22. Prospects

The principal activity of the Group is realty development which contributes almost 100% of its revenue. In this respect, the performance of the Group is highly impacted by any movement in raw material and labour costs as well as demand for our properties which have been very strong to-date. Contract for construction works are awarded on a lump sum basis to minimise the risk of labour and material price variations.

The Group plans to launch more projects comprising mainly of residential properties in 2012 and future years. The Group monitors the market demand for our products and adopts a prudent and cautious approach with respect to any new projects.

23. 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.



24. Income Tax Expense

	3 months ended 30 June			hs ended June
	2012 RM'000	2011 RM'000	2012 RM'000	2011 RM'000
Current income tax: Malaysian income tax	1,612	939	2,277	1,911
Deferred tax	(1,153)	106	(1,136)	156
Total income tax expense	459	1,045	1,141	2,067

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 30 June 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.

25. Status of Corporate Proposals

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

26. Loans and borrowings

Short term borrowings Secured: Finance lease liabilities 239 232 Revolving credits 24,500 31,000 Term loans 13,352 4,704 38,091 35,936 Long term borrowings Secured: Finance lease liabilities 664 794 Term Loans 35,512 28,649 36,176 29,443 Total loans and borrowings 74,267 65,379		Unaudited As at 30 June 2012 RM'000	Audited As at 31 December 2011 RM'000
Revolving credits 24,500 31,000 Term loans 13,352 4,704 38,091 35,936 Long term borrowings Secured: Finance lease liabilities from Loans 664 794 Term Loans 35,512 28,649 36,176 29,443	Short term borrowings		
Term loans 13,352 4,704 38,091 35,936 Long term borrowings 35,936 Secured: Finance lease liabilities 664 794 Term Loans 35,512 28,649 36,176 29,443	Secured: Finance lease liabilities	239	232
Secured: Finance lease liabilities 35,936 Term Loans 35,512 28,649 36,176 29,443	Revolving credits	24,500	31,000
Long term borrowings Secured: Finance lease liabilities 664 794 Term Loans 35,512 28,649 36,176 29,443	Term loans	13,352	4,704
Secured: Finance lease liabilities 664 794 Term Loans 35,512 28,649 36,176 29,443		38,091	35,936
Term Loans 35,512 28,649 36,176 29,443	Long term borrowings		
36,176 29,443	Secured: Finance lease liabilities	664	794
	Term Loans	35,512	28,649
Total loans and borrowings 74,267 65,379		36,176	29,443
<u> </u>	Total loans and borrowings	74,267	65,379

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.

27. Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risk as at 18 August 2012, the latest practicable date which is not earlier than 7 days from the date of this quarterly report.

28. Changes in Material Litigation

There was no known material litigation as at 18 August 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 30 June		6 months ended 30 June	
	2012	2011	2012	2011
Profit attributable to owners of the parent (RM'000)	1,185	2,702	2,601	5,553
Weighted average number of ordinary shares in issue ('000) Effects of dilution	120,099	115,494	119,502	115,494
- share options ('000)	945	-	1,098	-
Weighted average number of ordinary shares for diluted earnings per share			,	
computation ('000)	121,044	115,494	120,600	115,494
Basic earnings per share (sen)	0.99	2.34	2.18	4.81
Diluted earnings per share (sen)	0.98	2.34	2.16	4.81

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 23 August 2012.