7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

Summary of effects and changes arising from adoption of new and revised FRS

Group	Note	Previously stated RM	Adoption of FRS 121 RM	Restated RM
As at 31 January 2007				
Property and equipment	(i)	491,997,306	(9,752,401)	482,244,905
Investment properties	(i)	192,931,280	9,752,401	202,683,681
As at 31 January 2007				
Land held for property development	(ii)	361,949,586	(255,440)	361,694,146
Prepaid land lease payments	(ii)	-	255,440	255,440

(i) FRS 140: Investment Property (adopted in financial year ended 31 January 2007)

The adoption of this new FRS has resulted in a change in classification for a property previously classified as property, plant and equipment. This property was reclassified as investment property as it is held to earn rentals or for capital appreciation or both, and not for use in the production or supply of goods and services or for administrative purposes. As TA Properties Group has chosen to adopt the cost model, such investment property would be measured at depreciated cost less any accumulated impairment loss.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

Summary of effects and changes arising from adoption of new and revised FRS (Contd.)

(ii) FRS 117: Leases (adopted in financial year ended 31 January 2008)

(a) Leasehold land classified as land held for development

Prior to 1 February 2007, certain leasehold land classified as property, plant and equipment were stated at cost less accumulated depreciation and impairment losses. The adoption of the revised FRS 117 has resulted in a change in the accounting policy relating to the classification of leases of land and buildings. Leases of land and buildings are classified as operating or finance leases in the same way as leases of other assets and the land and buildings elements of a lease of land and buildings are considered separately for the purposes of lease classification. Leasehold land held for own use is now classified as operating lease, the minimum lease payments or the upfront payments made are allocated between the land and the buildings elements in proportion to the relative fair values for leasehold interests in the land element and buildings element of the lease at the inception of the lease. The upfront payment represents prepaid lease payments and are amortised on a straight-line basis over the lease term.

Upon adoption of the revised FRS 117 on 1 February 2007, the unamortised amount of leasehold land is retained as the surrogate carrying amount of prepaid lease payments as allowed by the transitional provisions. There were no effects on the income statement for the current year to date. The reclassification of leasehold land as prepaid land lease payments has been accounted for retrospectively and certain comparatives have been restated as shown above.

(b) Initial direct costs

Prior to 1 February 2007, TA Properties Group, as lessors in operating lease arrangements, had recognised initial direct costs incurred in negotiating and arranging leases as an expense in the income statement in the period in which they were incurred. The revised FRS 117 requires such costs to be added to the carrying amount of the leased asset and recognised as an expense over the lease term on the same basis as the lease income. According to the revised FRS 117, this change in accounting policy should be applied retrospectively. TA Properties Group did not incur significant initial direct costs on negotiating and arranging leases and as a result, this change in accounting policy did not materially affect the financial statements.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(a) Revenue

Group Major analysis of key revenue items are as below:	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Interest income from money lending	6,123,672	10,013,533	2,892,760	694,125
Acceptance and rollover fees	227,312	1,188,448	421,282	54,061
Service and administration charges	4,002,993	3,620,176	325,728	97,900
Sales of properties	94,719,845	136,048,068	290,529,780	18,242,718
Construction contracts	-	10,315,109	15,709,083	495,270
Sale of trading materials	-	-	5,299,697	-
Rental income from:				
- the ultimate holding company	-	870,682	2,176,828	538,029
- Fellow subsidiaries and related companies	770,958	4,402,733	5,194,536	627,078
- others	27,156,817	37,638,531	40,698,869	10,257,486
Operator fee from:				
- the ultimate holding company	144,000	144,000	144,000	36,000
- a fellow subsidiary	1,800,000	-	-	-
Security services income from the ultimate holding company	2,592	-	-	-
Hotel room rental and related revenue	73,471,476	82,181,570	76,631,208	16,081,477
Property maintenance fee	183,000	522,000	681,000	183,000
	208,602,665	286,944,850	440,704,771	47,307,144

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(a) Revenue (Contd.)

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
The analysis of revenue of TA Properties Group by geographical segments are as below:				
Malaysia	110,103,863	178,408,818	336,605,028	24,667,664
Australia	73,471,476	82,181,570	76,631,209	16,081,477
Canada	25,027,326	26,354,462	27,468,534	6,558,003
	208,602,665	286,944,850	440,704,771	47,307,144

The analysis of revenue of TA Properties Group by business segments are as below:

Investment holding	1,802,592	-	-	-
Finance and related services	10,353,977	14,822,157	3,639,770	846,086
Property investment	28,317,776	47,052,162	48,895,232	11,641,592
Property development	94,656,845	132,573,852	290,529,780	18,242,720
Hotel operations	73,471,475	82,181,570	76,631,209	16,081,477
Others	-	10,315,109	21,008,780	495,269
	208,602,665	286,944,850	440,704,771	47,307,144

Other revenue in FYE 2008 and FYE 2009 is mainly from construction activities in Malaysia.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(b) Other income

Included in other income of TA Properties Group are:	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Gain on disposals of property, plant and equipment	28,595	26,500	-	-
Gain on disposal of other investments	518,381	813,743	-	-
Gain on settlement of liabilities with subcontractors	217,471	-	-	-
Provision written-back during the year pursuant to settlement of claim	1,974,089	-	-	-
Handling fee from TA Securities Holdings Berhad	1,295,676	1,552,516	287,258	29,485
Interest income:				
- others	10,082,096	31,649,664	10,711,950	1,336,718
Rental income from:				
- Ultimate holding company	20,400	20,400	20,400	5,100
- Fellow subsidiaries	40,800	40,800	40,800	10,200
- Others	48,021	384,094	701,440	287,570
Deposit forfeited	9,028	29,764	5,569	-

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(c) Personnel Costs

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Wages and salaries	24,312,287	29,338,743	29,063,451	6,326,789
Contribution to Employee Provident Fund	1,859,883	2,376,119	2,473,860	543,114
Social security costs	27,378	47,022	68,825	64,297
Unutilised annual leave	1,366,979	1,647,551	1,748,893	286,285
Gratuity	52,500	-	-	-
Other staff related expenses	201,197	2,158,875	2,264,342	627,726
	27,820,224	35,568,310	35,619,371	7,848,211

An analysis of personnel costs of TA Properties Group by geographical segments are as below:

Malaysia	3,042,629	5,453,310	5,795,010	1,397,647
Australia	23,023,741	28,171,972	28,062,248	6,013,856
Canada	1,753,854	1,943,028	1,762,113	436,708
	27,820,224	35,568,310	35,619,371	7,848,211

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(c) Personnel Costs (Contd.)

Directors Remuneration	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Directors of TA Properties:				
Executive:				
Salaries, bonus and other emoluments/(reversal of overprovision)	181,148	(22,610)	-	-
Benefits-in-kind	12,600	-	-	-
	193,748	(22,610)	-	-
Other Directors of TA Properties Group				
Executive:				
Salaries and other emoluments	514,352	902,126	937,848	179,306
Fees	40,541	46,229	45,040	15,818
Benefits-in-kind	4,815	5,784	23,694	4,575
	559,708	954,139	1,006,582	199,699
Total	753,456	931,529	1,006,582	199,699
Total excluding benefits-in-kind	736,041	925,745	982,888	195,124

The remuneration of the directors (as disclosed above) and other members of key management staff during the year/period were as follows:

Contributions to defined contribution schemes	109,184	316,265	310,819	54,507
Salaries, bonus and other emoluments	1,623,657	1,676,684	3,132,133	582,669
	1,732,841	1,992,949	3,442,952	637,176

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(d) Foreign exchange gains/(losses), net

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
TA Properties Group				
Realised net gain on foreign exchange transactions	84,333	282,198	(2,395,363)	(61,471)
Unrealised (losses)/gain on foreign exchange translation, net	(3,663,572)	(87,805)	(2,190,828)	329,425
	(3,579,239)	194,393	(4,586,191)	267,954

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(e) Other expenses

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Included in other expenses of TA Properties Group are:				
Amortisation of:				
- deferred financing costs	29,139	29,406	-	-
- deferred leasing costs	2,685,094	2,922,245	2,853,504	641,611
- intangible asset	21,111	126,666	126,666	31,778
- prepaid land lease payments	7,029	7,029	7,029	1,760
- premium on unquoted bonds	40,757	31,997	-	
Auditors' remuneration:				
Parent auditors -				
- Statutory audit - current year	52,784	75,000	65,500	-
- Statutory audit - Under provision in prior years	-	-	4,912	-
- Other audit	-	-	50,250	14,125
- Other services	9,000	9,000	36,000	2,250
Other auditors -				
- Statutory audit - current year	252,352	297,186	307,599	-
- Statutory audit - Under/(over) provision in prior years	(39,606)	22,130	13,933	-
- Other audit	-	-	489,768	236,006
- Other services	147,739	108,224	215,420	60,929
Write-back of provision for doubtful debts	(11,122,768)	(7,938,309)	(3,151,822)	(3,570,734)
Bad debts written off	-	258,320	7,433,292	175,570

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(e) Other expenses (contd.)

Included in other expenses of TA Properties Group are:

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Provision for doubtful debts	119,826	792,944	50,022,737	1,186
Property, plant and equipment written off	9,396	-	-	-
(Write-back)/provision for impairment losses on				
- Investment properties	-	-	78,473	-
- Land held for property development	-	-	2,913,820	-
- Other investments	(1,784,113)	5,758,216	575,690	(188,824)
Write down in value of properties held for resale	125,346	-	-	-

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(f) Profit from operations

An analysis of profit/(loss) from operations by business segments of TA Properties Group are as below:

	As per audited financial statements Twelve months ended 31 January 2007	As per audited financial statements Twelve months ended 31 January 2008	As per audited financial statements Twelve months ended 31 January 2009	As per audited financial statements Three months ended 30 April 2009
	RM	RM	RM	RM
Investment holding	(2,173,695)	(3,206,189)	(10,978,051)	(558,928)
Finance and related services	30,292,768	42,021,800	(51,276,083)	4,501,209
Property investment	14,242,524	21,468,075	22,861,852	5,082,359
Property development	38,778,245	67,020,327	164,787,434	11,492,346
Hotel operations	16,295,939	21,244,051	16,187,618	2,426,876
Others	(208,188)	(676,475)	4,244,478	(86,474)
	97,227,593	147,871,589	145,827,248	22,857,388

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(g) Finance costs

TA Properties Group	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Interest expense:				
- Revolving credits and term loan	6,965,940	6,682,784	6,020,504	1,377,670
- Related companies	604,033	510,103	413,789	63,834
	7,569,973	7,192,887	6,434,293	1,441,504
Guarantee and commitment fees	7,144	5,115	-	-
	7,577,117	7,198,002	6,434,293	1,441,504

Interest expense on revolving credits and term loan were in respect of borrowings denominated in Canadian Dollars for the long term loan as disclosed in Note 7.7(dd).

Interest expense to related companies were in respect of borrowings denominated in Canadian Dollar from TA Antarabangsa Limited.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(h) Income tax expense

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Income tax:				
Malaysian income tax	411,585	27,684,002	43,809,148	4,463,978
Foreign tax	2,534,237	4,562,136	3,579,486	593,334
	2,945,822	32,246,138	47,388,634	5,057,312
(Over)/under provided in prior years:				
Malaysian income tax	(169,359)	7,984	955,176	-
Foreign tax	(4,232,431)	-	(185)	(44,289)
	(4,401,790)	7,984	954,991	(44,289)
Deferred tax:				
Relating to origination and reversal of temporary differences (Note 7.7(q))	13,997,270	(2,443,881)	(4,217,671)	(185,650)
	12,541,302	29,810,241	44,125,954	4,827,373

Tax losses are analysed as follow:

Tax savings recognised during the year/period arising from utilisation of tax losses brought forward	12,769,035	4,100,544	3,786,028	700,515
Unutilised tax losses carried forward	62,501,677	56,206,628	52,995,010	42,114,659

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(h) Income tax expense (contd.)

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Unabsorbed capital allowances are analysed as follows:				
Tax savings recognised during the year arising from:				
- Utilisation of current year capital allowances	2,659,366	2,689,894	861,173	282,384
- Utilisation of unabsorbed capital allowances brought forward from previous years	3,687,853	3,775,047	2,085,456	694,488
Unabsorbed capital allowances carried forward	343,421,902	341,842,204	301,171,220	308,741,028

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(i) Significant related party transactions

TA Properties Group	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
TA Enterprise Berhad, the ultimate holding company:				
- Operator fee	144,000	144,000	144,000	36,000
- Security services income	2,592	-	-	-
- Repayment of amount owing	182,428,000	67,410,000	-	-
- Rental income	20,400	891,082	2,197,228	543,129
TA Centre Berhad, a fellow subsidiary:				
- Operator fee	1,800,000	-	-	-
TA Futures Sdn. Bhd., a fellow subsidiary:				
- Rental income	53,385	380,643	364,669	86,683
TA Investment Management Berhad, a fellow subsidiary				
- Rental income	29,025	321,188	527,040	129,677
TA Securities Holdings Berhad, a fellow subsidiary:				
- Rental income	729,348	3,741,702	4,343,627	420,918
- Brokerage rebates	1,295,676	1,552,516	287,258	29,485
TA Antarabangsa Limited, a fellow subsidiary:				
- Interest expense	604,033	510,103	413,789	63,834

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(i) Significant related party transactions (contd.)

TA Properties Group (Contd.)	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Current year tax loss surrendered under Group Relief to:				
- TA Investment Management Berhad, a fellow subsidiary	1,161,134	-		
- TA International Sdn. Bhd., a fellow subsidiary	76,601	325,000	-	-
- TA Securities Holdings Berhad, a fellow subsidiary	3,503,746	-	-	-
Rental income, tenant recoveries and reimbursement for leasehold improvements received from a company related to Datin Tan Kuay Fong, a director of the ultimate holding company	675,045	489,497	-	-
Rental income received from a firm where Christopher Koh, a director of the holding company has interest	9,562	57,370	65,139	21,514
Legal fees paid to a firm where Jory Leong Kam Weng, a director of the holding company, has interest	4,000	55,125	-	2,500
Legal fees paid to a firm where Christopher Koh, a director of the holding company, has interest	133,955	326,736	271,565	29,214

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(j) Property, plant and equipment

Year ended 31 January 2007

	*Land and Buildings RM	Renovation RM	Furniture and Fittings RM	Motor Vehicles RM	Office Equipment and Computers RM	Total RM
Cost						
At 1 February 2006 as restated	277,707,114	49,756,205	519,420	1,636,321	39,517,955	369,137,015
Foreign exchange translation effects*	(11,729,098)	(2,101,000)	(1)	-	(1,641,163)	(15,471,262)
Additions	219,320,242	538,510	55,351	31,607	7,913,241	227,858,951
Disposals	-	-	-	-	(61,275)	(61,275)
At 31 January 2007	485,298,258	48,193,715	574,770	1,667,928	45,728,758	581,463,429
Accumulated Depreciation and Provision for Impairment Losses						
At 1 February 2006 as restated	26,402,497	27,570,874	509,399	1,533,221	37,372,895	93,388,886
Foreign exchange translation effects*	(1,168,493)	(1,270,756)	(1)	-	(1,548,487)	(3,987,737)
Depreciation for the year	3,869,300	4,921,105	5,576	16,380	1,050,445	9,862,806
Disposals	-	-	-	-	(45,646)	(45,646)
Capitalised in property development costs	-	-	-	-	215	215
At 31 January 2007	29,103,304	31,221,223	514,974	1,549,601	36,829,422	99,218,524
Net Book Value						
At 31 January 2007	456,194,954	16,972,492	59,796	118,327	8,899,336	482,244,905

* Restated for the effects of reclassification of certain properties to investment property

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(j) Property, plant and equipment (contd.)

Year ended 31 January 2008

	*Land and Buildings RM	Renovation RM	Furniture and Fittings RM	Motor Vehicles RM	Office Equipment and Computers RM	Total RM
Cost						
At 1 February 2007	485,298,258	48,193,715	574,770	1,667,928	45,728,758	581,463,429
Foreign exchange translation effects*	16,192,664	2,970,962	(1,735)	-	2,311,955	21,473,846
Additions	155,056	1,922,698	152,367	330,352	2,694,700	5,255,173
Disposals	-	-	-	(665,573)	-	(665,573)
At 31 January 2008	501,645,978	53,087,375	725,402	1,332,707	50,735,413	607,526,875
Accumulated Depreciation and Provision for Impairment Losses						
At 1 February 2007	29,103,304	31,221,223	514,974	1,549,601	36,829,422	99,218,524
Foreign exchange translation effects*	1,735,352	1,922,002	103	-	2,196,425	5,853,882
Depreciation for the year	8,489,673	5,363,946	21,906	34,495	1,694,601	15,604,621
Disposals	-	-	-	(665,573)	-	(665,573)
Capitalised in property development costs	-	-	-	-	860	860
At 31 January 2008	39,328,329	38,507,171	536,983	918,523	40,721,308	120,012,314
Net Book Value						
At 31 January 2008	462,317,649	14,580,204	188,419	414,184	10,014,105	487,514,561

* Restated for the effects of reclassification of certain properties to investment property

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(j) Property, plant and equipment (contd.)

Year ended 31 January 2008

	*Land and Buildings RM	Renovation RM	Furniture and Fittings RM	Motor Vehicles RM	Office Equipment and Computers RM	Total RM
Cost						
At 1 February 2008	501,645,978	53,087,375	725,402	1,332,707	50,735,413	607,526,875
Foreign exchange translation effects	(52,789,585)	(10,621,201)	2,066	-	(7,851,285)	(71,260,005)
Additions	102,857,021	24,374,021	292,724	240,572	1,658,739	129,423,077
Discount received	-	-	-	-	(15,000)	(15,000)
At 31 January 2009	551,713,414	66,840,195	1,020,192	1,573,279	44,527,867	665,674,947
Accumulated Depreciation and Provision for Impairment Losses						
At 1 February 2008	39,328,329	38,507,171	536,983	918,523	40,721,308	120,012,314
Foreign exchange translation effects	(6,692,628)	(7,919,473)	594	-	(7,183,220)	(21,794,727)
Depreciation for the year	8,166,679	5,505,646	58,998	69,883	2,018,841	15,820,047
Capitalised in property development costs	-	-	-	-	864	864
At 31 January 2009	40,802,380	36,093,344	596,575	988,406	35,557,793	114,038,498
Net Book Value						
At 31 January 2009	510,911,034	30,746,851	423,617	584,873	8,970,074	551,636,449

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(j) Property, plant and equipment (contd.)

Period ended 30 April 2009

	*Land and Buildings RM	Renovation RM	Furniture and Fittings RM	Motor Vehicles RM	Office Equipment and Computers RM	Total RM
Cost						
At 1 February 2009	551,713,414	66,840,195	1,020,192	1,573,279	44,527,867	665,674,947
Foreign exchange translation effects	25,581,200	4,827,301	(539)	-	3,749,615	34,157,577
Additions	385	11,770,038	7,300	-	442,526	12,220,249
At 30 April 2009	577,294,999	83,437,534	1,026,953	1,573,279	48,720,008	712,052,773
Accumulated Depreciation and Provision for Impairment Losses						
At 1 February 2009	40,802,380	36,093,344	596,575	988,406	35,557,793	114,038,498
Foreign exchange translation effects	3,277,867	3,904,984	(208)	-	3,433,797	10,616,440
Depreciation for the period	1,956,075	1,285,714	23,501	21,722	493,120	3,780,132
Capitalised in property development costs	-	-	-	-	215	215
At 30 April 2009	46,036,322	41,284,042	619,868	1,010,128	39,484,925	128,435,285
Net Book Value						
At 30 April 2009	531,258,677	42,153,492	407,085	563,151	9,235,083	583,617,488

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(j) Property, plant and equipment (contd.)

i) The net book value of property, plant and equipment of certain trust pledged to financial institution for credit facilities granted to but not utilised by the trust as referred to in Note 7.7(dd) is as follows:

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Freehold land	36,896,050	39,189,150	31,968,300	35,414,925
Buildings	198,822,321	207,827,694	166,799,699	184,025,709
	235,718,371	247,016,844	198,767,999	219,440,634

ii) The net book value of a freehold building of a subsidiary pledged to a financial institution for credit facilities granted to the ultimate holding company at the end of the financial years/period as referred to in Note 7.7(dd) is as follows:

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Group				
Freehold land	15,100,000	15,100,000	15,100,000	15,100,000
Building	204,026,360	203,387,063	197,804,548	196,408,919
	219,126,360	218,487,063	212,904,548	211,508,919

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(j) Property, plant and equipment (contd.)

iii) The titles of certain properties classified as buildings-in-progress amounting to RM1,215,157 (31.1.2009: RM1,229,683, 31.1.2008:1,096,000 and 31.1.2007: RM1,223,000) will only be transferred to the Group upon the completion of construction. On 5 October 2009, TA Properties has sold the subsidiary that hold these properties, Ace Fit International Limited, to TAE.

iv) Included in property, plant and equipment of TA Properties Group are building and renovation costs of approximately RM64,491,000 (31.1.2009: RM63,913,000, 31.1.2008 and 2007: Nil) and RM33,402,000 (31.1.2009: RM21,431,000, 31.1.2008 and 2007: Nil), respectively, that are not in use, as these relate to a hotel property in Canada that is under renovation as at the balance sheet date. These properties will be depreciated upon the completion of renovation work.

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(k) Investment properties

	Freehold land RM	Building RM	Total RM
Year ended 31 January 2007			
Cost			
At 1 February 2006 as restated	57,327,250	257,480,445	314,807,695
Effects of foreign exchange translation	(5,153,750)	(22,053,358)	(27,207,108)
At 31 January 2007	52,173,500	235,427,087	287,600,587
Accumulated Depreciation and Provision for Impairment Losses			
At 1 February 2006 as restated	-	86,259,582	86,259,582
Effects of foreign exchange translation	-	(7,972,994)	(7,972,994)
Depreciation for the year	-	6,630,318	6,630,318
At 31 January 2007	-	84,916,906	84,916,906
Net Book Value as at 31 January 2007	52,173,500	150,510,181	202,683,681

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(k) Investment properties (contd.)

	Freehold land RM	Building RM	Total RM
Year ended 31 January 2008			
Cost			
At 31 January 2007	52,173,500	235,427,087	287,600,587
Effects of foreign exchange translation	4,935,000	21,117,307	26,052,307
At 31 January 2008	57,108,500	256,544,394	313,652,894
Accumulated Depreciation and Provision for Impairment Losses			
At 31 January 2007	-	84,916,906	84,916,906
Effects of foreign exchange translation	-	7,740,894	7,740,894
Depreciation for the year	-	6,421,005	6,421,005
At 31 January 2008	-	99,078,805	99,078,805
Net Book Value as at 31 January 2008	57,108,500	157,465,589	214,574,089

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(k) Investment properties (contd.)

	Freehold land RM	Building RM	Total RM
Year ended 31 January 2009			
Cost			
At 31 January 2008	57,108,500	256,544,394	313,652,894
Effects of foreign exchange translation	(5,398,750)	(23,101,735)	(28,500,485)
At 31 January 2009	51,709,750	233,442,659	285,152,409
Accumulated Depreciation and Provision for Impairment Losses			
At 31 January 2008	-	99,078,805	99,078,805
Effects of foreign exchange translation	-	(9,353,827)	(9,353,827)
Provision for impairment loss		78,473	78,473
Depreciation for the year	-	5,939,361	5,939,361
At 31 January 2009	-	95,742,812	95,742,812
Net Book Value as at 31 January 2009	51,709,750	137,699,847	189,409,597

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(k) Investment properties (contd.)

	Freehold land RM	Building RM	Total RM
Period ended 30 April 2009			
Cost			
At 31 January 2009	51,709,750	233,442,659	285,152,409
Effects of foreign exchange translation	498,750	2,134,196	2,632,946
At 30 April 2009	52,208,500	235,576,855	287,785,355
Accumulated Depreciation and Provision for Impairment Losses			
At 31 January 2009	-	95,742,812	95,742,812
Effects of foreign exchange translation	-	901,368	901,368
Depreciation for the period	-	1,355,112	1,355,112
At 30 April 2009	-	97,999,292	97,999,292
Net Book Value as at 30 April 2009	52,208,500	137,577,563	189,786,063

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(k) Investment properties (contd.)

i) The net book values of the following freehold land and building have been pledged to financial institutions for credit facilities referred to in Note 7.7 (dd):

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Freehold land	51,957,500	56,892,500	51,493,750	51,992,500
Buildings	140,973,780	148,189,133	128,761,814	128,704,513
	192,931,280	205,081,633	180,255,564	180,697,013

ii) Freehold building with the following amount was pledged to financial institutions for bank overdraft facilities granted to a related company, TA Centre Berhad. The facility was cancelled and the pledge is in the process of being discharged:

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Buildings	8,784,735	8,550,138	8,315,543	8,256,896

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(k) Investment properties (contd.)

	As per audited financial statements Twelve months ended 31 January 2007 RM	As per audited financial statements Twelve months ended 31 January 2008 RM	As per audited financial statements Twelve months ended 31 January 2009 RM	As per audited financial statements Three months ended 30 April 2009 RM
Direct operating costs of:				
- Investment properties located in Canada *	20,540,141	21,492,829	21,484,774	6,558,003
- Investment properties located in Malaysia	253,507	244,663	221,906	189,679

* Most are recoverable from tenants in Canada

The titles of certain freehold buildings acquired by a wholly-owned subsidiary in previous years are in the midst of being transferred into that subsidiary's name pending the splitting of master title deeds. The carrying amount of these buildings as at 30 April 2009 was RM8,360,172.

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(I) Land held for property development and property development costs

i) Land Held for Propery Development

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Cost of freehold land purchased				
At beginning of financial year/period	94,402,892	355,973,739	402,013,341	421,137,594
Reclassified from deposits paid in previous financial year	12,162,599	1,063,800	-	-
Profit realised on certain properties sold in prior financial years	-	-	3,482,516	-
Additions	266,686,526	44,975,802	15,641,737	-
Deemed disposal @	(17,278,278)	-	-	-
At end of financial year/period	355,973,739	402,013,341	421,137,594	421,137,594
Property development costs *				
At beginning of financial year/period	5,061,199	5,720,407	9,610,788	10,404,814
Additions	956,018	3,890,381	794,026	190,570
Deemed disposal @	(296,810)	-	-	-
At end of financial year/period	5,720,407	9,610,788	10,404,814	10,595,384
Provision for impairment loss				
At beginning of financial year/period	-	-	-	(2,913,820)
Provided during the financial year/period	-	-	(2,913,820)	-
At end of financial year/period	-	-	(2,913,820)	(2,913,820)
Carrying amount at financial year/period end	361,694,146	411,624,129	428,628,588	428,819,158

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(I) Land held for property development and property development costs (Contd.)

@ The cost of land and development costs were accounted for as deemed disposals to a developer, Beringin Terrace Sdn. Bhd. ("BT") (see Note 7.7(v), in conjunction with the grant of vacant possession of the land by TA Properties to BT, for their commencement of construction work. Gain from the disposal of land of RM2,424,912 will be recognised upon the receipt of full payment for the disposal. As at 30 April 2009, TA Properties has collected RM4,404,171 in respect of the land cost. TA Properties is also entitled to a share of development profits in the future, which cannot be presently determined with certainty.

The titles of certain freehold land held for development purchased during the previous financial years with a carrying amount of RM46,670,529 as at 30 April 2009 were in the process of being transferred to the subsidiaries' names.

ii) Property Development Costs

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Freehold land				
At start of financial year/period as previously stated	86,946,920	57,439,746	57,439,746	57,439,746
Transfer from land held for property development	-	-	-	-
Reversal of completed projects	(29,308,312)	-	-	-
Unsold units transferred to properties held for sale	(198,862)	-	-	-
At end of financial year/period	57,439,746	57,439,746	57,439,746	57,439,746

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(I) Land held for property development and property development costs (Contd.)

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Development costs				
At beginning of financial year/period	75,486,154	52,250,937	95,474,200	181,394,342
Costs incurred during the financial year/period	59,981,101	43,223,263	85,920,142	1,667,919
Transfer from land held for property development	-	-	-	-
Reversal of completed projects	(81,968,699)	-	-	-
Unsold units transferred to properties held for sale	(1,247,619)	-	-	-
At end of financial year/period	52,250,937	95,474,200	181,394,342	183,062,261
Cumulative costs recognised in income statement				
At beginning of financial year/period	(74,774,600)	(12,937,149)	(71,704,402)	(199,700,421)
Cost recognised during the year/period	(49,439,560)	(58,767,253)	(127,996,019)	(5,989,450)
Reversal of completed projects	111,277,011	-	-	-
At end of financial year/period	(12,937,149)	(71,704,402)	(199,700,421)	(205,689,871)
Accumulated impairment losses				
At beginning and end of financial year/period	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
Property development costs at end of financial year/period	95,753,534	80,209,544	38,133,667	33,812,136

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(l) Land held for property development and property development costs (Contd.)

Progress billings account :

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Cumulative revenue recognised	215,013,618	156,670,992	447,200,772	465,443,490
Cumulative progress billings made	(215,942,279)	(141,233,016)	(408,110,183)	(473,716,446)
	(928,661)	15,437,976	39,090,589	(8,272,956)
Accrued billings in trade receivables (Note 7.7(v))	4,285,298	18,918,996	41,552,146	593,560
Progress billings in trade payable (Note 7.7(ff))	(5,213,959)	(3,481,020)	(2,461,557)	(8,866,516)
	(928,661)	15,437,976	39,090,589	(8,272,956)

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(m) Prepaid land lease payments

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
At start of financial year as previously stated	-	-	248,411	241,382
Effects of adopting FRS 117	262,469	255,440	-	-
At start of financial year, restated	262,469	255,440	248,411	241,382
Amortisation for the year	(7,029)	(7,029)	(7,029)	(1,760)
At 31 January	255,440	248,411	241,382	239,622
Analysed as:				
Short term leasehold land	255,440	248,411	241,382	239,622

^ Short term leasehold land has an unexpired lease period of 32 years as at 30 April 2009.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(n) Intangible assets

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Cost				
At start of the financial year/period	-	380,000	380,000	380,000
Additions	380,000	-	-	-
At end of financial year/period	380,000	380,000	380,000	380,000
Accumulated amortisation				
At start of the financial year/period	-	21,111	147,777	274,443
Amortisation	21,111	126,666	126,666	31,667
At end of financial year/period	21,111	147,777	274,443	306,110
Net carrying amount				
At end of financial year/period	358,889	232,223	105,557	73,890

Intangible assets relate to computer software that are not an integral part of the related computer hardware.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(o) Associated companies

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Unquoted shares, at cost	11,598,881	11,598,881	11,598,881	11,598,881
Shares of post acquisition profits less losses	3,447,746	3,300,271	3,276,457	3,267,534
	15,046,627	14,899,152	14,875,338	14,866,415

The summarised financial information of the associates are as follows:

	As per audited financial statements 31 January 2007 RM'000	As per audited financial statements 31 January 2008 RM'000	As per audited financial statements 31 January 2009 RM'000	As per audited financial statements 30 April 2009 RM'000
Assets and liabilities				
Current assets	1,449	977	1,139	1,204
Non-current assets	98,830	98,830	98,849	98,849
Total assets	100,279	99,807	99,988	100,053
Current liabilities	(6,749)	(6,957)	(7,140)	(6,858)
Non-current liabilities	-	-	(17,943)	(17,943)
Total liabilities	(6,749)	(6,957)	(25,083)	(24,801)
Revenue	133	93	-	-
(Loss)/profit for the year/period	(114)	(591)	(21)	34

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(p) Other investments

	As per audited financial statements 31 January 2007	As per audited financial statements 31 January 2008	As per audited financial statements 31 January 2009	As per audited financial statements 30 April 2009
	RM	RM	RM	RM
At cost:				
Quoted securities in Malaysia	25,552,219	3,087,219	3,087,219	3,087,219
Quoted trust units in Malaysia #	625,125	625,125	625,125	625,125
Unquoted bonds in Malaysia ^	5,123,500	4,814,178	4,814,178	4,814,178
	31,300,844	8,526,522	8,526,522	8,526,522
Less:				
Provision for impairment losses on:				
- quoted securities in Malaysia	(17,813,946)	(2,426,236)	(2,855,734)	(2,710,841)
- quoted trust units in Malaysia	-	-	(146,192)	(102,261)
- unquoted bonds in Malaysia^	-	(4,707,702)	(4,707,702)	(4,707,702)
Amortisation of premium on unquoted bonds	(74,480)	(106,476)	(106,476)	(106,476)
	(17,888,426)	(7,240,414)	(7,816,104)	(7,627,280)
Net investments	13,412,418	1,286,108	710,418	899,242
Market/indicative value:				
Quoted securities in Malaysia	7,751,322	660,987	231,489	376,382
Quoted trust units in Malaysia	639,887	680,536	478,933	533,028
Unquoted bonds in Malaysia	5,000,000	-	-	-

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(p) Other investments (contd.)

\# Included in quoted trust units in Malaysia of the Group as at 31 January 2007, 2008, 2009 and 30 April 2009 were unit trust funds managed by a related company totalling RM612,080, RM525,125,RM525,125 and RM525,125 respectively.

^ Impairment assessment of unquoted fixed income investments

Year ended 31 January 2008

Peremba Jaya Holdings Sdn. Bhd. ("PJHSB") bonds were further downgraded by the bond rating agency from BBB- to C on 18 January 2007 and from C to D on 16 April 2007.

The directors had assessed the recoverable amount of investment in PJHSB, which has been fully written down during the financial year ended 31 January 2008, based on management's assessment that the likelihood of recovery from the proposed settlement scheme by PECD Berhad ("PECD"), the holding company of PJHSB, was low.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(q) Deferred tax

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
At beginning of financial year/period	6,408,042	19,909,389	17,478,542	13,186,015
Recognised in income statement (Note 7.7(h)	13,997,270	(2,443,881)	(4,217,671)	(185,650)
Exchange differences	(150,737)	149,146	(74,856)	(45,511)
Effect of changes in opening tax rate on fair value adjustment of assets acquired	(345,186)	(136,112)	-	-
At end of financial year/period	19,909,389	17,478,542	13,186,015	12,954,854
Presented after appropriate offsetting as follows:				
Deferred tax assets	(518,352)	(3,586,572)	(4,135,575)	(4,271,327)
Deferred tax liabilities	20,427,741	21,065,114	17,321,590	17,226,181
	19,909,389	17,478,542	13,186,015	12,954,854

Deferred tax assets have not been recognised in respect of the following items:

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Unused tax losses	60,827,654	54,839,703	44,704,330	35,876,766
Unabsorbed capital allowances	333,899,956	341,842,204	300,660,516	308,741,028

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(q) Deferred tax (Contd.)

As at 30 April 2009, the unused tax losses and unabsorbed capital allowances are available indefinitely for offset against future taxable profits of the subsidiaries in which those items arose, other than an amount of C$267,000, RM784,553 equivalent arising in a Canadian subsidiary that will expire in financial year ending 31 January 2014.

In respect of subsidiaries incorporated in Malaysia, the availability of their unused tax losses for offsetting against future taxable profits of the subsidiaries is subject to no substantial changes in shareholdings of the subsidiaries under Section 44(5A) and (5B) of the Income Tax Act, 1967. Deferred tax assets have not been recognised in respect of these items as they cannot be used to offset taxable profits of other subsidiaries in the Group and they have arisen in subsidiaries that have a recent history of losses.

(r) Properties held for resale

Included in properties held for resale of the Group are certain titles of the properties amounting to approximately RM68,000 previously charged to a financial institution for a term loan granted to a subsidiary are in the process of being discharged. The term loan was fully settled in the financial year ended 31 January 2003.

(s) Land held for resale

Year ended 31 January 2007

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Land titles in the process of being transferred into respective subsidiaries' names	7,036,000	4,497,000	4,497,000	4,497,000
Others	2,434,164	2,434,016	1,782,047	1,782,047
	9,470,164	6,931,016	6,279,047	6,279,047

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(t) Inventories

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As at 30 April 2009 RM
At cost:				
Construction materials	-	756,677	-	12,490
Food and beverages	341,089	333,834	282,864	329,901
Consumables	234,558	266,960	180,363	189,614
	575,647	1,357,471	463,227	532,005
Inventories turnover (month) - construction materials	n/a	*	*	#
Inventories turnover (month) - food and beverages and consumables	1.5	1.1	1.1	1.3

* Inventories of construction materials were newly purchased in FYE 2008 for sale in FYE 2009, hence no inventory turnover was analysed for FY2008.

There is no revenue generated during the period

Inventories turnover is computed based on average inventory during the year/period divided by revenue relating to hotel operations. The above ratio is computed solely for the purpose of information only and it is based on the information provided by Management.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(u) Financial receivables

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Lease receivables	672,649	672,649	672,649	672,649
Loan receivables	554,857,703	444,498,063	430,189,397	435,579,282
Loans and advances	14,456,061	8,157,952	10,298,750	10,398,500
Gross financial receivables	569,986,413	453,328,664	441,160,796	446,650,431
Less: Provision for doubtful debts	(237,157,021)	(229,891,599)	(279,914,336)	(276,343,602)
Interest-in-suspense	(43,817,662)	(39,232,017)	(39,232,017)	(39,232,017)
	(280,974,683)	(269,123,616)	(319,146,353)	(315,575,619)
Net financial receivables	289,011,730	184,205,048	122,014,443	131,074,812

31 January 2007

The five largest loan receivables, which contributed 48% of the net financial receivables, represent TA Properties Group's significant concentration of credit risks, as follows:

	Gross RM'000	Interest-in-suspense RM'000	Provision for doubtful debts RM'000	Net RM'000
Five largest receivables	171,536	(19,708)	(13,467)	138,361
Others	398,450	(24,110)	(223,690)	150,650
	569,986	(43,818)	(237,157)	289,011

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(u) Financial receivables

31 January 2008

The five largest loan receivables , which contributed 76% of the net financial receivables, represent TA Properties Group's significant concentration of credit risks, as follows:

	Gross RM'000	Interest-in-suspense RM'000	Provision for doubtful debts RM'000	Net RM'000
Five largest receivables	185,590	(19,029)	(26,321)	140,240
Others	267,739	(20,203)	(203,571)	43,965
	453,329	(39,232)	(229,892)	184,205

31 January 2009

The five largest loan receivables , which contributed 70% of the net financial receivables, represent TA Properties Group's significant concentration of credit risks, as follows:

	Gross RM'000	Interest-in-suspense RM'000	Provision for doubtful debts RM'000	Net RM'000
Five largest receivables	142,246	(14,550)	(42,689)	85,007
Others	298,915	(24,682)	(237,226)	37,007
	441,161	(39,232)	(279,915)	122,014

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(u) Financial receivables

30 April 2009

The five largest loan receivables , which contributed 69% of the net financial receivables, represent TA Properties Group's significant concentration of credit risks, as follows:

	Gross RM'000	Interest-in-suspense RM'000	Provision for doubtful debts RM'000	Net RM'000
Five largest receivables	180,244	(19,029)	(70,467)	90,748
Others	266,407	(20,203)	(205,877)	40,327
	446,651	(39,232)	(276,344)	131,075

TA Properties Group's financial receivables bear interest ranging from:

	As per audited financial statements 31 January 2007 % per annum	As per audited financial statements 31 January 2008 % per annum	As per audited financial statements 31 January 2009 % per annum	As per audited financial statements 30 April 2009 % per annum
Performing loans	12 - 14	6.5 - 14	6 - 10	6 - 10
Overdue interests	1.5 - 8	1.5 - 8	1.5 - 8	4

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(u) Financial receivables

Movements for provision for doubtful debts:	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Balance at beginning of year/period	251,549,084	237,157,021	229,891,599	279,914,336
Provision made during the year/period	-	447,675	50,022,737	-
Provision written-back during the year/period	(14,392,063)	(7,713,097)	-	(3,570,734)
Balance at end of year/period	237,157,021	229,891,599	279,914,336	276,343,602

Receivables turnover is not applicable and not analysed for financial receivables.

(v) Trade receivables

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Trade receivables	7,548,861	13,627,636	17,913,239	15,259,439
Accrued billings in respect of property development cost (Note 7.7(l))	4,285,298	18,918,996	41,552,146	593,560
Amount due from customers on contracts	-	9,543,922	24,372,849	24,946,318
Retantion sum on contracts	-	939,636	-	-
Due from a developer (Note 7.7(l))	17,575,088	18,275,088	14,936,610	13,870,918
	29,409,247	61,305,278	98,774,844	54,670,235
Less: Provision for doubtful debts	(252,355)	(374,971)	(358,731)	(16,153)
	29,156,892	60,930,307	98,416,113	54,654,082

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(v) Trade receivables (contd.)

Other than the amount due from a developer, TA Properties Group has no significant concentration of credit risk from exposures to a single debtor or to groups of debtors within its trade receivables. The Group's normal trade credit terms for trade receivables are assessed and approved on a case-by-case basis.

Debtors' turnovers (month) of TA Properties are analysed as below:

	As per audited financial statements 31 January 2007	As per audited financial statements 31 January 2008	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Property investment receivables in Malaysia	0.9 to 5	0.8 to 9	0.4 to 1	0.26 to 0.59
Property investment receivables in Canada	*	*	*	*
Property development in Malaysia	0.5 to 5	1 to 2.1	0.38 to 0.96	0.12 to 3
Hotel operations in Australia	*	*	*	*

* Less than 1 month

The above ratios are computed solely for the purpose of information only and are based on the information provided by Management.

The turnover for property investment in Malaysia is computed based on trade receivables relating to tenants divided by revenue derived from rental income from properties in Malaysia.

The turnover for property development in Malaysia is computed based on trade receivables relating to property development divided by revenue from sales of properties.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(w) Other receivables

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Other deposits	471,708	1,010,481	1,578,382	2,329,312
Deposits for acquisition of properties	1,063,800	-	-	-
Retention monies paid by housebuyers to stakeholder	7,160,759	6,799,441	2,109,779	17,549,314
Prepayments	4,761,700	5,054,131	4,395,550	3,838,998
Deferred leasing costs and financing costs [2]	16,342,080	17,987,816	15,208,397	14,333,382
Proceeds from disposal of land	-	3,343,716	-	-
Sundry receivables	894,665	127,885	963,578	992,917
	30,694,712	34,323,470	24,255,686	39,043,923
Less: Provision for doubtful debts	(750)	-	-	-
	30,693,962	34,323,470	24,255,686	39,043,923

1 Retention monies that had been paid by housebuyers to a stakeholder is receivable from the stakeholder upon the expiry of the defects liability period in accordance with the terms of the agreements with the housebuyers and the stakeholder.

2 Deferred leasing costs relate to tenant inducements and leasing commissions prepaid by a subsidiary that are deferred and amortised over the respective terms of the lease. Deferred financing costs relate to prepaid amounts on a mortgage loan in a trust of which the Group has interest and are amortised over the term of the loan.

The Group has no significant concentration of credit risk that may arise from exposures to a single debtor or to groups of debtors under other receivables.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(x) Due from related companies

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Due from ultimate holding company	21,427	21,427	21,427	21,427
Due from other related companies	51,683,423	24,336,057	11,168,753	143,266,281
	51,704,850	24,357,484	11,190,180	143,287,708
Less: Provision for doubtful debts	-	-	-	-
	51,704,850	24,357,484	11,190,180	143,287,708

The amount due from related companies are unsecured, interest free and have no fixed terms of repayment.

(y) Due from an associated company

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Due from an associated company	306,411	307,079	307,744	307,753
Less: Provision for doubtful debts	(296,180)	(296,180)	(296,180)	(296,180)
	10,231	10,899	11,564	11,573

The amount due from an associated company is unsecured, interest free and has no fixed terms of repayment.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(z) Short term funds

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Cash and bank balances	41,781,793	66,722,899	123,549,464	153,128,445
Fixed deposits and placements with:				
- licensed banks	561,268	50,294,717	10,967,178	6,261,937
- other financial institutions	49,442,311	80,236,301	19,285,197	11,572,318
Short term funds	91,785,372	197,253,917	153,801,839	170,962,700
Less: Housing Development accounts	(24,492,566)	(33,215,888)	(100,438,963)	(136,334,026)
Cash and cash equivalents	67,292,806	164,038,029	53,362,876	34,628,674

Short term funds held pursuant to Section 7A of the Housing Development (Control and Licensing) Act, 1966 were restricted from use in other operations.

The weighted average effective interest rates on deposits as at the respective balance sheet dates were as follows:

	As per audited financial statements 31 January 2007 % per annum	As per audited financial statements 31 January 2008 % per annum	As per audited financial statements 31 January 2009 % per annum	As per audited financial statements 30 April 2009 % per annum
Licensed banks	2.93	3.42	1.36	2.30
Other financial institutions	2.65	3.39	1.24	1.90

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(z) Short term funds

The average maturities of deposits as at the respective balance sheet dates were as follows:

	As per audited financial statements 31 January 2007	As per audited financial statements 31 January 2008	As per audited financial statements 31 January 2009	As per audited financial statements 30 April 2009
	Days	Days	Days	Days
Licensed banks	30	16	1	11
Other financial institutions	3	27	1	4

(aa) Share capital

	Number of Shares of RM1.00 Each			
	As per audited financial statements 31 January 2007	As per audited financial statements 31 January 2008	As per audited financial statements 31 January 2009	As per audited financial statements 30 April 2009
	RM	RM	RM	RM
Authorised:				
Ordinary shares				
At 1 February	10,000,000	11,000,000	11,000,000	11,000,000
Created during the year/period	1,000,000	-	-	-
At 31 January	11,000,000	11,000,000	11,000,000	11,000,000
Preference shares				
At 1 February	500,000	1,000,000	1,000,000	1,000,000
Created during the year/period	500,000	-	-	-
At 31 January	1,000,000	1,000,000	1,000,000	1,000,000
Total	12,000,000	12,000,000	12,000,000	12,000,000

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(aa) Share capital (contd.)

	Amount			
	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Authorised:				
Ordinary shares				
At 1 February	10,000,000	11,000,000	11,000,000	11,000,000
Created during the year/period	1,000,000	-	-	-
At 31 January	11,000,000	11,000,000	11,000,000	11,000,000
Preference shares				
At 1 February	500,000	1,000,000	1,000,000	1,000,000
Created during the year/period	500,000	-	-	-
At 31 January	1,000,000	1,000,000	1,000,000	1,000,000
Total	12,000,000	12,000,000	12,000,000	12,000,000

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(aa) Share capital (contd.)

	Number of Shares of RM1.00 Each			
	As per audited financial statements 31 January 2007	As per audited financial statements 31 January 2008	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Issued and fully paid:				
Ordinary shares				
At beginning and end of year/period	10,000,000	10,000,000	10,000,000	10,000,000
6,000% non-cumulative redeemable preference shares ("NCRPS")				
At beginning of year/period	-	189,545	189,545	189,545
Issue for cash	189,545	-	-	-
At end of year/period	189,545	189,545	189,545	189,545
5,000% NCRPS				
At beginning and end of year/period	309,944	309,944	309,944	309,944
1,000% NCRPS				
At beginning and end of year/period	190,000	190,000	190,000	190,000
Total	10,689,489	10,689,489	10,689,489	10,689,489

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(aa) Share capital (contd.)

	Amount			
Issued and fully paid:	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Ordinary shares				
At beginning and end of year/period	10,000,000	10,000,000	10,000,000	10,000,000
6,000% NCRPS				
At beginning of year/period	-	189,545	189,545	189,545
Issued for cash	189,545	-	-	-
At end of year/period	189,545	189,545	189,545	189,545
5,000% NCRPS				
At beginning and end of year/period	309,944	309,944	309,944	309,944
1,000% NCRPS				
At beginning and end of year/period	190,000	190,000	190,000	190,000
	10,689,489	10,689,489	10,689,489	10,689,489

The preference shares have fixed non-cumulative preferential dividend at the prescribed rates of 6,000%, 5,000% and 1,000% respectively. The shareholders have no rights of redemption in respect of these shares except when the redemption of these shares are initiated by TA Properties. The shareholders have the right to receive notice of and attend all general meetings of TA Properties but have no rights to vote at such meetings except where the rights and privileges attached to these preference shares are affected.

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(aa) Share capital (contd.)

In the year ended 31 January 2007, the Company:

i) increased its authorised ordinary share capital from RM10,500,000 to RM12,000,000 through the creation of 1,000,000 ordinary shares of RM1 each and 500,000 preferences shares of RM1 each; and

ii) issued 189,545 new 6,000% NCRPS of RM1 each for a cash consideration of RM189,545,000 for additional working capital purpose.

(bb) Preference shares issued by subsidiaries

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Issued by:				
- TA Gemilang Trading Sdn. Bhd., a wholly-owned subsidiary incorporated in Malaysia	50,000,000	50,000,000	50,000,000	50,000,000
- TA Management Ltd., a subsidiary incorporated in Canada in which TA Properties Group has an effective interest of 51%	7,988,258	7,988,258	7,988,258	7,988,258
	57,988,258	57,988,258	57,988,258	57,988,258

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(bb) Preference shares issued by subsidiaries (contd.)

The preference shares issued by TA Gemilang Trading Sdn. Bhd. relate to 50,000 units of 5,000% non-cumulative redeemable preference shares of RM1.00 each at par, issued to TAE, at a premium of RM999 each. The preference shares grant TAE the right to receive notice of and attend all general meetings of TA Gemilang Trading Sdn. Bhd. but with no rights to vote at such meetings except where their rights and privileges are affected.

The 5,000% NCRPS have no fixed cumulative preferential dividend. If the directors so recommend the payment of preferential dividend, the dividend rate of the 5,000% NCRPS shall be 5,000% on its nominal amount. The shareholder of the 5,000% NCRPS has no right of redemption in respect of these shares except when the redemption of these shares is initiated by TA Gemilang Trading Sdn. Bhd. The redemption price of the 5,000% NCRPS is RM1,000 per share.

The preference shares issued by TA Management Ltd. ("TAML") relate to 283 Non-Voting, Non-Cumulative Redeemable Preference Shares ("NCRPS") of C$1 each at par, issued to TA Antarabangsa Limited ("TAA"), a related company incorporated in the British Virgin Islands, at a premium of C$9,999 each. The NCRPS are redeemable at C$10,000 per NCRPS at the option of the directors of TAML with the consent of TAA. The fixed non-cumulative preferential dividend on the NCRPS is at 10% of par value, declared at the discretion of TAML's directors.

No dividends were declared in respect of all three financial years and the three-month period reported thereon.

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(cc) Provision for liabilties

	Employee benefits RM	Contingent loss on legal claims RM	Total RM
At 31 January 2007			
As at 1 February 2006	765,876	3,274,090	4,039,966
Provision made during the year under personnel costs	240,773	-	240,773
Provision written-back during the year	-	(1,974,090)	(1,974,090)
Payment made during the year	-	(1,300,000)	(1,300,000)
Exchange differences	(36,829)	-	(36,829)
At 31 January 2007	969,820	-	969,820
At 31 January 2008			
As at 1 February 2007	969,820	-	969,820
Provision made during the year under personnel costs	211,494	-	211,494
Exchange differences	58,358	-	58,358
At 31 January 2008	1,239,672	-	1,239,672
At 31 January 2009			
As at 1 February 2008	1,239,672	-	1,239,672
Provision made during the year under personnel costs	190,089	-	190,089
Exchange differences	(258,499)	-	(258,499)
At 31 January 2009	1,171,262	-	1,171,262

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(cc) Provision for liabilties (contd.)

	Employee benefits RM	Total RM
At 30 April 2009		
As at 1 February 2009	1,171,262	1,171,262
Provision written-back during the period under personnel costs	(28,206)	(28,206)
Exchange differences	125,060	125,060
At 30 April 2009	1,268,116	1,268,116

	At 31 January 2007 RM	At 31 January 2008 RM	At 31 January 2009 RM	At 30 April 2009 RM
Current	813,460	947,571	919,460	982,039
Non-current:				
Later than 1 year but not later than 2 years	156,360	292,101	251,802	286,077
	969,820	1,239,672	1,171,262	1,268,116

Provision for employee benefits is in respect of annual leave, long service leave and sick leave in an Australian subsidiary when it is probable that settlement will be required and they are capable of being measured reliably.

Provision for contingent loss on legal claims was in respect of a legal proceeding brought against TA Properties for non-payment of disputed claim for work done.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(dd) Borrowings

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Short Term Borrowings (secured)				
Foreign currency denominated term loan	6,866,796	7,883,489	7,481,271	7,643,652
Long Term Borrowings (secured)				
Foreign currency denominated term loan	125,214,238	129,223,782	109,479,965	229,239,633
Total Borrowings (secured)				
Foreign currency denominated term loan	132,081,034	137,107,271	116,961,236	236,883,285
Maturity of borrowings:				
Within one year	6,866,796	7,883,489	7,481,271	7,643,652
More than 1 year and less than 2 years	7,199,656	8,265,628	7,843,916	8,014,169
More than 2 years and less than 5 years	23,761,412	27,279,508	25,887,702	147,093,847
5 years or more	94,253,170	93,678,646	75,748,347	74,131,617
	132,081,034	137,107,271	116,961,236	236,883,285

The refinanced foreign currency loan of TA Properties which will mature on 5 December 2020 bears a fixed interest rate of 4.79% per annum, repayable in monthly instalments of C$364,412 per month.

The term loan of TA Properties is secured against certain freehold land and building as disclosed in Note 7.7(k), the assignment of rentals and a general security agreement over the said properties.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(dd) Borrowings

The short term borrowing facilities of a trust and of the ultimate holding company that were not utilised at the end of the three financial years ended 31 January 2007 to 2009 and the three-month period ended 30 April 2009 were secured by way of a fixed charge and lienholders' caveat over freehold land and buildings of a trust held as property, plant and equipment (Note 7.7(k)), and corporate guarantees issued by the ultimate holding company. During the three-month period ended 30 April 2009, TA Properties Group drew down A$46,500,000 (RM120,644,250 equivalent on 30 April 2009) that will mature on 28 February 2012.

(ee) Promissory notes to a related company

Years ended 31 January 2007 and 2008

The promissory notes were issued by TA Management Ltd. amounting to C$3,700,000 as a result of advances made by a related company, TA Antarabangsa Limited, to part finance the acquisition of property in Canada. The promissory notes were unsecured, bore interest of 4.00% to 4.25% per annum in FYE 2007 and 4.25% per annum in FYE2008, and were not expected to be payable within the next twelve months.

Year ended 31 January 2009

C$1,000,000 of the promissory notes was repaid by TA Management Ltd. to TA Antarabangsa Limited during financial year ended 31 January 2009. The remaining promissory note of C$2,700,000 bore interest of 4.25% to 5.5% per annum in FYE 2009, and was not expected to be payable within the next twelve months.

Period ended 30 April 2009

The remaining C$2,000,000 of the promissory notes was repaid by TA Management Ltd. to TA Antarabangsa Limited during the three-month period ended 30 April 2009. The promissory note bore interest of 4.25% to 5.5% per annum prior to its repayment.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(ff) Trade payables

	As per audited financial statements 31 January 2007 RM (restated)	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Trade payables	14,749,806	14,926,626	15,252,893	13,297,833
Progress billings in respect of property development cost (Note 7.7(l))	5,213,959	3,481,020	2,461,557	8,866,516
	19,963,765	18,407,646	17,714,450	22,164,349

Creditors' turnovers (month) of TA Properties Group are analysed as below:

	As per audited financial statements 31 January 2007	As per audited financial statements 31 January 2008	As per audited financial statements 31 January 2009	As per audited financial statements 30 April 2009
- Property development (includes retention sum)	0.6 to 3.1	1.2 to 3.3	0.3 to 1.3	1
- Hotel operations	1.2	1.0	0.6	0.5

Year ended 31 January 2007

Trade payables arise mainly from subsidiaries involved in general construction, property management and property development activities. Included in trade payables of TA Properties Group of the previous financial year was an amount of RM468,400 payable to sub-contractors for construction works performed which was in dispute and settled during the financial year at a sum of RM250,000. Thus, a gain of RM217,471, after netting off of an amount due to a subsidiary, was recognised.

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(ff) Trade payables (contd.)

Year ended 31 January 2008

Trade payables arise mainly from subsidiaries involved in general construction, property management and property development activities. The normal trade credit terms granted range from 30 to 90 days, other than retention sums payable to subcontractors of RM7,996,615 that are payable upon the expiry of the defect liability period of 12 months from the respective dates of completion.

Year ended 31 January 2009

Trade payables arise mainly from subsidiaries involved in general construction, property management and property development activities. The normal trade credit terms granted range from 30 to 90 days, other than retention sums payable to subcontractors of RM10,937,547 that are payable upon the expiry of the defect liability period of 12 months from the respective dates of completion.

Period ended 30 April 2009

Trade payables arise mainly from subsidiaries involved in general construction, property management and property development activities. The normal trade credit terms granted range from 30 to 90 days, other than retention sums payable to subcontractors of RM8,344,184 that are payable upon the expiry of the defect liability period of 12 months from the respective dates of completion.

TA Properties Group's credit terms for trade payables are determined and approved on a case-by-case basis.

The above creditors' turnovers are computed solely for the purpose of information only and are based on the information provided by Management.

Creditors' turnover for property development (includes retention sum) is computed based on trade payables relating to property development divided by property development costs incurred during the year.

Creditors' turnover for hotel operations is computed based on trade payables relating to hotel operations divided by purchase of inventories.

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(gg) Other payables

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Amount payable for properties purchased	11,120,244	1,796,909	1,794,409	1,794,409
Other trade related payables	4,875,344	5,953,507	9,203,376	8,144,441
Interest payable	460,195	503,905	411,397	415,381
Sundry payables	3,269,584	2,831,913	2,642,601	2,593,769
Accruals	9,569,715	7,535,974	5,269,494	5,531,323
	29,295,082	18,622,208	19,321,277	18,479,323

Other trade related payables represent amounts payable arising directly from daily operations.

(hh) Due to related companies

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Due to ultimate holding company	254,379,610	180,524,155	117,215,708	123,139,126
Due to other related companies	231,981,199	230,741,120	226,338,822	226,410,346
	486,360,809	411,265,275	343,554,530	349,549,472

The amounts due to related companies are unsecured, interest free and have no fixed terms of repayment.

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(ii) Due to associated companies

The amounts due to associated companies are unsecured, interest free and have no fixed terms of repayment.

(jj) Commitments

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial statements 31 January 2009 RM	As per audited financial statements 30 April 2009 RM
Approved and contracted for:				
Property development expenditures	146,355,990	111,903,406	-	-
Renovation of properties	-	-	3,415,660	2,695,959
Intangible assets	-	-	713,000	713,000
Land to be held for property development *	9,574,200	-	-	-
	9,574,200	-	4,128,660	3,408,959
Approved and not contracted for:				
Renovation of properties	-	-	-	45,684,086

* RM9,574,200 was paid in February 2007 as the balance of the purchase consideration for the acquisition of the land in by Star Winners Sdn. Bhd., a wholly-owned subsidiary of TA Properties.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(kk) Contingent liability

Financial year ended 31 January 2009 and financial period ended 30 April 2009

In the year 2008, Indo Aman Bina Sdn. Bhd. ("IAB"), a subsidiary within TA Properties Group, received legal claims from three Plaintiffs, namely an individual purchaser who purchased 1 lot, and two companies who purchased 2 lots each in the Seri Suria Project. These Plaintiffs have previously signed 5 Sale and Purchase Agreements ("SPA") for a total purchase consideration of RM13,656,400 for 5 lots in Seri Suria Project. The SPA were subsequently terminated and deposits of RM1,365,680 were refunded to the Plaintiffs with interests but were returned by the Plaintiffs.

The Plaintiffs commenced the civil suits seeking, inter alia, for a declaration that SPA are valid and binding on IAB; for specific performance of the SPA; an injunction and alternatively damages for breach of contract.

Pursuant to their civil suits, the Plaintiffs have filed application for summary judgment which is now pending before the High Court.

The directors of IAB had received a legal opinion that the claim for specific performance is unlikely to succeed as the Court would not grant specific performance where there are numerous construction details to be worked at and when constant supervision are required.

Alternatively, the Court may order damages in lieu of specific performance and the directors of IAB had received a legal opinion that there is a high probability that the Plaintiffs will not succeed in getting damages as the Plaintiffs had suffered no loss in light of the present market condition.

Due to the above, no provision has been made in the financial statements of TA Properties Group in respect of the abovementioned claims.

7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(II) SUMMARISED STATEMENT OF CHANGES IN EQUITY OF TA PROPERTIES GROUP FOR THE YEARS ENDED 31 JANUARY 2007 TO 2009 AND THREE-MONTH PERIOD ENDED 30 APRIL 2009

The summarised consolidated statements of changes in equity of TA Properties Group as set out below are based on the audited financial statements of TA Properties Group and its relevant subsidiaries for the past three (3) financial years ended 31 January 2007 to 2009 and the three-month period ended 30 April 2009.

Year ended 31 January 2007

	<---- Attributable to Equity Holders of the Parent							---->			
		<---- Non- distributable			---->						
	Share Capital RM	Share Premium RM	Exchange Translation Reserve RM	#Exchange Differences Recognised in Equity RM	Capital Redemption Reserve RM	(Accumulated Losses)/ Retained Profit RM	Total RM	Minority Interests RM	Preference Shares Issued by Subsidiaries RM	Total Equity RM
At 1 February 2006 as restated	10,499,944	499,444,056	82,942,383	52,392,077	214,436	(158,707,630)	486,785,266	184,601,480	57,988,258	729,375,004
Issue of preference shares	189,545	189,355,455	-	-	-	-	189,545,000	-	-	189,545,000
Currency translation differences, representing net loss not recognised in the income statement	-	-	(10,274,862)	(11,368,690)	-	-	(21,643,552)	1,219,620	-	(20,423,932)
Profit for the year	-	-	-	-	-	68,638,737	68,638,737	8,453,481	-	77,092,218
Dividend	-	-	-	-	-	(73,000)	(73,000)	-	-	(73,000)
At 31 January 2007	10,689,489	688,799,511	72,667,521	41,023,387	214,436	(90,141,893)	723,252,451	194,274,581	57,988,258	975,515,290

Year ended 31 January 2008

	Share Capital RM	Share Premium RM	Exchange Translation Reserve RM	#Exchange Differences Recognised in Equity RM	Capital Redemption Reserve RM	(Accumulated Losses)/ Retained Profit RM	Total RM	Minority Interests RM	Preference Shares Issued by Subsidiaries RM	Total Equity RM
At 1 February 2007	10,689,489	688,799,511	72,667,521	41,023,387	214,436	(90,141,893)	723,252,451	194,274,581	57,988,258	975,515,290
Currency translation differences, representing net gain not recognised in the income statement	-	-	15,443,306	10,657,029	-	-	26,100,335	(1,830,070)	-	24,270,265
Profit for the year	-	-	-	-	-	95,889,911	95,889,911	14,825,960	-	110,715,871
Dividend	-	-	-	-	-	(74,000)	(74,000)	-	-	(74,000)
At 31 January 2008	10,689,489	688,799,511	88,110,827	51,680,416	214,436	5,674,018	845,168,697	207,270,471	57,988,258	1,110,427,426

Foreign exchange differences arising from designated intra group monetary items that form part of TA Properties Group's net investment in foreign subsidiaries and trusts

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(II) SUMMARISED STATEMENT OF CHANGES IN EQUITY OF TA PROPERTIES GROUP FOR THE YEARS ENDED 31 JANUARY 2007 TO 2009 AND THREE-MONTH PERIOD ENDED 30 APRIL 2009 (CONTD.)

Year ended 31 January 2009

	<---Attributable to Equity Holders of the Parent						--->			
		<---Non- distributable			--->					
	Share Capital RM	Share Premium RM	Exchange Translation Reserve RM	#Exchange Differences Recognised in Equity RM	Capital Redemption Reserve RM	Retained Earnings RM	Total RM	Minority Interests RM	Preference Shares Issued by Subsidiaries RM	Total Equity RM
At 1 February 2008	10,689,489	688,799,511	88,110,827	51,680,416	214,436	5,674,018	845,168,697	207,270,471	57,988,258	1,110,427,426
Currency translation differences, representing net loss not recognised in the income statement	-	-	(56,852,689)	(9,467,482)	-	-	(66,320,171)	8,258,982	-	(58,061,189)
Profit for the year	-	-	-	-	-	93,129,401	93,129,401	2,113,786	-	95,243,187
Dividend	-	-	-	-	-	(75,000)	(75,000)	-	-	(75,000)
Dividend paid to minority interests	-	-	-	-	-	-	-	(26,431,850)	-	(26,431,850)
Trust units redeemed by minority interests	-	-	-	-	-	-	-	(2,782,300)	-	(2,782,300)
At 31 January 2009	10,689,489	688,799,511	31,258,138	42,212,934	214,436	98,728,419	871,902,927	188,429,089	57,988,258	1,118,320,274

Period ended 30 April 2009

	<---Attributable to Equity Holders of the Parent						--->			
		<---Non- distributable			--->					
	Share Capital RM	Share Premium RM	Exchange Translation Reserve RM	#Exchange Differences Recognised in Equity RM	Capital Redemption Reserve RM	Retained Earnings RM	Total RM	Minority Interests RM	Preference Shares Issued by Subsidiaries RM	Total Equity RM
At 1 February 2009	10,689,489	688,799,511	31,258,138	42,212,934	214,436	98,728,419	871,902,927	188,429,089	57,988,258	1,118,320,274
Currency translation differences, representing net gain not recognised in the income statement	-	-	27,565,565	2,282,625	-	-	29,848,190	(3,592,782)	-	26,255,408
Profit for the period	-	-	-	-	-	14,105,484	14,105,484	2,474,105	-	16,579,589
At 30 April 2009	10,689,489	688,799,511	58,823,703	44,495,559	214,436	112,833,903	915,856,601	187,310,412	57,988,258	1,161,155,271

Foreign exchange differences arising from designated intra group monetary items that form part of TA Properties Group's net investment in foreign subsidiaries and trusts

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7.0 HISTORICAL FINANCIAL INFORMATION (CONTD.)

7.7 TA Properties (contd.)

(mm) Summarised consolidated cash flow statemets of TA Properties Group for the years ended 31 January 2007 to 2009 and the three-month period ended 30 April 2009

	As per audited financial statements 31 January 2007 RM	As per audited financial statements 31 January 2008 RM	As per audited financial staments 31 January 2009 RM	As per audited financial staments 30 April 2009 RM
Cash generated from operating activities	90,079,311	205,798,455	134,487,588	13,326,058
Cash used in investing activities	(97,411,662)	(29,845,642)	(137,110,759)	(11,505,467)
Cash used in financing activities	(7,490,284)	(81,060,334)	(95,869,988)	(27,692,961)
Net (decrease)/increase in cash and cash equivalents	(14,822,635)	94,892,479	(98,493,159)	(25,872,370)
Effects of exchange rate changes	(1,654,878)	1,852,744	(12,181,994)	7,138,168
Cash and cash equivalents at begininning of financial year/period	83,770,319	67,292,806	164,038,029	53,362,876
Cash and cash equivalents at end of financial year/period	67,292,806	164,038,029	53,362,876	34,628,674
Cash and cash equivalents comprise:				
Cash on hand and at banks	18,122,559	33,507,011	23,110,501	16,794,419
Fixed deposits with licensed financial institutions	49,170,247	130,531,018	30,252,375	17,834,255
Note 7.7(z)	67,292,806	164,038,029	53,362,876	34,628,674

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7.8 SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The financial statements have been prepared under the historical cost convention unless otherwise indicated in the accounting policies below and comply with applicable Financial Reporting Standards in Malaysia ("FRSs") and the provisions of the Companies Act, 1965 in respect of the statutory financial statements. The financial statements for the three financial years ended 31 January 2009 and for the three-month period ended 30 April 2009 as presented in this report have been restated to comply with the accounting policies as below.

(b) Revenue Recognition

(i) Interest income from financial receivables of money lending and finance subsidiaries is generally recognised on an accrual basis, except when a loan debtor becomes non-performing. Interest income from non-performing loan is suspended until it is realised on a cash basis. Generally, loan debtors are deemed to be non-performing when repayments are in arrears for more than 3 months and when the outstanding balance is greater than the value of the collateral pledged.

(ii) Interest income from fixed deposits with licensed banks are recognised on an accrual basis. Interest income from other sources is recognised on a receipt basis upon physical receipt if there is uncertainty over its realisation.

(iii) Acceptance fees earned by a money lending subsidiary are recognised upon the drawdown of loan facility in accordance with the terms of the agreement.

(iv) Rollover fees and penalty interest for late payments earned from financial receivables are recognised on a receipt basis due to uncertainty over recoverability of income.

(v) Service and processing fees earned on money lending and ESOS financing activities of a money lending subsidiary are recognised upon the drawdown of loans.

(vi) Income from disposals of investments and sale of completed properties are recognised upon the transfer of the risks and rewards of ownership.

(vii) Revenue from sale of development properties is accounted for by the stage of completion method in respect of all property units that have been sold. The stage of completion is determined by reference to the project costs incurred to date to the total estimated costs where the outcome of the projects can be reliably estimated.

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7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(b) Revenue Recognition (Contd.)

(viii) Revenue from construction contracts is accounted for by the stage of completion method as described in Note 7.8(j).

(ix) Rental income is recognised rateably over the period of tenancy.

(x) Dividend income from marketable securities and unquoted shares are recognised when the right to receive payment is established, except when there is substantial uncertainty over the recoverability of income so recognised. In such instances, dividend income is recognised on a receipt basis.

(xi) Revenue from rental of hotel rooms, sale of food and beverage and other related income from hotel operations are recognised upon the sale of goods or the delivery of the service to the customers. All such revenue from a subsidiary incorporated in Australia are stated net of the amount of goods and service tax applicable to such revenue.

(xii) Property maintenance fee is recognised rateably over the period of maintenance.

(xiii) All other income is recognised on an accrual basis.

(c) Subsidiaries and Basis of Consolidation

(i) Subsidiaries

Subsidiaries are entities over which the Group has power to exercise control over the financial and operating policies so as to obtain benefits therefrom. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group has such power over another entity.

In the separate financial statements, subsidiaries are stated at costs less provision for any impairment losses. The assessment and recognition of impairment of assets are in accordance with the principles in the accounting policy referred to in Note 7.8(u). On disposal of such investments, the difference between net disposal proceeds and their carrying amounts is included in income statement.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(c) Basis of Consolidation (Contd.)

(ii) Basis of consolidation

The consolidated financial statements include the financial statements of the parent company and all its subsidiaries and trusts, of which the Group is the beneficiary, made up to the end of the financial year.

Subsidiaries and trusts are consolidated using the acquisition method of accounting. Under the acquisition method of accounting, the results of subsidiaries and trusts acquired or disposed during the year are included in the consolidated income statement from the effective date of acquisition, being the date on which the Group obtains control, and continue to be consolidated up to the date that such control ceases. The assets and liabilities or net assets (including intangible assets acquired and contingent liabilities assumed) of a subsidiary or trust are measured at their fair values at the date of acquisition and these values are reflected in the consolidated balance sheet. The difference between the cost of an acquisition and the fair value of the Group's share of the net assets of the acquired subsidiary or trust at the date of acquisition is included in the consolidated balance sheet as goodwill or reserve arising on consolidation. Costs of acquisition is measured as the aggregate of the fair values, at the date of exchange, of the assets given, liabilities incurred or assumed, and equity instruments issued, plus any costs directly attributable to the acquisitions.

Reserve arising on consolidation is recognised immediately in the income statement in the year of acquisition.

Intragroup transactions, balances and resulting unrealised gains are eliminated on consolidation and the consolidated financial statements reflect external transactions only. Unrealised losses are eliminated on consolidation unless costs cannot be recovered. Uniform accounting policies are adopted in the consolidated financial statements for like transactions and event in similar circumstances.

Minority interest represents the portion of results and net assets in subsidiaries not held by the Group. It is measured at the minorities' share of the fair values of the identifiable assets and liabilities of the acquiree at the acquisition date and the minorities' share of changes in the subsidiaries' equity since then.

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7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(d) Associated Companies

The Group treats associated companies as those companies in which a long term equity interest of between 20 and 50 percent is held and that is neither a subsidiary nor an interest in a joint venture and where it exercises significant influence over the financial and operating policies through management participation but not in control or joint control over those policies. The associate is equity accounted for from the date the Group obtains significant influence until the date the Group ceases to have significant influence over the associate.

Investments in associated companies are accounted for in the consolidated financial statements using the equity method of accounting based on the audited or management financial statements of the associated companies.

The Group's share of post-acquisition profits less losses of associated companies is included in the consolidated income statement and the Group's interest in associated companies is stated at cost plus the Group's share of post-acquisition retained profits or accumulated losses and reserves. Where there has been a change recognised directly in the equity of the associate, the Group recognises its share of such changes.

Unrealised gains on transactions between the Group and the associated companies are eliminated to the extent of the Group's interest in the associated companies. Unrealised losses are eliminated unless cost cannot be recovered. After the application of the equity method, the Group determines whether it is necessary to recognise any additional impairment loss with respect to the Group's net investment in the associate.

The Group does not have any goodwill relating to its associates.

When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any long-term interests that, in substance, form part of the Group's net investment in the associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

The most recent available audited financial statements of the associates are used by the Group in applying the equity method. When the dates of the audited financial statements used are not coterminous with those of the Group, the share of results is arrived at from the last audited financial statements available and management financial statements to the end of the accounting period. Uniform accounting policies are adopted for like transactions and events in similar circumstances.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(d) Associated Companies (Contd.)

In the separate financial statements, associates are stated at cost less provision for any impairment losses. The assessment and recognition of impairment losses are in accordance with the principles in the accounting policy referred to in Note 7.8(u). On disposal of such investments, the difference between net disposal proceeds and their carrying amounts is included in income statement.

(e) Investments

(i) Marketable securities are carried at lower of cost and market value, determined on a contract-by-contract basis. Cost is determined on the contract value while the market value is determined based on quoted market values. Increases or decreases in the carrying amount of marketable securities are credited or charged to the income statement. On disposal of marketable securities, the difference between net disposal proceeds and its carrying amount is charged or credited to the income statement.

(ii) Cost of trust units are determined using the weighted average method of valuation. Market value of the trust units is determined based on the underlying value of these unit trust funds.

(iii) Unquoted debt securities are stated at cost and where applicable, adjusted for amortisation of premium or accretion of discount to maturity dates, less provision for any impairment losses. The assessment and recognition of impairment of assets are in accordance with the principles referred to in Note 7.8(u).

On disposal of an investment, the difference between net disposal proceeds and its carrying amount is charged or credited to the income statement.

(f) Foreign Currencies

(i) Functional and presentation currency

The individual financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The consolidated financial statements are presented in the functional currency of the parent company.

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7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(f) Foreign Currencies (Contd.)

(ii) Foreign currency transactions

In preparing the financial statements of the individual entities, transactions in currencies other than the entity's functional currency (foreign currencies) are recorded in the functional currencies at rates of exchange approximating those ruling at the date of transaction. At each balance sheet date, foreign currency monetary items are translated into Ringgit Malaysia at exchange rates approximating those ruling at that date. Non-monetary items initially denominated in foreign currencies, which are carried at historical cost are translated using the historical rate as of the date of acquisition and any non-monetary items which are carried at fair value are translated using the exchange rate that existed when the values were determined.

All exchange rate differences are taken to the income statement with the exception of differences on foreign currency borrowings that provide a hedge against a net investment in a foreign entity. These exchange differences are taken directly to equity until the disposal of the net investment, at which time they are recognised in the income statement.

(iii) Foreign entities

Financial statements of foreign consolidated subsidiaries and trusts are translated at year-end exchange rates with respect to the assets and liabilities, and at exchange rates at the dates of the transactions with respect to the income statement. All resulting translation differences are recognised in equity.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

The principal exchange rates for each respective unit of foreign currency ruling at balance sheet date used are as follows:

	30.04.09 RM	31.01.09 RM	31.01.08 RM	31.01.07 RM
Australian Dollar ("A$")	2.5945	2.3420	2.8710	2.7030
Canadian Dollar ("C$")	2.9710	2.9425	3.2510	2.9690
United States Dollar ("US$")	3.5655	3.6115	3.2375	3.5015
Hong Kong Dollar ("HK$")	0.4601	0.4656	0.4150	0.4484
South African Rand ("Rand")	0.4183	0.3610	0.4414	0.4794
Sri Lankan Rupee ("Rs")	0.0297	0.0317	0.0300	0.0323
Philippine Peso ("Peso")	0.0735	0.0777	0.0804	0.0714
Chinese Renminbi ("RMB")	0.5220	0.5282	0.4504	0.4503

(g) Property, Plant and Equipment and Depreciation

Property, plant and equipment are initially recorded at cost. Subsequent costs are included in the asset's carrying amount or are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the items will flow in and the cost of the items can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(g) Property, Plant and Equipment and Depreciation (Contd.)

Subsequent to recognition, property, plant and equipment except for freehold land are stated at cost less accumulated depreciation and any accumulated impairment losses.

Freehold land has an unlimited useful life and therefore is not depreciated. Depreciation of other property, plant and equipment is provided on a straight line basis to write off the cost of each asset to its residual value over the estimated useful life at the following annual rates:

Buildings	2% - 6.67%
Renovations	10% - 33.33%
Furniture and fittings	10% - 33.33%
Motor vehicles	20%
Office equipment and computers	10% - 33.33%

The residual values, useful life and depreciation method are reviewed at each financial year-end to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of property, plant and equipment.

An item of property, plant and equipment is derecognised upon the disposal or when no future economic benefits are expected from its use or disposal. The difference between the net disposal proceeds, if any and the net carrying amount is recognised in the income statement.

(h) Investment Properties

Investment properties are properties which are held either to earn rental income or for capital appreciation or both. Such properties are measured initially at cost, including transaction costs. The Group adopts the cost model and subsequent to recognition, investment properties are stated in accordance with the accounting policies applicable to property, plant and equipment referred to in Note 7.8(g).

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or losses on the retirement or disposal of an investment property are recognised in the income statement in the year in which they arise.

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7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(i) Land Held for Property Development and Property Development Costs

(i) Land held for property development

Land held for property development consists of land where no development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Such land is classified within non-current assets and is stated at cost plus incidental expenditure incurred to put the land in a condition ready for development and less any accumulated impairment losses . The policy for the recognition and measurement of impairment losses is in accordance with Note 7.8(u).

Land held for property development is reclassified as property development costs at the point when development activities have commenced and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

(ii) Property development costs

Land and development costs are classified as property development costs when significant development work has been undertaken and is expected to be completed within the normal operating cycle.

Property development costs comprise all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities, less any accumulated impairment losses. The policy for the recognition and measurement of impairment losses is in accordance with Note 7.8(u).

When the financial outcome of a development activity can be reliably estimated, property development revenue and expenses are recognised in the income statement by using the stage of completion method. The stage of completion is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

Where the financial outcome of a development activity cannot be reliably estimated, property development revenue is recognised only to the extent of property development costs incurred that is probable will be recoverable, and property development costs on properties sold are recognised as an expense in the period in which they are incurred.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(i) Land Held for Property Development and Property Development Costs (Contd.)

(ii) Property development costs (Contd.)

Any expected loss on a development project, including costs to be incurred over the defects liability period, is recognised as an expense immediately.

Property development costs not recognised as an expense are recognised as an asset, which is measured at the lower of cost and net realisable value.

The excess of revenue recognised in the income statement over billings to purchasers is classified as accrued billings within trade receivables and the excess of billings to purchasers over revenue recognised in the income statement is classified as progress billings within trade payables.

(j) Construction Contracts

Where the outcome of a construction contract can be reliably estimated, contract revenue and contract costs are recognised as revenue and expenses respectively by using the stage of completion method. The stage of completion is measured by reference to the proportion of contract costs incurred for work performed to date to the estimated total contract costs.

Where the outcome of a construction contract cannot be reliably estimated, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

When the total of costs incurred on construction contracts plus, recognised profits (less recognised losses), exceeds progress billings, the balance is classified as amount due from customers on contracts. When progress billings exceed costs incurred plus, recognised profits (less recognised losses), the balance is classified as amount due to customers on contracts.

(k) Land Held for Resale

Land held for resale relates to freehold land stated at cost, including all incidental expenditure incurred in acquiring the land and preparing it for resale, less any accumulated impairment losses. The policy for the recognition and measurement of impairment losses is in accordance with Note 7.8(u).

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(l) Properties Held for Resale

Properties held for resale are stated at the lower of cost and net realisable value and relate to development projects which have been completed. Cost is determined on the specific identification basis and includes costs of land, construction and appropriate development expenses.

(m) Intangible Assets

(i) Goodwill

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost of business combination over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. Following the initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is not amortised but instead, it is reviewed for impairment, annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

(ii) Other intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses. The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with finite lives are amortised on a straight-line basis over the estimated economic useful lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each balance sheet date. The estimated useful life of computer software classified as intangible assets is three years.

Intangible assets with indefinite useful lives are not amortised but tested for impairment annually or more frequently if the events or changes in circumstances indicate that the carrying value may be impaired. The useful life of an intangible asset with an indefinite life is also reviewed annually to determine whether the useful life assessment continues to be supportable.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(n) Inventories

Inventories, which comprise building materials, food, beverages and other consumables, are stated at the lower of cost (determined on a first-in, first-out basis) and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less any estimated costs of completion or costs necessary to make the sale.

(o) Financial, Trade and Other Receivables, Amounts Due from Related and Associated Companies

These receivables are carried at anticipated realisable values. Bad debts are written off when identified. An estimate is made for doubtful debts based on review of all outstanding amounts as at the balance sheet date. For financial receivables of a subsidiary involved in financial services, specific provision is made for debts which are considered doubtful or have been classified as non-performing, net of interest-in-suspense, rollover fees-in-suspense and taking into consideration any collateral held.

(p) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, bank balances, short term deposits and placements with licensed financial institutions, excluding balances in Housing Development Accounts.

(q) Equity Instruments

Ordinary shares and non-cumulative redeemable preference shares ("NCRPS") are classified as equity. Dividends on ordinary shares and NCRPS are recognised in equity in the period in which they are declared. Direct expenses incurred in the issuance of equity instruments are recognised directly in equity.

(r) Related Companies

Related companies refer to subsidiaries of TA Enterprise Berhad.

(s) Trade and Other Payables, Amounts Due to Related and Associated Companies

These payables are stated at cost which is the fair value of the consideration expected to be paid in the future for goods and services received.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(t) Borrowings, Promissory Notes and Borrowing Costs

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Interest incurred on borrowings for working capital is charged to the income statement as expense as and when incurred. Interest incurred on borrowings relating to property development costs is capitalised during the period of active development until they are ready for sale or upon the suspension of development activities.

(u) Impairment of Non-financial Assets

The carrying amounts of assets, other than inventories and deferred tax assets, are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated to determine the amount of impairment loss.

For the purpose of impairment testing of these assets, recoverable amount is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. If this is the case, recoverable amount is determined for the cash-generating units ("CGUs") to which the asset belongs to.

An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs to sell and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses recognised in respect of a CGU or groups of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to those units or groups of units and then, to reduce the carrying amount of the other assets in the unit or groups of units on a pro-rata basis.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(u) Impairment of Non-financial Assets (Contd.)

An impairment loss is recognised in the income statement in the period in which it arises. Except for goodwill and investment in equity, an impairment loss is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. The carrying amount of an asset is increased to its recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss is recognised in the income statement. Impairment loss on goodwill and investment in equity is not reversed.

(v) Leases

A lease is recognised as a finance lease if it transfers substantially to the Group all the risks and rewards incidental to ownership. Leases of land and buildings are classified as operating or finance leases in the same way as leases of other assets and the land and buildings elements of a lease of land and buildings are considered separately for the purposes of lease classification. All leases that do not transfer substantially all the risks and rewards are classified as operating leases, with the following exceptions:

- Property held under operating leases that would otherwise meet the definition of an investment property is classified as an investment property on a property by-property basis and, if classified as investment property, is accounted for as if held under a finance lease; and

- Land held for own use under an operating lease, the fair value of which cannot be measured separately from the fair value of a building situated thereon at the inception of the lease, is accounted for as being held under a finance lease, unless the building is also clearly held under an operating lease.

(i) Finance Leases - the Group as Lessee

Assets acquired by way of hire purchase or finance leases are stated at an amount equal to the lower of their fair values and the present value of the minimum lease payments at the inception of the leases, less accumulated depreciation and impairment losses. The corresponding liability is included in the balance sheet as borrowings. In calculating the present value of the minimum lease payments, the discount factor used is the interest rate implicit in the lease, when it is practicable to determine; otherwise, the relevant incremental borrowing rate is used. Any initial direct costs are also added to the carrying amount of such assets.

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7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(v) Leases (Contd.)

(i) Finance Leases - the Group as Lessee (Contd.)

Lease payments are apportioned between the finance costs and the reduction of the outstanding liability. Finance costs, which represent the difference between the total leasing commitments and the fair value of the assets acquired, are recognised in the profit or loss over the term of the relevant lease so as to produce a constant periodic rate of charge on the remaining balance of the obligations for each accounting period.

The depreciation policy for leased assets is in accordance with that for depreciable property, plant and equipment as described in Note 7.8(g).

(ii) Operating Leases - the Group as Lessee

Operating lease payments are recognised as an expense on a straight-line basis over the term of the relevant lease. The aggregate benefit of incentives provided by the lessor is recognised as a reduction of rental expense over the lease term on a straight-line basis.

In the case of a lease of land and buildings, the minimum lease payments or the up-front payments made are allocated, whenever necessary, between the land and the buildings elements in proportion to the relative fair values for leasehold interests in the land element and buildings element of the lease at the inception of the lease. The up-front payment represents prepaid lease payments and are amortised on a straight-line basis over the lease term.

(iii) Operating Leases - the Group as Lessor

Assets leased out under operating leases are presented on the balance sheets according to the nature of the assets. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease (Note 7.8 (b)(ix)). Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(w) Provision for Liabilities

Provision for liabilities is recognised when there is a present obligation as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, the amount of a provision is discounted using a current pre-tax rate that reflects, where appropriate, the risk specific to the liability to the present value of the expenditure expected to be required to settle the obligation.

Where discounting is used, the increase in the provision due to the passage of time is recognised as finance cost.

(x) Employee Benefits

Short term benefits

Wages, salaries, bonuses and social security contributions are recognised as expenses in the year in which the associated services are rendered by employees. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences, and short term non-accumulating compensated absences, such as sick leave, are recognised when the absences occur.

Defined contribution plans

Defined contribution plans are post-employment benefit plans under which fixed contribution is paid into separate entities or funds and will have no legal or constructive obligation to pay further contributions if any of the funds do not hold sufficient assets to pay all employee benefits relating to employee services in the current and preceding financial years. As required by law, companies in Malaysia make contributions to the state pension scheme, the Employees Provident Fund ("EPF"). Some of the foreign subsidiaries make contributions to their respective countries' statutory pension schemes. Such contributions are recognised as an expense in the income statement as incurred.

ERNST & YOUNG

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(x) Employee Benefits (Contd.)

Equity compensation benefits

The eligible employees of TAE Group are entitled to acquire shares of its ultimate holding company, TAE via participation in the TA Enterprise Berhad Employees' Share Options Scheme ("TAE ESOS"). The disclosure of the terms of the TAE ESOS is made in the financial statements of TAE. TAE had not allocated any TAE ESOS to eligible employees of the Group since the effective date of the TAE ESOS on 30 January 2004.

Termination benefits

Termination benefits are payable when employment is terminated before the normal retirement date or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits as a liability and an expense when it is demonstrably committed to either terminate the employment of current employees according to a detailed plan without possibility of withdrawal or providing termination benefits as a result of an offer made to encourage voluntary redundancy. In case of an offer made to encourage voluntary redundancy, the measurement of termination benefits is based on the number of employees expected to accept the offer.

(y) Income Tax

Income tax on the profit or loss for the year comprises current and deferred tax. Current tax is the expected amount of income taxes payable in respect of the taxable profit for the year and is measured using the tax rates that have been enacted at the balance sheet date.

Deferred tax is provided for, using the liability method, on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts in the financial statements. In principle, deferred tax liabilities are recognised for all taxable temporary differences and deferred tax assets are recognised for all deductible temporary differences, unused tax losses and unused tax credits to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised. Deferred tax is not recognised if the temporary difference arises from goodwill or reserve arising on consolidation or from the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit.

7.8 SIGNIFICANT ACCOUNTING POLICIES (CONTD.)

(y) Income Tax (Contd.)

Deferred tax is measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date. Deferred tax is recognised in the income statement, except when it arises from a transaction which is recognised directly in equity, in which case the deferred tax is also charged or credited directly in equity, or when it arises from a business combination that is an acquisition, in which case the deferred tax is included in the resulting goodwill or reserve arising on consolidation.

(z) Financial Instruments

Financial instruments are recognised in the balance sheet when the Group and the Company have become a party to the contractual provisions of the instrument.

Financial instruments are classified as liabilities or equity in accordance with the substance of the contractual arrangement. Interest, dividends, gains and losses relating to a financial instrument classified as a liability, are reported as expense or income. Distributions to holders of financial instruments classified as equity are charged directly to equity. Financial instruments are offset when there is legally enforceable right to offset and intends to settle either on a net basis or to realise the asset and settle the liability simultaneously.

Financial instruments carried on the balance sheets include other investments, financial, trade and other receivables and payables, short term funds and borrowings, related and associated company balances, term loans, promissory notes and preference shares issued by subsidiaries. The accounting policies on recognition and measurement of these items are disclosed in their respective accounting policies.

7.9 FRSs, amendments to FRSs and Interpretations Not Yet Effective

The following FRSs, amendments to FRSs and Interpretations which were issued but not yet effective have not been early adopted. Their effective dates are as follows:

FRSs, Amendment to FRSs and IC Interpretations	Effective for financial periods beginning on or after
FRS 4: Insurance Contracts	1 January 2010
FRS 7: Financial Instruments: Disclosures	1 January 2010
FRS 8: Operating Segments	1 July 2009
FRS 101 Presentation of Financial Statements (revised 2009)	1 January 2010
FRS 123: Borrowing Costs	1 January 2010
FRS 139 - Financial Instruments: Recognition and Measurement	1 January 2010
Amendments to FRS 1: First-time Adoption of Financial Reporting Standards and FRS 127: Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	1 January 2010
Amendments to FRS 2: Share-based Payment: Vesting Conditions and Cancellations	1 January 2010
Amendments to FRS 132 Financial Instruments: Presentation	1 January 2010
Amendments to FRS 139 Financial Instruments: Recognition and Measurement, FRS 7 Financial Instruments: Disclosures and IC Interpretation 9 Reassessment of Embedded Derivatives	1 January 2010
Amendments to FRSs contained in the document entitled "Improvements to FRSs (2009)"	1 January 2010
IC Interpretation 9: Reassessment of Embedded Derivatives	1 January 2010
IC Interpretation 10: Interim Financial Reporting and Impairment	1 January 2010
IC Interpretation 11: FRS 2 - Group and Treasury Share Transactions	1 January 2010
IC Interpretation 13: Customer Loyalty Programmes	1 January 2010
IC Interpretation 14: FRS 119 - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	1 January 2010

ERNST & YOUNG

8. FINANCIAL STATEMENTS

No audited financial statements have been prepared in respect of any period subsequent to 30 April 2009.

9. EVENTS SUBSEQUENT TO BALANCE SHEET DATE

No events have occurred subsequent to 30 April 2009 that would require adjustments, or disclosure in this report.

Yours faithfully,

Ernst & Young

Ernst & Young
AF: 0039
Chartered Accountants

Chan Hooi Lam
No. 2844/02/10(J)
Chartered Accountant

Appendix I

ERNST & YOUNG

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828855-P

Independent auditors' report to the member of TA Global Berhad (Incorporated in Malaysia)

Report on the financial statements

We have audited the financial statements of TA Global Berhad, which comprise the balance sheets as at 30 April 2009 of the Group and of the Company, and the income statements, statements of changes in equity and cash flow statements of the Group and of the Company for the first financial period from 8 August 2008 (date of incorporation) to 30 April 2009, and a summary of significant accounting policies and other explanatory notes, as set out on pages 8 to 46.

Directors' responsibility for the financial statements

The directors of the Company are responsible for the preparation and fair presentation of these financial statements in accordance with Financial Reporting Standards in Malaysia and the Companies Act,1965. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

ERNST & YOUNG

828855-P

Independent auditors' report to the member of
TA Global Berhad (Contd.)
(Incorporated in Malaysia)

Opinion

In our opinion, the financial statements have been properly drawn up in accordance with Financial Reporting Standards in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 30 April 2009 and of their financial performances and cash flows for the first financial period ended on that date from 8 August 2008 (date of incorporation).

Report on other legal and regulatory requirements

In accordance with the requirements of the Companies Act, 1965 in Malaysia, we also report the following:

(a) In our opinion, the accounting and other records and the registers required by the Act to be kept by the Company and its subsidiaries of which we have acted as auditors have been properly kept in accordance with the provisions of the Act.

(b) We have considered the financial statements and the auditors' report thereon of the subsidiaries of which we have not acted as auditors, as indicated in Note 6 to the financial statements, being financial statements that have been included in the consolidated financial statements.

(c) We are satisfied that the financial statements of the subsidiaries that have been consolidated with the financial statements of the Company are in form and content appropriate and proper for the purposes of the preparation of the consolidated financial statements and we have received satisfactory information and explanations required by us for those purposes.

(d) The auditors' reports on the financial statements of the subsidiaries were not subject to any qualification material to the consolidated financial statements and in respect of subsidiaries incorporated in Malaysia, did not include any comment required to be made under Section 174(3) of the Act.

Other Matters

This report is made solely to the member of the Company, as a body in accordance with Section 174 of the Companies Act, 1965 in Malaysia and for no others purpose. We do not assume responsibility to any other person for the content of this report.

Ernst & Young
AF: 0039
Chartered Accountants

Chan Hooi Lam
No. 2844/02/10(J)
Chartered Accountant

Kuala Lumpur, Malaysia
29 September 2009

Appendix II

ERNST & YOUNG
AF: 0039

Chartered Accountants
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215450-W

REPORT OF THE AUDITORS TO THE MEMBER OF
TA PROPERTIES SDN. BHD.
(Incorporated in Malaysia)

We have audited the financial statements set out on pages 9 to 102. These financial statements are the responsibility of the Company's directors.

It is our responsibility to form an independent opinion, based on our audit, on the financial statements and to report our opinion to you, as a body, in accordance with Section 174 of the Companies Act,1965 and for no other purpose. We do not assume responsibility to any other person for the content of this report.

We conducted our audit in accordance with applicable Approved Standards on Auditing in Malaysia. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the directors, as well as evaluating the overall presentation of the financial statements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion:

(a) the financial statements have been properly drawn up in accordance with the provisions of the Companies Act, 1965 and applicable Financial Reporting Standards in Malaysia so as to give a true and fair view of:

  (i) the financial position of the Group and of the Company as at 31 January 2007 and of the results and the cash flows of the Group and of the Company for the year then ended; and

  (ii) the matters required by Section 169 of the Companies Act, 1965 to be dealt with in the financial statements; and

(b) the accounting and other records and the registers required by the Act to be kept by the Company and by its subsidiaries for which we have acted as auditors have been properly kept in accordance with the provisions of the Act.

ERNST & YOUNG
AF: 0039

Appendix II
(Contd.)

215450-W

REPORT OF THE AUDITORS TO THE MEMBERS OF TA PROPERTIES SDN. BHD. (CONTD.)
(Incorporated in Malaysia)

We have considered the financial statements and the auditors' reports of the subsidiaries of which we have not acted as auditors, as indicated in Note 8 to the financial statements, being financial statements that have been included in the consolidated financial statements.

We are satisfied that the financial statements of the subsidiaries that have been consolidated with the financial statements of the Company are in form and content appropriate and proper for the purposes of the preparation of the consolidated financial statements and we have received satisfactory information and explanations required by us for those purposes.

The auditors' reports on the financial statements of the subsidiaries were not subject to any qualification material to the consolidated financial statements and in respect of subsidiaries incorporated in Malaysia, did not include any comment made under Section 174(3) of the Act, except for the comment in the auditors' report of a subsidiary as disclosed in Note 8 to the financial statements.

Ernst & Young
Ernst & Young
AF : 0039
Chartered Accountants

Gloria Goh Ewe Gim
No. 1685/04/09(J)
Partner

Kuala Lumpur, Malaysia
16 May 2007

Appendix III

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215450-W

REPORT OF THE AUDITORS TO THE MEMBER OF TA PROPERTIES SDN. BHD.
(Incorporated in Malaysia)

We have audited the financial statements set out on pages 9 to 108. These financial statements are the responsibility of the Company's directors.

It is our responsibility to form an independent opinion, based on our audit, on the financial statements and to report our opinion to you, as a body, in accordance with Section 174 of the Companies Act,1965 and for no other purpose. We do not assume responsibility to any other person for the content of this report.

We conducted our audit in accordance with applicable Approved Standards on Auditing in Malaysia. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the directors, as well as evaluating the overall presentation of the financial statements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion:

(a) the financial statements have been properly drawn up in accordance with the provisions of the Companies Act, 1965 and applicable Financial Reporting Standards in Malaysia so as to give a true and fair view of:

  (i) the financial position of the Group and of the Company as at 31 January 2008 and of the results and the cash flows of the Group and of the Company for the year then ended; and

  (ii) the matters required by Section 169 of the Companies Act, 1965 to be dealt with in the financial statements; and

(b) the accounting and other records and the registers required by the Act to be kept by the Company and by its subsidiaries of which we have acted as auditors have been properly kept in accordance with the provisions of the Act.

Appendix III
(Contd.)

ERNST & YOUNG

215450-W

REPORT OF THE AUDITORS TO THE MEMBER OF TA PROPERTIES SDN. BHD. (CONTD.)
(Incorporated in Malaysia)

We have considered the financial statements and the auditors' reports of the subsidiaries of which we have not acted as auditors, as indicated in Note 9 to the financial statements, being financial statements that have been included in the consolidated financial statements.

We are satisfied that the financial statements of the subsidiaries that have been consolidated with the financial statements of the Company are in form and content appropriate and proper for the purposes of the preparation of the consolidated financial statements and we have received satisfactory information and explanations required by us for those purposes.

The auditors' reports on the financial statements of the subsidiaries were not subject to any qualification material to the consolidated financial statements and in respect of subsidiaries incorporated in Malaysia, did not include any comment made under Section 174(3) of the Act.

Ernst & Young

Ernst & Young
AF : 0039
Chartered Accountants

Chan Hooi Lam
No.2844/02/10(J)
Partner

Kuala Lumpur, Malaysia
15 May 2008

Appendix IV

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215450-W

Independent auditors' report to the member of TA Properties Sdn. Bhd. (Incorporated in Malaysia)

Report on the financial statements

We have audited the financial statements of TA Properties Sdn. Bhd., which comprise the balance sheets as at 31 January 2009 of the Group and of the Company, and the income statements, statements of changes in equity and cash flow statements of the Group and of the Company for the year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 9 to 109.

Directors' responsibility for the financial statements

The directors of the Company are responsible for the preparation and fair presentation of these financial statements in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

ERNST & YOUNG

215450-W

Appendix IV
(Contd.)

**Independent auditors' report to the member of
TA Properties Sdn. Bhd. (Contd.)
(Incorporated in Malaysia)**

Opinion

In our opinion, the financial statements have been properly drawn up in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 31 January 2009 and of their financial performances and cash flows for the year then ended.

Report on other legal and regulatory requirements

In accordance with the requirements of the Companies Act, 1965 in Malaysia, we also report the following:

(a) In our opinion, the accounting and other records and the registers required by the Act to be kept by the Company and its subsidiaries of which we have acted as auditors have been properly kept in accordance with the provisions of the Act.

(b) We have considered the accounts and the auditors' reports of all the subsidiaries of which we have not acted as auditors, which are indicated in Note 9 to the financial statements.

(c) We are satisfied that the accounts of the subsidiaries that have been consolidated with the financial statements of the Company are in form and content appropriate and proper for the purposes of the preparation of the consolidated financial statements and we have received satisfactory information and explanations required by us for those purposes.

(d) The auditors' reports on the accounts of the subsidiaries were not subject to any qualification material to the consolidated financial statements and in respect of subsidiaries incorporated in Malaysia, did not include any comment required to be made under Section 174(3) of the Act.

Other matters

This report is made solely to the member of the Company, as a body, in accordance with Section 174 of the Companies Act, 1965 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

Ernst & Young

Ernst & Young	Chan Hooi Lam
AF: 0039	No.2844/02/10(J)
Chartered Accountants	Chartered Accountant

Kuala Lumpur, Malaysia
15 May 2009

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215450-W

Independent auditors' report to the directors of
TA Properties Sdn. Bhd.
(Incorporated in Malaysia)

Report on the financial statements

We have audited the financial statements of TA Properties Sdn. Bhd., which comprise the balance sheets as at 30 April 2009 of the Group and of the Company, and the income statements, statements of changes in equity and cash flow statements of the Group and of the Company for the three-month period then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 4 to 100.

Directors' responsibility for the financial statements

The directors of the Company are responsible for the preparation and fair presentation of these financial statements in accordance with Financial Reporting Standard 134: *Interim Financial Reporting* in Malaysia. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standaros require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

ERNST & YOUNG

Appendix V
(Contd.)

215450-W

Independent auditors' report to the directors of
TA Properties Sdn. Bhd. (Contd.)
(Incorporated in Malaysia)

Opinion

In our opinion, the financial statements have been properly drawn up in accordance with Financial Reporting Standard 134: *Interim Financial Reporting* in Malaysia as to give a true and fair view of the financial position of the Group and of the Company as at 30 April 2009 and of their financial performances and cash flows for the three-month period then ended.

Emphasis of matter

Without qualifying our opinion, we draw attention to Note 47 to the financial statements. The comparatives for income statements, statements of changes in equity and cash flow statements are in respect of the comparable interim period of the immediate preceeding financial year from 1 February 2008 to 30 April 2008 in accordance with Financial Reporting Standard 134: *Interim Financial Reporting* and are unaudited.

Other matters

This report is made solely to the directors of the Company in accordance with the terms of our engagement and for no other purpose. We do not assume responsibility to any other person for the content of this report.

Ernst & Young

Ernst & Young
AF: 0039
Chartered Accountants

Chan Hooi Lam
No. 2844/02/10(J)
Chartered Accountant

Kuala Lumpur, Malaysia
29 September 2009

Ng Joo How & Wan (AF: 1288)

chartered accountants

Company No : 225510-X

Appendix VI

postal address
G P O Box No. 12690, 50950 Kuala Lumpur

REPORT OF THE AUDITORS TO THE MEMBERS OF
TA DOTCOM SDN. BHD.
(Incorporated in Malaysia)

We have audited the financial statements of the Company set out on pages 9 to 23. The financial statements are the responsibility of the Company's directors. It is our responsibility to form an independent opinion, based on our audit, on those financial statements and to report our opinion to you, as a body, in accordance with Section 174 of the Companies Act 1965 and for no other purpose. We do not assume responsibility towards any other person for the content of this report.

We conducted our audit in accordance with approved auditing standards in Malaysia. Those standards require that we plan and perform the audit to obtain all the information and explanations, which we considered necessary to provide us with sufficient evidence to give reasonable assurance that the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence relevant to the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the directors, as well as evaluating the overall financial statements presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion :-

(a) The accompanying financial statements together with the notes thereto are properly drawn up in accordance with the provisions of the Companies Act, 1965 and applicable Malaysian Accounting Standards Board approved accounting standards in Malaysia for entities other than private entities so as to give a true and fair view of :-

(i) the state of affairs of the Company as at 31 January, 2007 and of the results of the operations and the cash flows of the Company for the year ended on that date; and

(ii) the matters required by Section 169 of the Companies Act, 1965 to be dealt with in the financial statements of the Company.

(b) The accounting and other records and the registers required by the Companies Act, 1965 to be kept by the Company have been properly kept in accordance with the provisions of the said Act.

NG JOO HOW & WAN AF: 1288
CHARTERED ACCOUNTANTS

WAN YOKE FUN
Partner
2044/07/08 (J)

Kuala Lumpur
Date : 16 MAY 2007

Suite 401, 4th Floor, Magnum Plaza, 128 Jalan Pudu , 55100 Kuala Lumpur
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Ng Joo How & Wan (AF: 1288)

chartered accountants

Company No : 225510-X

Appendix VII

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REPORT OF THE AUDITORS TO THE MEMBERS OF TA DOTCOM SDN. BHD.
(Incorporated in Malaysia)

We have audited the financial statements of the Company set out on pages 8 to 21. The financial statements are the responsibility of the Company's directors. It is our responsibility to form an independent opinion, based on our audit, on those financial statements and to report our opinion to you, as a body, in accordance with Section 174 of the Companies Act, 1965 and for no other purpose. We do not assume responsibility towards any other person for the content of this report.

We conducted our audit in accordance with approved auditing standards in Malaysia. Those standards require that we plan and perform the audit to obtain all the information and explanations, which we considered necessary to provide us with sufficient evidence to give reasonable assurance that the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence relevant to the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the directors, as well as evaluating the overall financial statements presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion :-

(a) The accompanying financial statements together with the notes thereto are properly drawn up in accordance with the provisions of the Companies Act, 1965 and applicable Malaysian Accounting Standards Board approved accounting standards in Malaysia for entities other than private entities so as to give a true and fair view of :-

  (i) the state of affairs of the Company as at 31 January, 2008 and of the results of the operations and the cash flows of the Company for the year ended on that date; and

  (ii) the matters required by Section 169 of the Companies Act, 1965 to be dealt with in the financial statements of the Company.

(b) The accounting and other records and the registers required by the Companies Act, 1965 to be kept by the Company have been properly kept in accordance with the provisions of the said Act.

NG JOO HOW & WAN AF: 1288
CHARTERED ACCOUNTANTS

WAN YOKE FUN
Partner
2044/07/08 (J)

Kuala Lumpur

Date : 15 MAY 2008

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Ng Joo How & Wan (AF: 1288)

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Appendix VIII

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Company No : 225510-X

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TA DOTCOM SDN. BHD.
(Incorporated in Malaysia)

Report on the financial statements

We have audited the financial statements of TA DOTCOM SDN. BHD., which comprise the balance sheet as at 31 January, 2009, and the income statement, statement of changes in equity and cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 9 to 23.

Directors' responsibility for the financial statements

The directors of the Company are responsible for the preparation and fair presentation of these financial statements in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia. This responsibility include: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Appendix VIII
(Contd.)

Ng Joo How & Wan (AF: 1288)
chartered accountants

postal address
G P O Box No. 12690, 50950 Kuala Lumpur

Company No : 225510-X

Opinion

In our opinion, the financial statements have been properly drawn up in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia so as to give a true and fair view of the financial position of the Company as of 31 January, 2009 and of its financial performance and cash flows for the year then ended.

Report on other legal and regulatory requirements

In accordance with the requirements of the Companies Act, 1965 in Malaysia, we also report that in our opinion the accounting and other records and the registers required by the Act to be kept by the Company have been properly kept in accordance with the provisions of the Act.

Other matters

This report is made solely to the members of the Company, as a body, in accordance with Section 174 of the Companies Act, 1965 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

NG JOO HOW & WAN (AF:1288)
CHARTERED ACCOUNTANTS

WAN YOKE FUN
Partner
2044/07/10(J)

Kuala Lumpur

Date: 3 1 MAR 2009

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Ng Joo How & Wan (AF: 1288)

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Appendix IX

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Company No : 225510-X

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TA ASCENTS (M) SDN. BHD.

(Formerly known as TA Dotcom Sdn. Bhd.)
(Incorporated in Malaysia)

Report on the financial statements

We have audited the financial statements of TA ASCENTS (M) SDN. BHD. (Formerly known as TA Dotcom Sdn. Bhd.), which comprise the balance sheet as at 30 April, 2009, and the income statement, statement of changes in equity and cash flow statement for the period then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 4 to 18.

Directors' responsibility for the financial statements

The directors of the Company are responsible for the preparation and fair presentation of these financial statements in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia. This responsibility include: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Ng Joo How & Wan (AF: 1288)
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Company No : 225510-X

Opinion

In our opinion, the financial statements have been properly drawn up in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia so as to give a true and fair view of the financial position of the Company as of 30 April, 2009 and of its financial performance and cash flows for the period then ended.

Report on other legal and regulatory requirements

In accordance with the requirements of the Companies Act, 1965 in Malaysia, we also report that in our opinion the accounting and other records and the registers required by the Act to be kept by the Company have been properly kept in accordance with the provisions of the Act.

Other matters

This report is made solely to the members of the Company, as a body, in accordance with Section 174 of the Companies Act, 1965 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

NG JOO HOW & WAN (AF:1288)
CHARTERED ACCOUNTANTS

WAN YOKE FUN
Partner
2044/07/10(J)

Kuala Lumpur

Date: 29 SEP 2009

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Appendix X

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Company No : 835111-A

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RAINTREE AMALGAMATED SDN. BHD.
(Incorporated in Malaysia)

Report on the financial statements

We have audited the financial statements of RAINTREE AMALGAMATED SDN. BHD. which comprise the balance sheet as at 30 April, 2009, and the income statement, statement of changes in equity and cash flow statement for the period then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages 4 to 11.

Directors' responsibility for the financial statements

The directors of the Company are responsible for the preparation and fair presentation of these financial statements in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia. This responsibility include: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Ng Joo How & Wan (AF: 1288)

chartered accountants

Appendix X
(Contd.)

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Company No : 835111-A

Opinion

In our opinion, the financial statements have been properly drawn up in accordance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia so as to give a true and fair view of the financial position of the Company as of 30 April, 2009 and of its financial performance and cash flows for the period then ended.

Report on other legal and regulatory requirements

In accordance with the requirements of the Companies Act, 1965 in Malaysia, we also report that in our opinion the accounting and other records and the registers required by the Act to be kept by the Company have been properly kept in accordance with the provisions of the Act.

Other matters

This report is made solely to the members of the Company, as a body, in accordance with Section 174 of the Companies Act, 1965 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

NG JOO HOW & WAN (AF:1288)
CHARTERED ACCOUNTANTS

WAN YOKE FUN
Partner
2044/07/10(J)

Kuala Lumpur

Date: 29 SEP 2009

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Appendix XI

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INDEPENDENT AUDIT REPORT
TO THE UNITHOLDERS OF ASCENTS TRUST

Scope

We have audited the attached financial report, being a special purpose financial report, comprising the Income Statement, Balance Sheet, Cash Flow Statements and Notes to the Financial Statements of Ascents Trust for the period ended 31 January 2009. The directors of the Trustee company, TA Covenant Pty Ltd, are responsible for the financial report and have determined that the accounting policies used and described in Note 1 to the financial statements which form part of the financial report are appropriate to meet the requirements of the Trust Deed and are appropriate to meet the needs of the unitholders. We have conducted an independent audit of the financial report in order to express an opinion to the unitholders of AscentsTrust. No opinion is expressed as to whether the accounting policies used, and described in Note 1, are appropriate to the needs of the unitholders.

The financial report has been prepared for distribution to unitholders for the purpose of fulfilling the directors of the Trustee Company's financial reporting requirements under the Trust Deed. We disclaim any assumption of responsibility for any reliance on this audit report or on the financial report to which it relates to any person other than the unitholders, or for any purpose other than that for which it was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report and the evaluation of significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the accounting policies described in Note 1, so as to present a view which is consistent with our understanding of the trust's financial position, and performance as represented by the results of its operations and its cash flows. These policies do not require the application of all Accounting Standards and other mandatory professional reporting requirements.

The audit opinion expressed in this report has been formed on the above basis.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional and ethical pronouncements and the Corporations Act 2001. In addition to our review of the financial report, we were engaged to undertake other non-audit services. The provision of these services has not impaired our independence.

Audit Opinion

In our opinion, the financial report presents fairly in accordance with the accounting policies described in Note 1 to the financial statements, the financial position of Ascents Trust as at 31 January 2009 and the results of its operations and its cash flows for the period then ended.

FELSERS
Chartered Accountants

Michael J. Kersch
Partner

Sydney, 27 February 2009

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Appendix XII

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INDEPENDENT AUDIT REPORT
TO THE UNITHOLDERS OF ASCENTS TRUST

Scope

We have audited the attached financial report, being a special purpose financial report, comprising the Income Statement, Balance Sheet, Cash Flow Statements, Statement of Changes in Equity and Notes to the Financial Statements of Ascents Trust for the period ended 30 April 2009. The directors of the Trustee company, TA Covenant Pty Ltd, are responsible for the financial report and have determined that the accounting policies used and described in Note 1 to the financial statements which form part of the financial report are appropriate to meet the requirements of the Trust Deed and are appropriate to meet the needs of the unitholders. We have conducted an independent audit of the financial report in order to express an opinion to the unitholders of AscentsTrust. No opinion is expressed as to whether the accounting policies used, and described in Note 1, are appropriate to the needs of the unitholders.

The financial report has been prepared for distribution to unitholders for the purpose of fulfilling the directors of the Trustee Company's financial reporting requirements under the Trust Deed. We disclaim any assumption of responsibility for any reliance on this audit report or on the financial report to which it relates to any person other than the unitholders, or for any purpose other than that for which it was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report and the evaluation of significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the accounting policies described in Note 1, so as to present a view which is consistent with our understanding of the trust's financial position, and performance as represented by the results of its operations and its cash flows. These policies do not require the application of all Accounting Standards and other mandatory professional reporting requirements.

The audit opinion expressed in this report has been formed on the above basis.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional and ethical pronouncements and the Corporations Act 2001. In addition to our review of the financial report, we were engaged to undertake other non-audit services. The provision of these services has not impaired our independence.

Audit Opinion

In our opinion, the financial report presents fairly in accordance with the accounting policies described in Note 1 to the financial statements, the financial position of Ascents Trust as at 30 April 2009 and the results of its operations and its cash flows for the period then ended.

FELSERS
Chartered Accountants

Michael J. Kersch
Partner

Sydney, 30 June 2009

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INDEPENDENT AUDIT REPORT
TO THE MEMBERS OF ASCENTS HOTEL PTY LTD

Scope

We have audited the accompanying financial report of Ascents Hotel Pty Ltd, which comprises the balance sheet as at 31 January 2009, and the income statement, statement of changes in equity and cash flow statement for the period ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration.

The directors of the company are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Act 2001. This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial report so that it is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 1 the directors also state that the financial report complies with all International Financial Reporting Standard (IFRS).

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors of Ascents Hotel Pty Ltd, would be in the same terms if provided to the directors as at the date of this auditor's report.

Audit Opinion

In our opinion the financial report of Ascents Hotel Pty Ltd is in accordance with the Corporations Act 2001, including:

(a) giving a true and fair view of the company's financial position as at 31 January 2009 and of its performance for the period ended on that date; and

(b) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001.

FELSERS
Chartered Accountants

Michael J. Kersch
Partner

Sydney, 27 February 2009

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Appendix XIV

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INDEPENDENT AUDIT REPORT
TO THE MEMBERS OF ASCENTS HOTEL PTY LIMITED

Scope

We have audited the accompanying financial report of Ascents Hotel Pty Limited, which comprises the balance sheet as at 30 April 2009, and the income statement, statement of changes in equity and cash flow statement for the three months ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration.

The directors of the company are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Act 2001. This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial report so that it is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 1 the directors also state that the financial report complies with all International Financial Reporting Standard (IFRS).

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors of Ascents Hotel Pty Limited, would be in the same terms if provided to the directors as at the date of this auditor's report.

Audit Opinion

In our opinion the financial report of Ascents Hotel Pty Limited is in accordance with the Corporations Act 2001, including:

(a) giving a true and fair view of the company's financial position as at 30 April 2009 and of its performance for the three months ended on that date; and

(b) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001.

FELSERS
Chartered Accountants

Michael J. Kersch
Partner

Sydney, 30 June 2009

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INDEPENDENT AUDIT REPORT
TO THE MEMBERS OF TA COVENANT PTY LTD

Scope

We have audited the attached financial report of TA Covenant Pty Ltd for the period ended 31 January 2009 as set out in pages 5 to 11.

The company's directors are responsible for the financial report. We have conducted an independent audit of this financial report in order to express an opinion on it to the members of the company.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance whether the financial report is free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with Accounting Standards and other mandatory professional reporting requirements and statutory requirements so as to present a view which is consistent with our understanding of the company's financial position and performance as represented by the results of its operations and its cash flows.

Independence

We are independent of the company, and have met the independence requirements of Australian professional ethical pronouncements and the Corporations Act 2001. In addition to our review of the financial report, we were engaged to undertake other non-audit services. The provision of these services has not impaired our independence.

The audit opinion expressed in this report has been formed on the above basis.

Audit Opinion
We have audited the attached financial report of TA Covenant Pty Ltd for the period ended 31 January 2009 as set out in pages 5 to 11.

In our opinion, the financial report of TA Covenant Pty Ltd for the period ended 31 January 2009 is in accordance with:

(a) The Corporations Act 2001, including:

 (i) giving a true and fair view of the company's financial position as at 31 January 2009 and of its performance for the period ended on that date; and

 (ii) complying with Accounting Standards and the Corporation Regulations; and

(b) other mandatory professional reporting requirements.

FELSERS
Chartered Accountants

Michael J. Kersch
Partner

Sydney, 27 February 2009

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INDEPENDENT AUDIT REPORT
TO THE MEMBERS OF TA COVENANT PTY LTD

Scope

We have audited the attached financial report of TA Covenant Pty Ltd for the period ended 30 April 2009 as set out in pages 8 to 14.

The company's directors are responsible for the financial report. We have conducted an independent audit of this financial report in order to express an opinion on it to the members of the company.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance whether the financial report is free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with Accounting Standards and other mandatory professional reporting requirements and statutory requirements so as to present a view which is consistent with our understanding of the company's financial position and performance as represented by the results of its operations and its cash flows.

Independence

We are independent of the company, and have met the independence requirements of Australian professional ethical pronouncements and the Corporations Act 2001. In addition to our review of the financial report, we were engaged to undertake other non-audit services. The provision of these services has not impaired our independence.

The audit opinion expressed in this report has been formed on the above basis.

Audit Opinion

We have audited the attached financial report of TA Covenant Pty Ltd for the period ended 30 April 2009 as set out in pages 8 to 14.

In our opinion, the financial report of TA Covenant Pty Ltd for the period ended 30 April 2009 is in accordance with:

(a) The Corporations Act 2001, including:

(i) giving a true and fair view of the company's financial position as at 30 April 2009 and of its performance for the period ended on that date; and

(ii) complying with Accounting Standards and the Corporation Regulations; and

(b) other mandatory professional reporting requirements.

FELSERS
Chartered Accountants

Michael J. Kersch
Partner

Sydney, 30 June 2009

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