

TA GLOBAL BERHAD (828855-P)**CONDENSED CONSOLIDATED BALANCE SHEET**

**AS AT END OF
CURRENT QUARTER
10/31/2009
RM'000**

ASSETS**Non-current assets**

| | |
|------------------------------------|------------------|
| Property, plant and equipment | 1,110,883 |
| Investment property | 204,089 |
| Land held for property development | 425,326 |
| Prepaid land lease payments | 11,274 |
| Intangible assets | 70,456 |
| Associated companies | 14,859 |
| Other investments | 1,965 |
| Deferred tax assets | 4,509 |
| | <u>1,843,361</u> |

Current assets

| | |
|-----------------------------------|----------------|
| Property development costs | 15,916 |
| Properties & land held for resale | 6,961 |
| Inventories | 1,384 |
| Financial receivables | 140,584 |
| Trade receivables | 57,399 |
| Other receivables | 44,161 |
| Tax recoverable | 15,056 |
| Due from related companies | 6,490 |
| Due from associated companies | 12 |
| Short term funds | 318,061 |
| | <u>606,024</u> |

TOTAL ASSETS**2,449,385****EQUITY AND LIABILITIES****Equity attributable to equity holders of the Company**

| | |
|--|------------------|
| Share capital | 1,800,000 |
| Irredeemable convertible preference shares | 607,682 |
| Reserves | (469,150) |
| | <u>1,938,532</u> |
| Preference shares issued by subsidiaries | 57,988 |
| Total equity | <u>1,996,520</u> |

Non-current liabilities

| | |
|--------------------------|----------------|
| Deferred tax liabilities | 16,191 |
| Term loan | 257,266 |
| | <u>273,457</u> |

Current liabilities

| | |
|-----------------------------|----------------|
| Provision for liabilities | 1,302 |
| Short term borrowings | 113,404 |
| Trade payables | 31,738 |
| Other payables | 26,088 |
| Due to related companies | 6,029 |
| Due to associated companies | 384 |
| Income tax payable | 463 |
| | <u>179,408</u> |

Total liabilities**452,865****TOTAL EQUITY AND LIABILITIES****2,449,385**

Net assets value per share (RM)

0.55

This is the first interim financial report on the consolidated results for the second quarter ended 31 October 2009 announced by the Company in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") in conjunction with the listing of the Company on the Main Market of Bursa Securities recently. As this is the first financial report being drawn up after the Group was conceived on 5 October 2009, there are no comparative consolidated figures for the preceding financial year end.

The Condensed Consolidated Balance Sheets should be read in conjunction with the proforma consolidated financial information and the accountants' report for the financial year ended 30 April 2009 as disclosed in the Prospectus dated 30 October 2009 and the accompanying explanatory notes attached to the interim financial report.

TA GLOBAL BERHAD (828855-P)

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2009

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|---|----------------------|--------------------------------------|----------------------|-------------------------------------|
| | CURRENT YEAR QUARTER | PRECEDING YEAR CORRESPONDING QUARTER | CURRENT YEAR TO DATE | PRECEDING YEAR CORRESPONDING PERIOD |
| | 10/31/2009 | 10/31/2008 | 10/31/2009 | 10/31/2008 |
| | RM'000 * | RM'000 ** | RM'000 * | RM'000 ** |
| Revenue | 89,715 | N/A | 171,531 | N/A |
| Other income | 5,302 | N/A | 7,171 | N/A |
| Other expenses | (73,340) | N/A | (142,111) | N/A |
| Profit from operations | 21,677 | N/A | 36,591 | N/A |
| Finance costs, net | (4,003) | N/A | (7,261) | N/A |
| Share of profits/(losses) of associated companies, net of tax | (38) | N/A | (7) | N/A |
| Profit before tax | 17,636 | N/A | 29,323 | N/A |
| Income tax expense | (4,248) | N/A | (7,037) | N/A |
| Profit for the period | 13,388 | N/A | 22,286 | N/A |
| Attributable to: | | | | |
| Equity holders of the parent | 13,388 | N/A | 22,286 | N/A |
| Minority interests | - | N/A | - | N/A |
| | 13,388 | N/A | 22,286 | N/A |
| Earnings per share attributable to equity holders of the parent | | | | |
| Basic (sen) | 0.37 | N/A | 0.62 | N/A |
| Fully diluted (sen) | 0.37 | N/A | 0.62 | N/A |

AS AT END OF CURRENT QUARTER

AS AT PRECEDING FINANCIAL YEAR END

| | | |
|---------------------------------|------|-----|
| Net assets value per share (RM) | 0.55 | N/A |
|---------------------------------|------|-----|

* The Group has adopted the merger method of accounting in respect of acquisition of subsidiaries under common control. The Group's consolidated results for the current financial period ended 31 October 2009 comprise the consolidated results of all subsidiaries acquired on 5th October 2009 as if the merger had been effected throughout the entire financial year-to-date.

** This is the first interim financial report on the consolidated results for the second quarter ended 31 October 2009 announced by the Company in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") in conjunction with the listing of the Company on the Main Market of Bursa Securities recently. As this is the first financial report being drawn up after the Group was conceived on 5 October 2009, there are no comparative consolidated figures for the preceding year's corresponding quarter and year-to-date.

The Condensed Consolidated Income Statements should be read in conjunction with the proforma consolidated financial information and the accountants' report for the financial year ended 30 April 2009 as disclosed in the Prospectus dated 30 October 2009 and the accompanying explanatory notes attached to the interim financial report.

TA GLOBAL BERHAD (828855-P)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2009**

| | Attributable to Equity Holders of the Parent | | | | | | Distributable | | | | |
|--|--|--------------------------------|--|-----------------------------|----------------------------------|---|--|------------------|---------------------------------|--|---------------------------|
| | Share capital RM'000 | Preference shares RM'000 | Capital redemption reserve RM'000 | Merger reserve RM'000 | Translation reserve RM'000 | Exchange difference recognised in equity RM'000 | (Accumulated losses)/ Retained profits RM'000 | Total RM'000 | Minority Interests RM'000 | Preference shares issued by subsidiaries RM'000 | Total Equity RM'000 |
| At 1 May 2009 | | | | | | | | | | | |
| Effects arising from merger * | - | - | 214 | (926,077) | 144,515 | 91,989 | 201,981 | (487,378) | - | 57,988 | (429,390) |
| Currency translation differences, representing net gain not recognised in the income statement | - | - | - | - | 25 | - | - | 25 | - | - | 25 |
| Profit/(loss) for the period | - | - | - | - | - | - | 22,286 | 22,286 | - | - | 22,286 |
| Issuance of ordinary shares pursuant to | | | | | | | | | | | |
| - acquisition of subsidiaries | 1,118,100 | 607,682 | - | - | - | - | - | 1,725,782 | - | - | 1,725,782 |
| - acquisition of properties | 26,900 | - | - | - | - | - | - | 26,900 | - | - | 26,900 |
| - rights issue | 134,987 | - | - | - | - | - | - | 134,987 | - | - | 134,987 |
| - capitalisation of intercompany balances | 520,013 | - | - | - | - | - | - | 520,013 | - | - | 520,013 |
| At 31 October 2009 | 1,800,000 | 607,682 | 214 | (926,077) | 144,519 | 91,989 | 220,205 | 1,938,532 | - | 57,988 | 1,996,520 |

Denotes RM2

* The Group has adopted merger method of accounting in respect of acquisition of subsidiaries under common control, acquisition of which was completed on 5 October 2009. The Group's consolidated results for the current financial period ended 31 October 2009 comprise the results of the acquired subsidiaries as if the merger had been effected throughout the current financial periods.

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the proforma consolidated financial information and the accountants' report for the financial year ended 30 April 2009 as disclosed in the Prospectus dated 30 October 2009 and the accompanying explanatory notes attached to the interim financial report.

TA GLOBAL BERHAD (828855-P)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2009

| | 6 months ended 10/31/2009 RM'000 |
|--|---|
| Operating Activities | |
| Profit before tax | 29,323 |
| Adjustments for: | |
| Non-cash items | (80,555) |
| Non-operating items | 4,779 |
| Operating profit before changes in working capital | <u>(46,453)</u> |
| Net change in assets | 557,048 |
| Net change in liabilities | (434,838) |
| Cash generated from operations | <u>75,757</u> |
| Interest (paid)/received | (1,624) |
| Taxes (paid)/refunded | (9,292) |
| Net cash generated from operating activities | <u>64,841</u> |
| Investing Activities | |
| Equity investments | 2,130 |
| Non-equity investments | (47,739) |
| Net cash used in investing activities | <u>(45,609)</u> |
| Financing Activities | |
| Equity financing and borrowings | 234,673 |
| Increase in pledged deposits for financing facilities | (1,165) |
| Net cash generated from financing activities | <u>233,508</u> |
| Net increase in Cash & Cash Equivalents during the period | 252,741 |
| Cash & Cash Equivalents at beginning of year | |
| As previously reported | 36,188 |
| Effects of exchange rate changes | 10,487 |
| As restated | 46,675 |
| Cash & Cash Equivalents at end of current period which exclude monies held in trust, Housing Developer Accounts and fixed deposits pledged to financial institutions | <u>299,415</u> |

This is the first interim financial report on the consolidated results for the second quarter ended 31 October 2009 announced by the Company in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") in conjunction with the listing of the Company on the Main Market of Bursa Securities recently. As this is the first financial report being drawn up after the Group was conceived on 5 October 2009, there are no comparative consolidated figures for the preceding year's corresponding quarter.

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the proforma consolidated financial information and the accountants' report for the financial year ended 30 April 2009 as disclosed in the Prospectus dated 30 October 2009 and the accompanying explanatory notes attached to the interim financial report.

TA GLOBAL BERHAD (828855-P)

Quarterly Report for the Period Ended 31 October 2009

Notes (in compliance with FRS 134)

A1 Basis of Preparation

The quarterly financial report is unaudited and has been prepared in accordance with Financial Reporting Standard (FRS) 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements. This is the first quarterly financial report on the consolidated results after the Group was conceived on 5 October 2009 and as such, there are no comparative figures for the preceding financial year's corresponding quarter and year-to-date.

The quarterly financial report should be read in conjunction with the Proforma Consolidated Financial Information and the Accountants' Report for the financial year ended 30 April 2009 as disclosed in the Prospectus of the Company dated 30 October 2009 and the accompanying explanatory notes attached to this quarterly financial report.

A2 Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are in compliance with the new and revised Financial Reporting Standards issued by the MASB.

At the date of authorisation of these interim financial statements, the following new FRSs and IC Interpretations were issued but not yet effective and have not been applied by the Group:

| | | 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 | 1 January 2010 |
| Amendments to FRS 2 | Share-based Payment: Vesting Conditions and Cancellations | 1 January 2010 |
| Amendments to FRS 127 | Consolidated and Separate Financial Statements: Cost of investment in a Subsidiary, Jointly Controlled Entity or Associate | 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 |

A3 Auditors' Report of Previous Annual Financial Statements

The auditors' report of the preceding annual financial statements was not qualified.

A4 Seasonal or Cyclical Factors

The Group's operations are not affected by any seasonal or cyclical factors other than the seasonal factors that affect the occupancy and room rates of the Group's hotel operations in Australia.

A5 Unusual Items Affecting the Financial Statements

There were no items affecting assets, liabilities, equity, net income or cash flows during the financial period under review that were unusual because of their nature, size or incidence.

A6 Changes in Accounting Estimates

There were no changes in estimates that have had a material effect in the current quarter results.

A7 Debt and Equity Securities

Pursuant to the reorganisation exercise in conjunction with the upcoming listing of the Company on the Main Market (formerly known as the Main Board) of Bursa Malaysia Securities Berhad ("Bursa Securities"), and with the approval obtained from the SC, the Company has issued new shares to the holding company, TA Enterprise Bhd. ("TAE") as follows:

- (i) Issuance of 2,236,199,996 ordinary shares of RM0.50 each and 1,215,363,632 irredeemable convertible preference shares of RM0.50 each pursuant to the acquisition of TA Properties Sdn. Bhd. ("TAP"), 49% interest in Sanjung Padu (M) Sdn. Bhd. ("SP") and 50% interest in Wales House Trust ("WHT");
- (ii) Issuance of 53,800,000 ordinary shares of RM0.50 each pursuant to the acquisition of properties from TAE;
- (iii) Issuance of 269,974,638 ordinary shares of RM0.50 each pursuant to the rights issue; and
- (iv) Issuance of 1,040,025,362 ordinary shares of RM0.50 each pursuant to the capitalisation of intercompany balances.

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

A8 Dividends Paid

No dividends have been paid during the current financial quarter.

A9 Segmental Information

Segment revenue and segment results for the current financial period to date:

| | Investment holding and others | Property Investment | Property Development | Hotel operations | Elimination | Consolidated |
|--|--|--------------------------------|---------------------------------|-----------------------------|--------------------|---------------------|
| | RM'000 | RM'000 | RM'000 | RM'000 | RM'000 | RM'000 |
| Revenue | | | | | | |
| External sales | 7,571 | 36,822 | 48,831 | 78,307 | - | 171,531 |
| Inter-segment sales | 51 | 261 | - | - | (312) | - |
| Total revenue | <u>7,622</u> | <u>37,083</u> | <u>48,831</u> | <u>78,307</u> | <u>(312)</u> | <u>171,531</u> |
| Other income | <u>3,871</u> | <u>1,995</u> | <u>118</u> | <u>1,187</u> | <u>-</u> | <u>7,171</u> |
| Results | | | | | | |
| Operating results | (34,028) | 14,459 | 21,071 | 20,360 | - | 21,862 |
| Elimination | <u>26,181</u> | <u>758</u> | <u>(1,927)</u> | <u>(11,792)</u> | <u>-</u> | <u>13,220</u> |
| Net segment results | (7,847) | 15,217 | 19,144 | 8,568 | - | 35,082 |
| Foreign exchange gains/(losses) | 3,345 | (1,518) | - | 9 | - | 1,836 |
| Unallocated costs | | | | | | <u>(327)</u> |
| Profit from operations | | | | | | 36,591 |
| Finance costs, net | | | | | | (7,261) |
| Share of results of associated companies, net of tax | | (7) | | | | <u>(7)</u> |
| Profit before tax | | | | | | 29,323 |
| Income tax expense | | | | | | <u>(7,037)</u> |
| Profit for the year | | | | | | <u>22,286</u> |
| Attributable to: | | | | | | |
| Equity holders of the parent | | | | | | 22,286 |
| Minority Interests | | | | | | <u>-</u> |
| | | | | | | <u>22,286</u> |

A10 Subsequent Events

There were no material events subsequent to the end of the current quarter except for the following:-

On 30 October 2009, the Company launched its Prospectus in conjunction with its listing on the Main Market of Bursa Securities, involving an offer for sale of up to 460,000,000 ordinary shares of RM0.50 each (“Offer Shares”), payable in full on application comprising:-

- Up to 90,000,000 Offer Shares, available for application by Malaysian Bumiputera Citizens, Bumiputera Companies, Bumiputera Societies, Bumiputera Co-operatives and Bumiputera Institutions to be allotted by way of balloting;
- Up to 360,000,000 Offer Shares, reserved for the Ministry of International Trade and Industry approved Bumiputera Institutions and Investors; and
- Up to 10,000,000 Offer Shares, available for application by the eligible Directors and Employees of the Group and TAE Group and/or Business Associates of the Group.

Subsequent to the completion of the offer for sale, the Company was admitted to the Official List of Bursa Securities and the listing of and quotation for the entire enlarged issued and paid-up share capital of RM1,800,000,000 comprising 3,600,000,000 ordinary shares of RM0.50 each on the Main Market of Bursa Securities on 23 November 2009.

A11 Changes in the Composition of the Group during the financial quarter

On 5 October 2009, in conjunction with the upcoming listing of the Company on the Main Market of Bursa Securities, the Group completed a restructuring exercise involving the following acquisitions and disposal:-

- i) Purchase of 10,000,000 ordinary shares of RM1.00 each and 689,489 non-cumulative redeemable preference shares ("NCRPS") of RM1.00 each in TAP, representing 100% equity interest in TAP from the holding company, TAE;
- ii) Purchase of 25,000 ordinary shares of RM1.00 each in SP, from TAE, representing 49% equity interest in SP;
- iii) Purchase of 63,522,320 trust units in WHT from TAE, representing 50% equity interest in WHT; and
- iv) Disposal of 1 ordinary share of HK\$1.00 each and 2,881 NCRPS of HK\$1.00 each in Ace Fit International Limited ("Ace Fit"), representing 100% equity interest in Ace Fit by its present shareholder, TAP to TAE.

The above purchases, net of disposal of Ace Fit to TAE, are for a total consideration of RM1,725,781,814 to be satisfied by the issuance of 2,236,199,996 new ordinary shares of RM0.50 each in the Company at an issue price of RM0.50 each to be credited as fully paid-up capital and 1,215,363,632 new irredeemable convertible preference shares of RM0.50 each in the Company at an issue price of RM0.50 each.

The acquired subsidiaries as disclosed in (i), (ii) and (iii) have contributed the following results to the Group:-

| | RM'000 |
|-----------------------|---------------|
| Revenue | 129,074 |
| Profit for the period | 19,562 |

The assets and liabilities contributed by the acquired subsidiaries as at the balance sheet date are as follows:

| | RM'000 |
|--|---------------|
| Property, plant and equipment | 657,136 |
| Investment properties | 204,089 |
| Land held from property development | 425,326 |
| Prepaid land lease payments | 236 |
| Intangible assets | 11 |
| Associated companies | 14,859 |
| Other investments | 1,965 |
| Property development costs | 15,915 |
| Properties held for resale | 682 |
| Land held for resale | 6,279 |
| Inventories | 633 |
| Financial, trade and other receivables | 224,719 |
| Short term funds | 120,783 |
| Deferred taxation | (12,542) |
| Borrowings | (265,670) |
| Trade and other payables | (50,385) |

A12 Changes in Contingent Liabilities or Contingent Assets

There were no material changes in contingent liabilities or contingent assets as at the date of this report.

A13 Commitments

The amount of capital commitments not provided for in the interim financial statements as at 31 October 2009 is as follow:

| | RM'000 |
|-------------------------------------|-------------------|
| Approved and contracted for: | |
| - Computer software | <u><u>713</u></u> |

B1 Review of Performance of the Company and its Principal Subsidiaries

The Group reported a pre-tax profit of RM17.6million on the back of a consolidated revenue of RM89.7million for the current second quarter under review.

There were no comparative figures in the preceding year corresponding quarter as this is the Group's first quarterly report on consolidated results in conjunction with its upcoming listing on the Main Market of Bursa Securities.

Analysis of the profit before tax for the current second quarter:

| | Current Quarter 31 Oct 2009 RM'000 |
|--|---|
| Revenue | 89,715 |
| Other income | |
| - Interest income from financial institutions | 26 |
| - Other interest income | 1,036 |
| - Gain on disposal of short term and other investments | 2,567 |
| - Others | 1,673 |
| | 5,302 |
| Other expenses | |
| - Amortisation and depreciation | (10,519) |
| - Cost of properties sold | (14,266) |
| - Contract cost | (1,074) |
| - Hotel operational expenses (include hotel personnel cost) | (30,815) |
| - Personnel and others | (14,992) |
| - Provision for doubtful debts | (1,188) |
| - Write-back of provision for impairment loss on investments | 55 |
| - Foreign exchange loss | (541) |
| | (73,340) |
| Finance costs, net | (4,003) |
| Share of results of associated companies, net of tax | (38) |
| Profit before tax | 17,636 |

Profit before tax in the current financial period to date was mainly contributed by the property development arm of the Group, at approximately 65% of the Group's profit, followed by property investment and hotel operations.

B2 Material Changes in Pre-tax Profit for the Current Quarter Compared with the Preceding Quarter

There were no comparative figures in the preceding quarter as this is the Group's first quarterly report on consolidated results in conjunction with its upcoming listing on the Main Market of Bursa Securities.

B3 Prospects for the current financial year

The current economic statistics show that the economy seems to be on the path of recovery. The relatively low interest rate prevailing in the market should support the growth in the property market. However, the newly imposed RPGT of 5% on the gain on disposal of properties may hinder the property market.

The current economic growth and business confidence in Australia have been growing at an encouraging rate since the downturn of the economy as these should benefit our two hotels in Australia.

As the economy of Canada is still trying to recover, its impact on the revenue of our building is limited as most of the tenancies are not due for renewal in the next 12 months.

Barring unforeseen circumstances, the Group expects to perform satisfactorily for the financial year ending 31 January 2010.

B4 Variance between Actual Profit and Forecast Profit

Not applicable.

B5 Taxation

a) Taxation for the current financial period is as follows:

| | Year to Date RM'000 |
|-------------------------------------|------------------------|
| Estimated tax charge for the period | |
| Malaysian income tax | 6,466 |
| Foreign tax | 541 |
| Deferred tax | 30 |
| | <hr/> 7,037 <hr/> |

b) A reconciliation between the statutory and effective tax rate:

| | Year to Date RM'000 |
|---|------------------------|
| Profit before taxation | <hr/> 29,323 <hr/> |
| Taxation at the statutory income tax rate of 25% | 7,331 |
| Adjustments mainly due to the utilisation of previously unabsorbed tax losses and capital allowances, certain income not subject to tax net of certain expenses not deductible for tax purposes | (294) |
| Tax expense for the financial period | <hr/> 7,037 <hr/> |

B6 Sale of Unquoted Investments and/or Properties

There were no sale of unquoted investments and properties during the financial period ended 31 October 2009.

B7 Quoted Securities

There were no purchases or disposals of quoted securities during the financial period under review and the Group did not hold any quoted securities as at 31 October 2009.

B8 Corporate Proposals

Status of Corporate Proposals

All corporate proposals announced have been completed at the date of this quarterly report.

B9 Group Borrowings and Debt Securities

Total Group borrowings as at 31 October 2009 were as follows:-

| | Secured RM'000 |
|---|---------------------------|
| <i>Long Term Borrowings</i> | |
| Foreign currency loans | 257,266 |
| <i>Short Term Borrowings</i> | |
| Revolving credit | 105,000 |
| Foreign currency loan | 8,404 |
| | <hr/> |
| | 370,670 |
| | <hr/> |
| Denomination of secured foreign currency loans: - | |
| <i>Long Term Loans</i> | |
| A\$ 46,500,000 | 144,917 |
| C\$ 35,219,022 | 112,349 |
| <i>Short Term Borrowings</i> | |
| C\$ 2,634,372 | 8,404 |

The secured foreign currency loan denominated in C\$ of the Group is a 15-year term loan which will mature on 1 December 2020. The fixed interest rate of 4.79% per annum on the loan is compounded semi-annually and payable monthly together with principal amount. The term loan is secured against a freehold land and building in Canada and the assignment of rentals and general security agreement over the aforesaid land and building.

The secured foreign currency loan denominated in A\$ of the Group is a 3-year Multi-Option (floating and/or fixed rate) Bill Facility which will mature on 28 February 2012. The loan is secured against a freehold hotel land and building in Australia.

B10 Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments as at 1 December 2009.

B11 Material Litigation

As at 1 December 2009, the Group is not engaged in any material litigation, except for a litigation assumed over from TA Enterprise Berhad Group subsequent to the completion of the acquisition of TA Properties and its subsidiaries. The details of the litigation are as follows:

In the year 2008, Indo Aman Bina Sdn. Bhd. (“IAB”), a subsidiary of the 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 Sales and Purchase Agreements (“SPAs”) for a total purchase consideration of RM13,656,400 for 5 lots in Seri Suria Project. The 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 SPAs are valid and binding on IAB, for specific performance of the SPAs, 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 fixed for mention on 7 January 2010 before the High Court of Malaya (“High Court”).

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

Alternatively, the High Court may order damages in lieu of specific performance. The directors of IAB had received a legal opinion that there is a in all probability that the Plaintiffs are unlikely to succeed in getting damages as the Plaintiffs had suffered no loss in light of the present market condition.

IAB had filed an application in the High Court to amend the Defence and a Counterclaim to incorporate a claim against the Plaintiffs for breaching the SPAs and wrongfully caveating the master titles and IAB had consequently terminated the SPAs and claimed for liquidated damages amounting to 25% of the purchase consideration and also for damages and losses in the sum of RM634million as well as for the removal of the caveats. The High Court has on 20 August 2009 and 25 August 2009 granted order to approve the amendment application and the lawyers had served the amended Defence and Counterclaim on the Plaintiffs. The lawyers are of the view that IAB has a reasonable prospect of success.

B12 Dividend

No interim ordinary dividend has been declared for the financial period ended 31 October 2009.

B13 Earnings Per Share (EPS) attributable to the equity holders of the parent

| | Current quarter 31 Oct 2009 | Current year to date 31 Oct 2009 |
|--|-----------------------------------|--|
| Basic earnings per share | | |
| Profit for the period (RM'000) - attributable to equity holders | 13,388 | 22,286 |
| Weighted average number of ordinary shares in issue ('000) | 3,600,000 | 3,600,000 |
| Basic earnings per share (sen) | <u>0.37</u> | <u>0.62</u> |

Basic earnings per share were calculated based on the Group's profit attributable to equity holders of the Company by the weighted average number of ordinary shares outstanding during the reporting period.

Diluted earnings per share were not computed as the Company does not have any dilutive potential ordinary shares in issue as at the end of the reporting period.

BY ORDER OF THE BOARD
Yong Kim Kiong

Kuala Lumpur
8 December 2009