

TA GLOBAL BERHAD (194867-M)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 APRIL 2010

	AS AT END OF CURRENT QUARTER 30/04/2010 RM'000	AS AT PRECEDING FINANCIAL PERIOD END 31/01/2010 RM'000 (Restated)	AS AT BEGINNING OF PRECEDING FINANCIAL PERIOD 01/05/2009 RM'000 (Restated)
ASSETS			
Non-current assets			
Property, plant and equipment	1,101,292	1,129,372	935,892
Investment property	205,775	199,662	189,786
Land held for property development	430,856	429,684	428,819
Prepaid land lease payments	234	234	240
Intangible assets	161,533	163,441	56,310
Associated companies	14,886	14,872	14,866
Jointly controlled operations	43,106	37,199	-
Investments available-for-sale	6,707	7,190	899
Deferred tax assets	7,400	7,359	4,988
	<u>1,971,789</u>	<u>1,989,013</u>	<u>1,631,800</u>
Current assets			
Property development costs	19,803	18,603	33,812
Properties & land held for resale	26,263	29,352	6,961
Inventories	1,521	1,313	1,022
Financial receivables	137,827	139,209	131,075
Trade receivables	29,972	38,742	56,316
Other receivables	53,297	47,197	50,228
Due from related companies	34,653	36,204	8,928
Short term funds	166,976	157,196	207,151
	<u>470,312</u>	<u>467,816</u>	<u>495,493</u>
TOTAL ASSETS	<u>2,442,101</u>	<u>2,456,829</u>	<u>2,127,293</u>
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital	2,407,682	2,407,682	-
Reserves	(460,884)	(456,842)	1,099,084
	<u>1,946,798</u>	<u>1,950,840</u>	<u>1,099,084</u>
Preference shares issued by subsidiaries	57,988	57,988	57,988
TOTAL EQUITY	<u>2,004,786</u>	<u>2,008,828</u>	<u>1,157,072</u>
Non-current liabilities			
Deferred tax liabilities	112,207	112,489	17,226
Term loans	250,464	252,650	229,240
Provision for liabilities	-	842	1,247
	<u>362,671</u>	<u>365,981</u>	<u>247,713</u>
Current liabilities			
Provision for liabilities	-	3,516	2,344
Short term borrowings	8,974	8,546	7,644
Trade payables	19,941	20,803	23,282
Other payables	37,818	42,940	25,952
Due to related companies	5,328	6,127	657,293
Income tax payable	2,583	88	5,993
	<u>74,644</u>	<u>82,020</u>	<u>722,508</u>
TOTAL LIABILITIES	<u>437,315</u>	<u>448,001</u>	<u>970,221</u>
TOTAL EQUITY AND LIABILITIES	<u>2,442,101</u>	<u>2,456,829</u>	<u>2,127,293</u>
Net assets value per ordinary share (RM)	<u>0.37</u>	<u>0.37</u>	<u>N/A</u>
Net assets value per share (inclusive of ordinary shares and ICPS)	<u>0.40</u>	<u>0.41</u>	<u>N/A</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 January 2010)

TA GLOBAL BERHAD (194867-M)

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2010

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/04/2010 RM'000	30/04/2009 RM'000	30/04/2010 RM'000	30/04/2009 RM'000
Revenue	91,460	49,234	91,460	49,234
Other income	4,002	2,038	4,002	2,038
Other expenses	(66,675)	(29,450)	(66,675)	(29,450)
Profit from operations	28,787	21,822	28,787	21,822
Finance costs, net	(4,375)	(2,345)	(4,375)	(2,345)
Share of profits/(losses) of associated companies, net of tax	14	(9)	14	(9)
Profit before tax	24,426	19,468	24,426	19,468
Income tax expense	(5,862)	(4,848)	(5,862)	(4,848)
Profit for the period	18,564	14,620	18,564	14,620
Profit attributable to: Equity holders of the parent	18,564	14,620	18,564	14,620
	18,564	14,620	18,564	14,620
Earnings per share attributable to equity holders of the parent				
Basic (sen)	0.39	0.30	0.39	0.30
Fully diluted (sen)	0.39	0.30	0.39	0.30
	AS AT END OF CURRENT QUARTER		AS AT PRECEDING FINANCIAL YEAR END	
Net assets value per share (RM)	0.37		0.37	
Net assets value per share	0.40		0.41	

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 January 2010)

TA GLOBAL BERHAD (194867-M)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2010

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/04/2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/04/2009 RM'000	CURRENT YEAR TO DATE 30/04/2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/04/2009 RM'000
Profit for the period	18,564	14,620	18,564	14,620
Other comprehensive income/(loss):				
Foreign currency translation differences for foreign operation	(22,516)	35,336	(22,516)	35,336
Net gain/(loss) on fair value changes on available-for-sale financial assets	(483)	-	(483)	-
Income tax relating to components of other comprehensive income	121	-	121	-
Other comprehensive income/(loss) for the period, net of tax	(22,878)	35,336	(22,878)	35,336
Total comprehensive (loss)/income for the period	(4,314)	49,956	(4,314)	49,956
Total comprehensive income/(loss) attributable to:				
Equity holders of the parent	(4,314)	49,956	(4,314)	49,956
	(4,314)	49,956	(4,314)	49,956

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 January 2010)

TA GLOBAL BERHAD (194867-M)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2010**

	Attributable to equity holders of the parent						Distributable		Preference Shares Issued by Subsidiaries RM'000	Total Equity RM'000
	Share capital	Capital reserve	Merger reserve	Available for sale reserve	Translation reserve	Exchange difference recognised in equity	Retained profits	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000		
At 1 February 2009	-	214	797,430	-	25,738	42,213	183,532	1,049,127	57,988	1,107,115
Total comprehensive income for the period	-	-	-	-	33,053	2,283	14,620	49,956	-	49,956
At 30 April 2009	-	214	797,430	-	58,791	44,496	198,152	1,099,083	57,988	1,157,071
At 1 February 2010, as previously reported	2,407,682	214	(926,077)	-	152,604	73,545	242,872	1,950,840	57,988	2,008,828
Effects of adopting FRS 139 (Note A2)	-	-	-	29	-	-	243	272	-	272
At 1 February 2010, as restated	2,407,682	214	(926,077)	29	152,604	73,545	243,115	1,951,112	57,988	2,009,100
Total comprehensive (loss)/income for the period	-	-	-	(362)	(17,487)	(5,029)	18,564	(4,314)	-	(4,314)
At 30 April 2010	2,407,682	214	(926,077)	(333)	135,117	68,516	261,679	1,946,798	57,988	2,004,786

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 January 2010)

TA GLOBAL BERHAD (828855-P)

**CONDENSED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2010**

	Current year to date ended 30/04/2010 RM'000	Preceding Year to date ended 30/04/2009 RM'000
Operating Activities		
Profit before tax	24,426	19,468
Adjustments for:		
Non-cash items	7,392	137,272
Non-operating items	3,622	37
Operating loss before changes in working capital	<u>35,440</u>	<u>156,777</u>
Net change in assets	4,492	25,365
Net change in liabilities	(11,143)	281,120
Cash generated from operations	<u>28,789</u>	<u>463,262</u>
Interest received	2,225	1,536
Taxes paid	(3,502)	(12,180)
Net cash generated from operating activities	<u>27,512</u>	<u>452,618</u>
Investing Activities		
Equity investments	414	-
Non-equity investments	(11,399)	(421,260)
Net cash used in investing activities	<u>(10,985)</u>	<u>(421,260)</u>
Financing Activities		
Equity financing and borrowings	(5,640)	(11,546)
Increase in pledged deposits for financing facilities	825	-
Net cash used in financing activities	<u>(4,815)</u>	<u>(11,546)</u>
Net increase in Cash & Cash Equivalents during the period	11,711	19,812
Cash & Cash Equivalents at beginning of period		
As previously reported	139,665	53,370
Effects of exchange rate changes	(1,666)	(2,365)
As restated	137,999	51,005
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>149,710</u>	<u>70,817</u>

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 January 2010)

TA GLOBAL BERHAD (828855-P)

Quarterly Report for the Period Ended 30 April 2010

Notes (in compliance with FRS 134)

A1 Basis of Preparation

This quarterly financial report is unaudited and has been prepared in accordance with requirements of FRS 134 and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements. The quarterly financial report should be read in conjunction with the Group's audited financial statements for the year ended 31 January 2010.

A2 Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the audited financial statements for the year ended 31 January 2010, except for the adoption of following new and revised Financial Reporting Standards (FRSs), Amendments 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)	1 January 2010
FRS 123	Borrowing Costs	1 January 2010
FRS 139	Financial Instruments: Recognition and Measurement	1 January 2010
Amendments to FRS 1 and FRS 127	First-time Adoption of Financial Reporting Standards and 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 FRS 117	Leases	1 January 2010
Improvement to FRSs	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 Requirement and their Interaction.	1 January 2010
TR I - 3	Presentation of Financial Statements of Islamic Financial Institutions.	1 January 2010

Other than for the application of FRS 8, FRS 101, Amendments to FRS 117 and FRS 139, the application of the above FRSs, Amendments to FRSs and IC Interpretations did not results in any significant changes in the accounting policies and presentation of the financial results of the Group.

(a) FRS 8: Operating Segments

FRS 8 requires identification and reporting of operating segments based on internal reports that are regularly reviewed by the entity’s chief operating decision maker in order to allocate resources to the segment and to assess its performance. The Group presents its segment information based on its business segments for internal reporting purposes and the basis of measurement of segment results, segment assets and segment liabilities are the same as the basis of measurement for external reporting.

As this is a disclosure standard, there is no impact on the financial position or financial performance of the Group.

(b) FRS 101: Presentation of Financial Statements (revised)

The revised FRS 101 separates owner and non-owner changes in equity. Therefore, the consolidated statement of changes in equity will now only include details of transactions with owners. All non-owner changes in equity are presented as a single line labelled as total comprehensive income.

The standard also introduces the statement of comprehensive income; presenting all items of income and expense recognised in the income statement, together with all other items of recognised income and expense, either in one single statement, or in two linked statements. The Group has elected to present in two linked statements. In addition, the adoption of the standard has resulted in consolidated balance sheet now renamed as consolidated statement of financial position. There is no impact on the results of the Group since these changes effect only the presentation of items of income and expenses.

(c) Amendments to FRS 117: Leases ‘Improvements to FRSs (2009)’

The Amendment clarifies the classification of leases of land and requires entities with leases of land to reassess the classification of leasehold land as finance lease or operating lease based on the extent of risks and rewards associated with the land. Leasehold land which in substance is a finance lease will be reclassified to property, plant and equipment. The adoption of this Amendment has resulted in a change in accounting policy which is applied retrospectively in accordance with the transitional provisions.

The effects of the reclassification on the consolidated statement of financial position as at 31 January 2010 are as follows:-

	Consolidated Balance Sheet (as previously reported) RM’000	Effects of adoption of Amendment to FRS 117 RM’000	Consolidated Statement of Financial Position (as restated) RM’000
Property, plant and equipment	1,118,372	11,000	1,129,372
Prepaid land lease payments	11,234	(11,000)	234

(d) FRS 139: Financial Instruments – Recognition and Measurement

FRS 139 sets out the new requirements for the recognition and measurement of the Group's financial instruments. Financial instruments are recorded initially at fair value. Subsequent measurement of the financial instruments at the reporting date reflects the designation of the financial instruments.

Financial assets

Financial assets are classified as financial assets at fair value through profit or loss, loans and receivables, held to maturity investments, available-for-sale ("AFS") financial assets, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial assets include short term funds, financial, trade and other receivables, investments available-for-sale and investments held-for-trading.

i) Financial, trade and other receivables

Prior to the adoption of FRS 139, financial, trade and other receivables were stated at gross receivables less provision for doubtful debts. Under FRS 139, financial, trade and other receivables are initially measured at fair value plus transaction costs and subsequently at amortised cost using effective interest rate (EIR) method. Gains and losses arising from the derecognition of the financial, trade and other receivables, EIR amortisation and impairment losses are recognised in the income statements.

ii) Investments available-for-sale

Prior to the adoption of FRS 139, non-current investments were accounted for at cost adjusted for amortisation of premium and accretion of discount less impairment or at the lower of cost and market value. Under FRS 139, investments available-for-sale are measured at fair value plus transaction costs initially and subsequently, at fair value. Equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured are measured at cost. Changes in fair values of equity investment of which fair value can be reliably measured, are recognised in other comprehensive income, together with the related currency translation differences, until the investments are disposed of or until the investments are determined to be impaired, at which time the cumulative gain or loss previously reported in other comprehensive income are included in the income statement.

Investment in available-for-sale debt securities are initially measured at fair value plus transaction costs and subsequently at amortised cost using EIR method. Gains and losses arising from the derecognition of the investment, EIR amortisation and impairment losses are recognised in the income statement.

iii) Investments held-for-trading

Prior to the adoption of FRS 139, quoted securities intended for short term investments were accounted for at cost less impairment or at the lower of cost and market value. Under FRS 139, all short term quoted investments with fair valuation readily available were marked to market, using the latest market bid price. Changes in fair values are recognised in the income statements.

Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial liabilities include trade and other payables and borrowings. Under FRS 139, these financial liabilities are to be carried at amortised cost using EIR method.

Financial Impact

In accordance with the transitional provisions for first time adoption of FRS 139, the above changes are applied prospectively and the comparatives as at 31 January 2010 are not restated. Instead, the changes have been accounted for by restating the following opening balances in the statement of financial position as at 1 February 2010.

	As previously reported RM'000	Effects of adoption of FRS 139 RM'000	As restated RM'000
Investments available-for-sale	-	7,229	7,229
Other Investments	7,190	(7,190)	-
Financial receivables	139,209	243	139,452
Retained profits	242,872	243	243,115
Deferred tax liabilities	112,489	10	112,499
Available-for-sale reserve	-	29	29

In addition, these changes in accounting policies have the effect of decreasing the profit before tax for the current quarter by RM 2.5 million, as stated below:-

	Current quarter RM'000	Year to date RM'000
Loss arising from financial receivables	(2,529)	(2,529)

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 hotel operation in Australia and Canada may be affected by seasonal or cyclical factors impacting the occupancy and room rates.

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

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities since the last annual balance sheet date..

A8 Dividends Paid

No dividends have been paid since the beginning of 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	1,703	18,194	20,018	51,545	-	91,460
Inter-segment sales	5,081	6,289	-	13,300	(24,670)	-
Total revenue	<u>6,784</u>	<u>24,483</u>	<u>20,018</u>	<u>64,845</u>	<u>(24,670)</u>	<u>91,460</u>
Other income	<u>1,197</u>	<u>456</u>	<u>829</u>	<u>1,520</u>	<u>-</u>	<u>4,002</u>
Results						
Operating results	(958)	8,926	11,826	17,755	-	37,549
Elimination	<u>(2,094)</u>	<u>877</u>	<u>(2,504)</u>	<u>(4,587)</u>	<u>-</u>	<u>(8,308)</u>
Net segment results	(3,052)	9,803	9,322	13,168	-	29,241
Foreign exchange gains/(losses)	2,004	(1,203)	-	107	-	908
Unallocated costs						<u>(1,362)</u>
Profit from operations						28,787
Finance costs, net						(4,375)
Share of results of associated companies, net of tax	-	14	-	-	-	<u>14</u>
Profit before tax						24,426
Income tax expense						<u>(5,862)</u>
Profit for the period						<u>18,564</u>
Attributable to:						
Equity holders of the company						18,564
Minority Interests						-
						<u>18,564</u>

A10 Subsequent Events

There were no material events subsequent to the end of the current quarter.

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

There were no changes in the composition of the Group during the financial quarter.

A12 Changes in Contingent Liabilities or Contingent Assets

There were no material changes in contingent liabilities or contingent assets since the last audited financial statements of the Group.

A13 Commitments

The amount of capital commitments not provided for in the interim financial statements as at 30 April 2010 is as follow:

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

A14 Outstanding Derivatives

There was no outstanding derivative as at 30 April 2010.

Notes (in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad)

B1 Review of Performance of the Company and its Principal Subsidiaries

The Group reported a pre-tax profit of RM24.4million and a consolidated revenue of RM91.4million for the current first quarter compared to pre-tax profit of RM20.9million and a consolidated revenue of RM48.9million respectively achieved in the previous year's corresponding period.

The Group recorded a higher revenue and pre-tax profit in current quarter mainly due to the increase in hotel related revenue as compared to the previous year's corresponding period.

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

	Current Quarter 30 April 2010 RM'000
Revenue	91,460
Other income	
- Interest income from financial institutions	634
- Other interest income	414
- Rental income	1,324
- Others	1,630
	4,002
Other expenses	
- Amortisation and depreciation	(10,024)
- Cost of properties sold	(8,397)
- Contract cost	(345)
- Hotel operational expenses (include hotel personnel cost)	(33,479)
- Personnel and others	(12,106)
- (Provision)/ write-back for doubtful debts	(1,416)
- Foreign exchange loss	(908)
	(66,675)
Finance costs, net	(4,375)
Share of results of associated companies, net of tax	14
	24,426

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

The Group registered a pre-tax profit of RM24.4 million in the current first quarter as compared with a pre-tax profit of RM26.9 million in the preceding fourth quarter. The decrease in the Group's profit was mainly due to the increase in depreciation and hotel operational expenses.

B3 Prospects for the current year

The current economic statistics show that the Malaysian economy is on the path of recovery. However, the ongoing uncertainties in the economy of Europe may have a contagion effect on the world economy. Housing statistics indicate that, the value and number of properties transacted, especially those in Klang valley have increased in the first quarter of 2010. This will augur well for the Group's upcoming development at Damansara Avenue, Sri Damansara.

Barring unforeseen circumstances, the Group expects to perform satisfactorily for the current financial year ending 31 January 2011.

B4 Variance between Actual Profit and Forecast Profit

Not applicable.

B5 Taxation

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

	Current quarter/ Year to date RM'000
Estimated tax charge for the period	
Malaysian income tax	3,573
Foreign tax	2,611
Deferred tax	(322)
Under provision in prior years	-
	<hr/> 5,862 <hr/>

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

	Current Quarter/ Year to date RM'000
Profit before taxation	<hr/> 24,426 <hr/>
Taxation at the Malaysian statutory income tax rate of 25%	6,107
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	(245)
Under provision in prior years	-
Tax expense for the financial period	<hr/> 5,862 <hr/>

B6 Sale of Unquoted Investments and/or Properties

There were no sale of unquoted investments and properties other than those arising in the normal course of property development activities during the financial period ended 30 April 2010.

B7 Quoted Securities

There were no purchases or disposals of quoted securities during the financial period under review.

B8 Corporate Proposals

Status of Corporate Proposals

All corporate proposals announced have been completed at the date of this quarterly report except for:-

- a) On 11 March 2010, the Company has entered into a sale and purchase agreement (“SPA”) with TA Enterprise Berhad (“TAE”) for the proposed acquisition of all the issued shares of Quayside Gem Limited (“QGL”), a subsidiary incorporated in Mauritius, comprising 50,569,495 ordinary shares of US\$1.00 each based on an aggregate sum of RM651,831,492.

QGL owns 100% of the equity of Merchant Quay Pte Ltd (“MQPL”), a company incorporated in Singapore, comprising of 52,899,332 ordinary shares of S\$1.00. MQPL is the registered owner of the Swissotel Merchant Court Singapore Hotel and its business.

The SPA is conditional upon the satisfaction of the followings:

- (i) passing at a general meeting of the Company of a resolution to approve the the proposed acquisition on 23 June 2010;
- (ii) passing at a general meeting of TAG of a resolution to approve the proposed acquisition on 23 June 2010.

B9 Group Borrowings and Debt Securities

Total Group borrowings as at 30 April 2010 were as follows:-

	Secured RM'000
<i>Long Term Borrowings</i>	
Foreign currency loans	250,464
<i>Short Term Borrowings</i>	
Revolving credit	-
Foreign currency loan	8,974
	<hr/> 259,438 <hr/>
Denomination of secured foreign currency loans: -	
<i>Long Term Loans</i>	
A\$ 46,500,000	137,900
C\$ 33,723,574	107,001
C\$ 1,752,920	5,563
<i>Short Term Borrowings</i>	
C\$ 2,828,221	8,974

The secured foreign currency loans denominated in C\$ of the Group consist of the followings:-

- (a) A 15-year term loan (C\$ 36,551,795) 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 an office building and the assignment of rentals and general security agreement over the aforesaid land and building.
- (b) Three 5-year term loans (Total = C\$ 1,752,920) will mature on 1 March 2015. The loans are subject to a variable interest rate of prime rate minus 0.1%. The term loans are secured by mortgage and general security Agreements in respect of the 3 apartments in Canada.

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

B10 Outstanding Derivatives

There was no outstanding derivative as at 10 June 2010.

B11 Disclosure of gains/losses arising from fair value changes of financial liabilities

There were no gains/losses arising from fair value changes of financial liabilities for the current financial quarter.

B12 Material Litigation

As at 10 June 2010, there were no changes in material litigation since the last annual balance sheet date of 31 January 2010.

B13 Dividend

No interim ordinary dividend has been declared for the financial period ended 30 April 2010. But, the company had declared a first and final dividend of 0.3% for the financial period ended 31 January 2010.

B14 Basic and fully diluted Earnings Per Share (EPS) attributable to the equity holders of the company.

	Current quarter/ Year to date 30 April 2010	Preceding quarter/ year to date 30 April 2009
Basic earnings per share		
Profit for the period (RM'000) - attributable to equity holders	18,564	14,620
Weighted average number of ordinary shares in issue ('000)	4,815,364	4,815,364
Basic and fully diluted earnings per share (sen)	<u>0.39</u>	<u>0.30</u>

Basic and fully diluted 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.

In accordance with paragraph 23 of FRS 133: Earnings per share, ordinary shares that will be issued upon the conversion of a mandatorily convertible instrument are included in the calculation of basic earnings per share from the date the contract is entered into. Accordingly, the number of ICPS in issue are included in the calculation of basic and diluted EPS of the Group, as the ICPS are mandatorily convertible to ordinary shares after the end of three years from the date of issue on 23 November 2009.

BY ORDER OF THE BOARD
Yong Kim Kiong

Kuala Lumpur
17 June 2010