



TAMBUN INDAH LAND BERHAD

(Company No: 810446-U)

(Incorporated in Malaysia)

Interim Financial Report

For The Financial Period Ended 31 March 2011 (Unaudited)

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011
Condensed Consolidated Statements of Financial Position

	Unaudited As at 31 March 2011 RM'000	Audited As at 31 December 2010 RM'000
ASSETS:		
Non-Current Assets:		
Property, plant and equipment	1,030	808
Investment properties	8,925	8,925
Goodwill on consolidation	431	431
Land held for development	54,096	52,328
	<u>64,482</u>	<u>62,492</u>
Current Assets		
Property development costs	58,228	64,840
Trade and other receivables	47,991	58,451
Tax recoverable	2,617	2,255
Cash and bank balances	51,450	27,190
	<u>160,286</u>	<u>152,736</u>
TOTAL ASSETS	<u>224,768</u>	<u>215,228</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Parent:		
Share capital	110,500	94,500
Share premium	3,719	-
Retained profits	31,604	25,218
	<u>145,823</u>	<u>119,718</u>
Non-controlling interest	20,546	13,977
Total Equity	<u>166,369</u>	<u>133,695</u>
Non-Current Liabilities:		
Long-term bank borrowings	27,099	4,665
Deferred taxation	1,130	1,130
	<u>28,229</u>	<u>5,795</u>
Current Liabilities:		
Trade and other payables	16,564	55,230
Short-term bank borrowings	10,135	18,404
Current tax payable	3,471	2,104
	<u>30,170</u>	<u>75,738</u>
TOTAL LIABILITIES	<u>58,399</u>	<u>81,533</u>
TOTAL EQUITY AND LIABILITIES	<u>224,768</u>	<u>215,228</u>
Net assets per share attributable to ordinary equity holders of the company (RM) (Note 2)	<u>0.66</u>	<u>0.63</u>

Notes:

- 1 The condensed Consolidated Statement of Financial Position should be read in conjunction with Tambun Indah Land Berhad's ("Tambun Indah" or "the Company") audited financial statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to this interim financial report.
- 2 Based on the issued and paid-up share capital of 221,000,000 (2010: 189,000,000) ordinary shares of RM0.50 each in Tambun Indah ("Shares").

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

Condensed Consolidated Statements of Comprehensive Income

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	31-Mar-2011	31-Mar-2010	31-Mar-2011	31-Mar-2010
	RM'000	RM'000	RM'000	RM'000
Revenue	35,953	-	35,953	-
Cost of sales	(24,050)	-	(24,050)	-
Gross profit	11,903	-	11,903	-
Other operating income	429	-	429	-
Sales and marketing expenses	(862)	-	(862)	-
Administrative expenses	(989)	(2)	(989)	(2)
Depreciation expenses	(55)	-	(55)	-
Profit before tax	10,426	(2)	10,426	(2)
Income tax expense	(2,721)	-	(2,721)	-
Profit/(loss) for the Year	7,705	(2)	7,705	(2)
Other comprehensive income net of tax :	-	-	-	-
Total comprehensive income/(loss) for the period	7,705	(2)	7,705	(2)
Profit/(loss) attributable to :				
Equity holders of the Company	6,386	(2)	6,386	(2)
Non-controlling interest	1,319	-	1,319	-
	7,705	(2)	7,705	(2)
Total comprehensive income/(loss) attributable to :				
Equity holders of the Company	6,386	(2)	6,386	(2)
Non-controlling interest	1,319	-	1,319	-
	7,705	(2)	7,705	(2)
Earnings/(loss) per share attributable to the equity holders of the Company				
Basic (sen)	2.98	(50,000.00)	2.98	(50,000.00)
Diluted (sen)	2.98	(50,000.00)	2.98	(50,000.00)

Notes :

1 The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to this interim financial report.

2 The acquisition of subsidiary companies was completed on 11 November 2010.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

Condensed Consolidated Statement of Changes In Equity

	Attributable to Equity Holders of the Company			Total RM'000	Non- controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Share premium RM'000	Retained Profits RM'000			
At 1 January 2011	94,500	-	25,218	119,718	13,977	133,695
Net profit for the period	-	-	6,386	6,386	1,319	7,705
	94,500	-	31,604	126,104	15,296	141,400
Transactions with owners						
Public issue	16,000	6,400	-	22,400	-	22,400
Share issued expense	-	(2,681)	-	(2,681)	-	(2,681)
Share nissued to non-controlling interest	-	-	-	-	5,250	5,250
Total transactions with owners	16,000	3,719	-	19,719	5,250	24,969
At 31 March 2011	110,500	3,719	31,604	145,823	20,546	166,369
At 1 January 2010	#	-	(10)	(10)	-	(10)
Net profit for the year	-	-	25,228	25,228	1,037	26,265
	-	-	25,218	25,218	1,037	26,255
Transactions with owners						
Issuance of ordinary shares pursuant to acquisition of subsidiary companies	94,500	-	-	94,500	12,940	107,440
At 31 December 2010	94,500	-	25,218	119,718	13,977	133,695

Denotes RM2

Notes :

- 1 The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

Condensed Consolidated Statements of Cash Flows

	3 months ended 31-Mar-2011 RM'000	3 months ended 31-Mar-2010 RM'000
Profit/(loss) before taxation	10,426	(2)
Adjustments for:-		
Non-cash items	55	-
Non-operating items	(230)	-
Operating profit/(loss) before changes in working capital	10,251	(2)
Net Change in current assets	15,304	(36)
Net Change in current liabilities	(38,666)	36
Cash used in operations	(13,111)	(2)
Interest received	230	-
Tax paid	(1,716)	-
Net cash used in operating activities	(14,597)	(2)
Investing Activities		
Purchase of property, plant and equipment	(277)	-
Financing Activities		
Public issue	22,400	-
Share issue expenses	(2,681)	-
Issuance of share by a subsidiary company to non-controlling interest	5,250	-
Drawdown of term loan	28,000	-
Repayment of bank borrowings	(12,760)	-
Net cash used in financing activities	40,209	-
Net changes in cash and cash equivalents	25,335	(2)
Cash and cash equivalents at 1 January 2011/2010	23,950	11
Cash and cash equivalents at 31 March 2011/2010	49,285	9

Cash and cash equivalents included in the cash flows comprise the following balance sheet amounts:-

Fixed deposits with licensed banks	27,910	-
Cash and bank balances	23,540	9
Bank overdraft	(2,041)	-
	49,409	9
Less: Fixed deposits pledged to a licensed bank	(124)	-
	49,285	9

Notes :

- The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

A. Explanatory Notes pursuant to Financial Reporting Standard ("FRS") 134, Interim Reporting and the Listing Requirements

A1. Basis of Preparation

The interim financial report has been prepared in accordance with FRS 134, Interim Financial Reporting and paragraph 9.22 and Appendix 9B of Listing Requirements. The figures for the cumulative period in current quarter ended 31 March 2011 have not been audited.

The interim financial statements should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to this interim financial report.

A2. Changes in Accounting Policies

The accounting policies and methods of computation adopted by Tambun Indah and its subsidiary companies ("Group") for the interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2009 except for the mandatory adoption of the following new and revised FRSs and Issues Committee Interpretations ("IC Interpretations") effective for the financial period beginning on 1 January 2011:

FRSs, amendments to FRSs and IC Interpretations

FRS 1	First-time Adoption of Financial Reporting Standards
Amendment to FRS 1	Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
Amendments to FRS 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Share-based Payment
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
FRS 3	Business Combinations
Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 7	Improving Disclosures about Financial Instruments
FRS 127	Consolidated and Separate Financial Statements
Amendments to FRS 132	Financial Instruments: Presentation
Amendments to FRS 138	Intangible Assets
Amendments to IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 4	Determining Whether an Arrangement contains a Lease
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners
IC Interpretation 18	Transfer of Assets from Customers

Adoption of the above standards and interpretations did not have any effect on the financial performance or position of the Group.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

A2. Changes in Accounting Policies (continued)

Standards and Interpretations issued but not yet effective

The Group has not adopted the following new and revised FRSs, IC Interpretations and Amendments because they are not yet effective for the current quarter and financial year ended 31 December 2010:

- (a) FRS 124 Related Party Disclosures
- (b) IC Interpretation 15 Agreements for the Construction of Real Estate

The Group will adopt these relevant standards beginning on 1 January 2012.

Except for the changes in accounting policies arising from the adoption of IC Interpretation 15, the Group expect that the adoption of the other standards and interpretations above will have no material impact on the financial statements in the period of initial application. The nature of the impending changes in accounting policy on adoption of IC Interpretation 15 is disclosed below.

IC Interpretation 15 Agreements for the Construction of Real Estate

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before the construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of FRS 111 Construction Contracts or FRS 118 Revenue.

The Group currently recognises revenue arising from property development projects using the stage of completion method. Upon the adoption of IC Interpretation 15, the Group may be required to change its accounting policy to recognise such revenues at completion, or upon or after delivery. The Group is in the process of making an assessment of the impact of this Interpretation.

A3. Explanatory Comments about Seasonality or Cyclicity of Interim Operations

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial quarter.

A5. Material Changes in Estimates

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

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

A6. Debt and Equity Securities

Save as disclosed below, there were no issuance, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial quarter under review and year-to-date:-

Issuance of Shares Pursuant to Public Issue

Initial Public Offering ("IPO")

On 29 December 2010, the Company had issued a Prospectus for the public issue of 32,000,000 new Shares ("Public Issue") and offer for sale of 22,100,000 Shares ("Offer for Sale") at an issue and offer price of RM0.70 per Share ("IPO Price") payable in full on application pursuant to its listing on the Main Market of Bursa Malaysia Securities Berhad as detailed below:

(i) Public Issue

The Public Issue of 32,000,000 Public Issue Shares, representing approximately 14.48% of the enlarged issued and paid-up share capital of Tambun Indah, at an IPO Price of RM0.70 per Share are payable in full on application upon such terms and conditions as set out in the Prospectus dated 29 December 2010 will be allocated and allotted in the following manner:

(aa) Malaysian public via balloting

11,050,000 Public Issue Shares, representing 5.00% of the enlarged issued and paid-up share capital of Tambun Indah, to be allocated via balloting, will be available for application by the Malaysian individuals, companies, co-operatives, societies and institutions, of which at least 50.00% is to be set aside for Bumiputera individuals, companies, co-operatives, societies and institutions to the extent possible.

(bb) Eligible Parties

11,050,000 Public Issue Shares, representing 5% of the enlarged issued and paid-up capital of Tambun Indah will be made available for application by the eligible Directors, employees and business associates of the Group; and

(cc) Identified investors via private placement

9,900,000 Public Issue Shares, representing approximately 4.48% of the enlarged issued and paid-up share capital of Tambun Indah will be made available for application by identified investors via private placement.

(ii) Offer For Sale

The Offer for Sale of 22,100,000 Shares representing 10.00% of the enlarged issued and paid-up share capital of Tambun Indah at the IPO Price of RM0.70 are payable in full on application upon such terms and conditions as set out in the Prospectus dated 29 December 2010 will be allocated and allotted via private placement to identified Bumiputera investors approved by the Ministry of International Trade and Industry. The proceeds from the Offer for Sale will be accrued entirely to the Offerors.

The Public Issue was completed on 18 January 2011. After Public Issue, the issued and paid-up share capital of the Tambun Indah was increased from RM94,500,000 comprising 189,000,000 Shares to RM110,500,000 comprising 221,000,000 Shares.

A7. Dividend Paid

No dividends have been paid during the current financial quarter and financial year under review.

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A8. Operating Segment

(a) The segment revenue by activities for the financial period ended 31 March 2011 is as follows:

	Property development RM'000	Construction and project management RM'000	Investment holdings RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue from external customers	30,577	5,230	146	-	35,953
Inter-segment revenues	-	3,440	5,550	(8,990)	-
	<u>30,577</u>	<u>8,670</u>	<u>5,696</u>	<u>(8,990)</u>	<u>35,953</u>

(b) The segment profit before tax by activities for the financial period ended 31 March 2011 is as follows:

	Property development RM'000	Construction and project management RM'000	Investment holdings RM'000	Adjustments and eliminations RM'000	Total RM'000
Profit before tax	8,552	2,500	5,378	(6,004)	10,426
Tax expense					(2,721)
Profit for the year					<u>7,705</u>

(c) Total segment assets by activities as at 31 March 2011:

	RM'000
Property development	184,141
Construction and project management	20,966
Investment holdings	19,661
Total	<u>224,768</u>

A9. Subsequent Material Events

Save as disclosed in B9, there are no material events subsequent to the financial quarter ended 31 March 2011 till 20 May 2011 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report), that have not been reflected in the financial statements for the current quarter under review.

A10. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter and financial year to-date.

A11. Changes in Contingent Liabilities and Contingent Assets

There were no material changes in contingent liabilities or contingent assets as at the end of the current financial quarter under review.

A12. Capital Commitments

The amount of capital commitments not provided for in the interim financial report as at 31 March 2011 are as follows:

	RM'000
Contractual commitments for development lands	<u>69,885</u>

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A13. Capital Expenditure

There were no major additions and disposals of property, plant and equipment during the current financial quarter under review and financial year-to-date.

A14. Significant Related Party Transactions

Related parties are those defined under FRS 124: Related Party Disclosures.

Transactions with directors of the Company and subsidiary companies, members of their family and companies, firms and trust bodies in which they have interests:

	3 months ended 31-Mar-2011 RM'000
Rental received from a company in which a Director has interest	4
Rental paid to a company in which a Director has interest	16
Professional services rendered for consulting civil and structural engineer	65
Payment of services rendered for external telecom, electrical works and street lighting	<u>325</u>

A15. Disclosure of Derivatives

The Group did not have any outstanding derivatives as at the end of the current financial quarter under review.

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B. Explanatory Notes pursuant to Part A of Appendix 9B of the Listing requirements**B1. Review of Performance**

The Group recorded revenue of RM35.9 million and profit before tax of RM10.4 million for current quarter and financial year-to-date. The Group's profit and revenue were principally derived from its property development activities. Ongoing projects which contributed to the Group's profit and revenue include Pearl Garden, Juru Heights, Carissa Park, Dahlia Park, Impian Residence and Tanjung Heights. Apart from property development, the Group's construction activities and investment holdings activities also contributed to the earnings achieved.

B2. Variation of results against immediate preceding quarter

The Group's current quarter profit before tax is RM10.4 million, which is RM17.9 million lower than the preceding quarter ended 31 December 2010. This is mainly due to the bargain purchase gain of approximately RM16.9 million in the preceding quarter and higher administrative, selling and marketing expenses incurred in the current quarter as a result of more sales activities from development projects in the current quarter.

Bargain Purchase gain is the excess of the Group's share in the net fair value of the acquired subsidiary's identifiable assets, liabilities and contingent liabilities over the cost of the business combination. The bargain purchase gain is in relation to acquisition of subsidiary companies which was completed on 11 November 2010.

B3. Prospect of current financial year

Barring unforeseen circumstances, the Board of Directors expects its business prospects for the financial year ending 31 December 2011 to be favourable.

B4. Variance of Actual Profit from Forecast Profit or Profit Guarantee

Not applicable as no profit forecast or profit guarantee was published.

B5. Statement by Board of Directors

The Group did not disclose or announce any profit forecast or projection in a public document in the current quarter or financial year-to-date.

B6. Income Tax

Income Tax comprises:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31-Mar-2011 RM'000	Preceding Year Corresponding Quarter 31-Dec-2010 RM'000	Current Year- To-Date 31-Mar-2011 RM'000	Preceding Year Corresponding Period 31-Dec-2010 RM'000
Current income tax	2,721	1,173	2,721	1,173
Deferred taxation	-	710	-	710
	<u>2,721</u>	<u>1,883</u>	<u>2,721</u>	<u>1,883</u>

The Group's effective taxation rate for the current quarter under review and financial year-to-date of 26.1% was higher than the statutory taxation rate of 25% mainly due to certain non-tax deductible expenses.

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B7. Sale of unquoted Investments and/or Properties

There were no sales of unquoted investments and properties during the current quarter under review and financial year-to-date.

B8. Quoted Securities

There were no purchases or disposals of quoted securities during the current financial quarter under review and financial year-to-date. The Group did not hold any quoted securities as at 31 March 2011.

B9. Status of Corporate Proposals**(a) Status of Corporate Proposals - Initial Public Offering ("IPO")**

On 17 January 2011, the Company had completed the issuance of 32,000,000 new Shares ("Public Issue") and offer for sale of 22,100,000 Shares ("Offer for Sale") at an issue and offer price of RM0.70 per Share ("IPO Price") payable in full on application pursuant to its listing on the Main Market of Bursa Malaysia Securities Berhad.

The issued and paid-up share capital of the Tambun Indah increased from RM94,500,000 comprising 189,000,000 Shares to RM110,500,000 comprising 221,000,000 Shares.

On 18 January 2011, the entire enlarged issued and paid-up share capital of the Company was listed on the Main Market of Bursa Securities.

(b) Status of Utilisation of Proceeds

The total gross proceeds arising from the Public Issue of RM22.40 million which will accrue entirely to Tambun Indah are intended to be utilised in the following manner:

Purpose of utilisation	Estimated time frame for utilisation from date of Listing	Proposed	Actual	Deviation
		utilisation RM'000	Utilisation RM'000	
(i) Working capital	12 months	12,700	(4,959)	-
(ii) Repayment of bank borrowings	12 months	7,100	(3,200)	-
(iii) Estimated share issue expenses	3 months	2,600	(2,680)	(80)
Total proceeds		22,400	(10,839)	(80)

The excess in actual share issue expenses has been funded by internal generated funds.

(c) Proposed land acquisition by Epiland Properties Sdn Bhd

On 26 January 2011, Epiland Properties Sdn Bhd ("Epland"), a wholly-owned subsidiary of Tambun Indah has entered into a Sale & Purchase Agreement with Hussain Imam Bin Md Ismail and Ayesha Binti Mohamed Ismail, as executors of the Estate of KSM Ismail @ Mohamed Ismail, Deceased ("vendor") for the purchase of all those pieces of land known as Lot Nos. 31 and 3, Seksyen 1, Bandar Butterworth, Daerah Seberang Perai Utara, Pulau Pinang held under Grant Nos. 2658 and 2659 respectively and measuring approximately 26,026.30 square metre (280,144 square feet) and 8,777.63 square metre (94,481 square feet) respectively for a total consideration of RM11.0 million.

However, on 9 May 2011, Epiland and the vendor has mutually agreed to terminate the said sales and purchase agreement. Pursuant to the termination of the SPA, the Vendor shall refund the 10% deposit amounting to RM1.1 million to Epiland free of interest.

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B9. Status of Corporate Proposals (continued)

(d) Proposed acquisition of Pridaman Sdn Bhd, Premcourt Development Sdn Bhd and Ikhtiar Bitara Sdn Bhd

The Company has on 16 February 2011 entered into three (3) conditional share purchase agreements (“SPA(s)”) with the following parties:

(i) Siram Permai Sdn Bhd (“Siram Permai”), Amal Pintas Sdn Bhd (“Amal Pintas”), Sound Vantage Sdn Bhd (“Sound Vantage”), Alpha Master (M) Sdn Bhd (“Alpha Master”) and Teh Eng Bew (collectively referred to as the “Pridaman Vendors”) for the proposed acquisition of 500,000 ordinary shares of RM1.00 each in Pridaman Sdn Bhd (“Pridaman”) (“Pridaman Shares”) representing the entire issued and paid-up share capital of Pridaman for a cash consideration of RM4.65 million (“Proposed Pridaman Acquisition”);

(ii) Siram Permai and Tah-Wah Sdn Bhd (“Tah-Wah”) (collectively referred to as the “Premcourt Vendors”) for the proposed acquisition of 250,000 ordinary shares of RM1.00 each in Premcourt Development Sdn Bhd (“Premcourt”) (“Premcourt Shares”) representing the entire issued and paid-up share capital of Premcourt for a cash consideration of RM5.50 million (“Proposed Premcourt Acquisition”); and

(iii) Siram Permai and Siti Shikha Binti Zakaria (collectively referred to as the “Ikhtiar Bitara Vendors”) for the proposed acquisition of 45,000 ordinary shares of RM1.00 each in Ikhtiar Bitara Sdn Bhd (“Ikhtiar Bitara”) (“Ikhtiar Bitara Shares”) representing 45% of the issued and paid-up share capital of Ikhtiar Bitara for a cash consideration of RM1.46 million (“Proposed Ikhtiar Bitara Acquisition”).

However, on 18 April 2011, the conditional share purchase agreement dated 16 February 2011 in relation to the Proposed Premcourt Acquisition has been terminated.

Following the completion of due diligence on Premcourt and the valuation report on the land to be developed by Premcourt, Tambun Indah, and Premcourt Vendors have mutually agreed to renegotiate certain terms and conditions to the Proposed Premcourt Acquisition. Upon reaching an agreement on the revised terms and conditions, a new share purchase agreement will be entered into between Tambun Indah and the Premcourt Vendors and a further announcement in connection therewith will be released in due course.

Proposed acquisitions by Tambun Indah of both Pridaman and Ikhtiar Bitara, will proceed without any variations.

(e) Land acquisition - Bandar Tasek Mutiara

Palmington Sdn Bhd, a 60%-owned subsidiary of Tambun Indah, has on 4 May 2011 entered into a master agreement with Pembangunan Bandar Mutiara Sdn Bhd to purchase an undeveloped land bank located in a new township development known as Bandar Tasek Mutiara in the locality of Simpang Ampat, Mukim 15, Province Wellesley South, Penang measuring approximately 526.7531 acres for a purchase consideration of RM233,223,021 to be satisfied fully in cash.

The master agreement has yet to become unconditional pending fulfillment of conditions precedent.

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B10. Borrowings and Debt Securities

Details of the Group's borrowings as at 31 March 2011 are as follows:

	Secured RM'000
<i>Long term borrowings:</i>	
Term loans	27,099
<i>Short term borrowings:</i>	
Term loans	3,917
Bridging loans	4,177
Bank overdrafts	2,041
Total	<u>37,234</u>

The Group has no foreign currency borrowings.

B11. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments as at the date of this report.

B12. Material Litigation

The Group is not engaged in any material litigation as at the date of this report.

B13. Dividend

No interim dividend has been declared for the financial period ended 31 March 2011.

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B14. Earnings Per Share

(a) Basic Earnings Per Share

The basic earnings per share for the current financial quarter and current financial year-to-date has been calculated by dividing the Group's profit for the period attributable to equity holders of the Company by the weighted average number of shares in issue.

	Current Quarter 31-Mar-2011	Preceding Year Corresponding Quarter 31-Mar-2010	Current Year- To-Date 31-Mar-2011	Preceding Year Corresponding Period 31-Mar-2010
Profit for the period/year attributable to equity holders of the Company (RM'000)	6,386	(2)	6,386	(2)
Weighted average number of ordinary shares in issue ('000)	214,600	#	214,600	#
Basic Earnings Per Share (sen)	2.98	(50,000)	2.98	(50,000)

The weighted average number of ordinary shares used in the denominator in calculating basic and diluted earnings per share are as follows:

	Current Quarter 31-Mar-2011 '000	Preceding Year Corresponding Quarter 31-Mar-2010 '000	Current Year- To-Date 31-Mar-2011 '000	Preceding Year Corresponding Period 31-Mar-2010 '000
Number of ordinary shares at beginning of the period/year	189,000	#	189,000	#
Effect of shares issued pursuant to public issue	25,600	-	25,600	-
Weighted average number of ordinary shares	214,600	#	214,600	#

4 ordinary shares of RM0.50 each

(b) Diluted Earnings per share

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 financial quarter under review. As such, the diluted earnings per share is presented as equal to basic earnings per share.

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B15. Compliance to the Securities Commission's ("SC") conditions

Except for the conditions below, Tambun Indah has complied all other conditions imposed by the SC:

Details of conditions imposed by the SC			Status of compliance
(ii) The following promoters' shares in Tambun Indah are subject to moratorium for 6 months from the admission date of Tambun Indah to the Official List of the Main Market of Bursa Securities:			To be complied.
	No. of shares to be held under moratorium	% of enlarged share capital	
Promoters			
Amal Pintas Sdn Bhd	22,951,105	10.39%	
Siram Permai Sdn Bhd	89,250,001	40.39%	
Tah-Wah Sdn Bhd	19,853,898	8.98%	
Ir. Teh Kiak Seng	4,955,974	2.24%	
	<u>137,010,978</u>	<u>62.00%</u>	

B16. Disclosure of realised and unrealised profits/losses

Total retained profits of Tambun Indah and its subsidiary companies are as follows:

	31-Mar-2011 RM'000	31-Dec-10 RM'000
- Realised	15,386	9,146
- Unrealised	16,218	16,218
Total group retained profits as per consolidated accounts	<u>31,604</u>	<u>25,364</u>

B17. Auditors' Report on Preceding Annual Financial Statements

There was no qualification to the audited financial statements of the Company and its subsidiary companies for the financial year ended 31 December 2010.

B18. Authorised for Issue

The interim financial statements were authorised for issue by the Board of Directors of Tambun Indah in accordance with a resolution of the Directors on 30 May 2011.

By order of the Board of Directors
Lee Peng Loon
Company Secretary
30 May 2011