

Part A1 : Quarterly Report

Quarterly report for the financial period ended: **30/06/2010**
 Quarter: **1st Quarter**
 Financial Year End: **31/03/2011**
 The figures: **Have not been audited**
 Full Quarterly Report: **Refer attached**

Part A2 : Summary of Key Financial Information for the financial period ended 30/06/2010

	Individual Quarter		Cumulative Period	
	Current year quarter 30/06/2010 RM'000	Preceding year quarter 30/06/2009 RM'000	Current year to date 30/06/2010 RM'000	Preceding year to date 30/06/2009 RM'000
1 Revenue	364,956	284,796	364,956	284,796
2 Profit/(loss) before taxation	80,849	40,484	80,849	40,484
3 Net profit/(loss) for the period	59,400	29,396	59,400	29,396
4 Net profit/(loss) attributable to owners of the Company	53,545	26,657	53,545	26,657
5 Basic earnings per share (sen)	4.85	2.42	4.85	2.42
6 Proposed/Declared dividend per share (sen)	-	-	-	-
	As at end of current quarter 30/06/2010		As at preceding financial year end	
7 Net assets per share attributable to owners of the Company (RM)		1.47		1.46

IJM LAND BERHAD
(Company No. : 187405-T)
(Incorporated in Malaysia)
**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE
INCOME FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2010**
(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	Current Year Quarter 30-06-2010 RM'000	Preceding Year Corresponding Quarter 30-06-2009 RM'000	Current Year To Date 30-06-2010 RM'000	Preceding Year Corresponding Period 30-06-2009 RM'000
Revenue	364,956	284,796	364,956	284,796
Operating Expenses	(277,371)	(246,039)	(277,371)	(246,039)
Other Operating Income	1,692	2,746	1,692	2,746
Operating Profit	89,277	41,503	89,277	41,503
Finance Income	7,129	4,663	7,129	4,663
Finance Costs	(17,438)	(6,230)	(17,438)	(6,230)
Share of Profits of Jointly Controlled Entities and Associates	1,881	548	1,881	548
Profit Before Taxation	80,849	40,484	80,849	40,484
Taxation	(21,449)	(11,088)	(21,449)	(11,088)
Profit for the Period	59,400	29,396	59,400	29,396
Other Comprehensive (Loss)/ Income for the period, Net of Tax				
Currency translation differences	(125)	333	(125)	333
Total Comprehensive Income for the Period	59,275	29,729	59,275	29,729
Profit Attributable To:				
- Owners of the Company	53,545	26,657	53,545	26,657
- Minority Interest	5,855	2,739	5,855	2,739
	59,400	29,396	59,400	29,396
Total Comprehensive Income Attributable To:				
- Owners of the Company	53,420	26,990	53,420	26,990
- Minority Interest	5,855	2,739	5,855	2,739
	59,275	29,729	59,275	29,729
Earnings Per Share (sen)				
- Basic	4.85	2.42	4.85	2.42
- Diluted	4.08	2.42	4.08	2.42

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

IJM LAND BERHAD
 (Company No. : 187405-T)
 (Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30 JUNE 2010

	(Unaudited) As at End of Financial Period 30 June 2010 RM'000	(Audited) As at Preceding Financial Year End 31 March 2010 RM'000 (Restated)
ASSETS		
Non-Current Assets		
Property, Plant & Equipment	149,165	147,703
Land Held For Property Development	612,872	621,359
Available-For-Sale Financial Assets	163	-
Long Term Investments	-	163
Investment Properties	113,916	433,956
Associates	3,152	3,151
Jointly Controlled Entities	430,966	440,477
Long Term Receivables	20,595	20,667
Deferred Tax Assets	15,705	17,930
	1,346,534	1,685,406
Current Assets		
Property Development Costs	1,372,646	1,395,196
Inventories	216,895	259,050
Trade and Other Receivables	617,734	591,964
Tax Recoverable Account	5,776	4,250
Cash & Bank Balances	375,426	386,937
	2,588,477	2,637,397
Disposal Group Held for Sale	327,873	-
	2,916,350	2,637,397
TOTAL ASSETS	4,262,884	4,322,803

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CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30 JUNE 2010

	(Unaudited) As at End of Financial Period 30 June 2010 RM'000	(Audited) As at Preceding Financial Year End 31 March 2010 RM'000 (Restated)
Equity Attributable to Owners of the Company		
Share Capital	1,103,293	1,103,274
Share Premium	57,992	57,975
Warrant Reserve	113,291	113,300
Merger Reserve	(278)	(278)
Exchange Translation Reserve	(777)	(652)
Redeemable Convertible Unsecured Loan Stocks (RCULS)	49,202	49,202
Retained Profits	352,025	332,626
	1,674,748	1,655,447
Minority Interest	36,062	29,958
Total Equity	1,710,810	1,685,405
Non-Current Liabilities		
Borrowings	335,497	337,497
Other Long Term Liabilities	755,746	800,086
Deferred Taxation	61,072	64,095
Redeemable Convertible Unsecured Loan Stocks (RCULS)	353,326	350,198
	1,505,641	1,551,876
Current Liabilities		
Trade and Other Payables	926,239	944,394
Borrowings	88,533	134,233
Provision For Taxation	16,361	6,895
	1,031,133	1,085,522
Liabilities Directly Associated with Disposal Group Held for Sale	15,300	-
	1,046,433	1,085,522
Total Liabilities	2,552,074	2,637,398
TOTAL EQUITY AND LIABILITIES	4,262,884	4,322,803
Net assets per share (RM)	1.47	1.46

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

IJM LAND BERHAD
(Company No. : 187405-T)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2010
(The figures have not been audited)

	Attributable to Owners of the Company							Total	Minority Interest	Total Equity
	Share Capital	Share Premium	Warrant Reserve	Merger Reserve	Currency Translation Reserve	RCULS	Retained Profits			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
3 months ended 30 June 2010										
Balance at 1 April 2010 (as previously stated)	1,103,274	57,975	113,300	(278)	(652)	49,202	332,626	1,655,447	29,958	1,685,405
Effects of Adopting FRS 139	-	-	-	-	-	-	(12,081)	(12,081)	249	(11,832)
Restated Balance at 1 April 2010	1,103,274	57,975	113,300	(278)	(652)	49,202	320,545	1,643,366	30,207	1,673,573
Total Comprehensive (Loss)/Income for the Period	-	-	-	-	(125)	-	53,545	53,420	5,855	59,275
Transactions with Owners										
Issue of Ordinary Shares:										
- Exercise of Warrants	19	17	(9)	-	-	-	-	27	-	27
Dividends relating to Financial Year 2010 declared on 26 May 2010 and paid on 19 August 2010 p	-	-	-	-	-	-	(22,065)	(22,065)	-	(22,065)
	19	17	(9)	-	-	-	(22,065)	(22,038)	-	(22,038)
Balance at 30 June 2010	1,103,293	57,992	113,291	(278)	(777)	49,202	352,025	1,674,748	36,062	1,710,810

IJM LAND BERHAD
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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2010**

(The figures have not been audited)

	Attributable to Owners of the Company						Total	Minority Interest	Total Equity	
	Share Capital	Share Premium	Warrant Reserve	Merger Reserve	Currency Translation Reserve	RCULS				Retained Profits
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
3 months ended 30 June 2009										
Balance at 1 April 2009	1,103,268	57,970	113,304	(278)	122	49,202	223,963	1,547,551	23,570	1,571,121
Total Comprehensive Income For the Period	-	-	-	-	333	-	26,657	26,990	2,739	29,729
Transactions with Owners										
Issue of Ordinary Shares										
- Exercise of Warrants	2	1	(1)	-	-	-	-	2	-	2
	2	1	(1)	-	-	-	-	2	-	2
Balance at 30 June 2009	1,103,270	57,971	113,303	(278)	455	49,202	250,620	1,574,543	26,309	1,600,852

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

IJM LAND BERHAD

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2010

(The figures have not been audited)

	3 Months Ended 30 June 2010 RM'000	3 Months Ended 30 June 2009 RM'000
Cash Flow From Operating Activities		
Profit Before Taxation	80,849	40,484
Adjustments For:		
Non-Cash Items	1,558	2,264
Non-Operating Items	12,878	1,603
Operating Profit Before Changes In Working Capital	95,285	44,351
Changes In Working Capital		
Net Change In Current Assets	46,970	(91,178)
Net Change In Current Liabilities	(19,357)	54,448
Cash Flows From Operations	122,898	7,621
Interest Paid	(4,907)	(3,066)
Tax Paid	(12,800)	(6,426)
Net Cash Flows From / (Used In) Operating Activities	105,191	(1,871)
Investing Activities		
Equity Investment	-	-
Other Investments	(5,379)	(33,830)
Net Cash Flows Used In Investing Activities	(5,379)	(33,830)
Financing Activities		
Proceeds From Exercise of Warrants	27	2
(Repayment to)/ Advances from Inter-companies	(50,444)	6,115
Bank and Other Borrowings	(50,700)	58,134
Net Cash Flows (Used In)/ From Financing Activities	(101,117)	64,251
Net Change In Cash & Cash Equivalents	(1,305)	28,550
Cash & Cash Equivalents At Beginning Of Financial Period	386,937	298,354
Effect of Exchange Rate Changes	(1)	13
Cash & Cash Equivalents Classified as Disposal Group Held for Sale	(10,205)	-
Cash & Cash Equivalents At End Of Financial Period	375,426	326,917
Cash and Cash Equivalents Consist of:		
Cash on Hand and at Banks	266,321	251,524
Fixed and Short Term Deposits	109,105	76,285
Bank Overdraft	-	(892)
Total	375,426	326,917

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 March 2010.

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INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010

NOTES TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2010

A. EXPLANATORY NOTES PURSUANT TO FRS 134

1. BASIS OF PREPARATION

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standards (“FRS”) 134 “Interim Financial Reporting” issued by the Malaysian Accounting Standards Board “MASB” and Paragraph 9.22 and Appendix 9B of Chapter 9 Part K of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“BMSB”). The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2010.

2. CHANGES IN ACCOUNTING POLICIES

The significant accounting policies and methods of computations adopted for the interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 March 2010 except for the adoption of new FRSs, amendments and IC Interpretations that are mandatory for the Group for the financial year beginning 1 April 2010. The adoption of these FRSs, amendments and interpretations do not have a material impact on the interim financial information of the Group except for the adoption of the following FRSs as set out below:

Revised FRS 101 ‘Presentation of Financial Statements’

The revised standard requires changes in the format of the financial statements including the amounts directly attributable to shareholders in the primary statements, but does not affect the measurement of reported profit or equity. The Group has elected to present the statement of comprehensive income in a single statement. As a result, the Group has presented all owner changes in equity in the condensed consolidated statement of changes in equity whilst all non-owner changes in equity have been presented in the condensed consolidated statement of comprehensive income. Certain comparative figures have been reclassified to conform with the current period’s presentation. There is no impact on the results of the Group since these changes affect only the presentation of items of income and expenses.

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(Incorporated in Malaysia)

INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010

2. CHANGES IN ACCOUNTING POLICIES (Cont'd)

FRS 8 'Operating Segments'

Under FRS 8, operating segments are reported in a manner consistent with the internal reporting provided to the "chief operating decision maker", who makes decisions on the allocation of resources and assesses the performance of the reportable segments. The Group has been reporting its operating segments based on the basis of presenting its monthly internal management reports. Accordingly, the adoption of FRS 8 has not resulted in any changes to the reportable segments presented by the Group. However, with effect from 1 April 2010, the Group will report profit before tax as its segment results instead of profit from operation previously so as to be in line with the segment information provided to the Chief Executive Officer of the Group.

Leasehold land (Amendment to FRS 117 'Leases')

Prior to the adoption of the Amendment to FRS 117, leasehold land were treated as operating leases. The considerations paid were classified and presented as leasehold land use rights in the statement of financial position. With the adoption of the Amendment to FRS117, the classification of a leasehold land as a finance lease or an operating lease is based on the extent to which risks and rewards incidental to ownership lie. Accordingly, the Group has reclassified leasehold land to property, plant and equipment and investment properties. This change in classification has no effect on the results for the Group. The reclassification has been accounted for retrospectively in accordance with the transitional provision and certain comparative balances have been restated as follows:

Balances as at 31 March 2010	As previously stated	FRS 117	As restated
	RM'000	RM'000	RM'000
Property, plant and equipment	103,520	44,183	147,703
Investment properties	369,953	64,003	433,956
Prepaid lease payment	108,186	(108,186)	-

FRS 139 'Financial Instruments : Recognition and Measurement'

The Group classifies its financial assets in the following categories: at fair value through profit or loss, loans and receivables, held-to-maturity and available-for-sale. The classification depends on the nature of the asset and the purpose for which the asset was acquired. Management determines the classification of its financial assets at initial recognition. Set out below are the major changes in classification of financial assets of the Group.

IJM LAND BERHAD

(Company No. : 187405-T)

(Incorporated in Malaysia)

INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010

2. CHANGES IN ACCOUNTING POLICIES (Cont'd)

- i) Available-for-sale financial assets
Non-current investments, previously measured at cost and subject to impairment, are now classified as available-for-sale financial assets. These are initially measured at fair value plus transaction costs and subsequently, at fair value.

Changes in fair values of available-for-sale equity securities are recognised in other comprehensive income together with the related currency translation differences. A significant or prolonged decline in the fair value of the equity securities below its cost is considered as an indicator that the asset is impaired. If such evidence exists, the cumulative loss, measured as the difference between the acquisition cost and the current fair value, less any impairment loss previously recognised in profit or loss, is removed from equity and recognised in profit or loss. Any subsequent reversal of impairment losses previously recognised in profit or loss are made through other comprehensive income.

When equity securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in other comprehensive income are included in profit or loss.

- ii) Loan and receivables
Non-current receivables, previously measured at invoice amount and subject to impairment, are now classified as loans and receivables and measured at fair value plus transaction costs initially and subsequently, at amortised cost using the effective interest method.

When loans and receivables are impaired, the carrying amount of the asset is reduced and the amount of the loss is recognised in profit or loss. Impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the asset's original effective interest rate.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss is recognised in profit or loss.

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(Incorporated in Malaysia)

INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010

2. CHANGES IN ACCOUNTING POLICIES (Cont'd)

- iii) Fair value through profit or loss
 Derivative financial instruments were not previously recognised in the financial statements on inception. These are now recognised and measured at fair value on the date a derivative contract is entered into and are subsequently re-measured at fair value with changes in fair value recognised in profit or loss at each reporting date.

In accordance with the transitional provision for the first time adoption of FRS 139, the above changes in accounting policy have been accounted for prospectively and the comparatives are not restated. The effects arising from the adoption of FRS 139 are set out below:

	As previously reported	FRS 139 Effects	After adopting FRS 139
	RM'000	RM'000	RM'000
Balance as at 1 April 2010			
<u>Non-current assets</u>			
Jointly controlled entities	440,477	(18,001)	422,476
<u>Current assets</u>			
Trade and other receivables	591,964	(2,294)	589,670
<u>Current liabilities</u>			
Trade and other payables	944,394	(8,463)	935,931
<u>Equity</u>			
Retained profits	332,626	(12,081)	320,545
Minority interests	29,958	249	30,207

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INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010

3. AUDIT REPORT

The audit report of the Group's annual financial statements for the year ended 31 March 2010 was not subject to any qualification.

4. SEASONAL OR CYCLICAL OF INTERIM OPERATIONS

The Group's business operations for the quarter ended 30 June 2010 have not been materially affected by seasonal or cyclical factors.

5. ITEMS OF UNUSUAL IN NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the current quarter and the financial period ended 30 June 2010.

6. EFFECTS OF CHANGES IN ESTIMATES

There were no changes in estimates that have a material effect in the current quarter and financial period ended 30 June 2010.

7. CHANGES IN DEBT AND EQUITY SECURITIES

For the current quarter and financial period ended 30 June 2010, there were no issuances and repayments of debt and equity securities, share buy backs, share cancellations, shares held as treasury shares and resale of treasury shares except for the following:

- i) Issuance of 19,700 new ordinary shares of RM1.00 each arising from the exercise of Warrants 2008/2013 at the exercise price of RM1.35 per share. As at 30 June 2010, 227,217,082 Warrants 2008/2013 remained unexercised.

8. DIVIDEND PAID

No dividend has been paid during the financial period ended 30 June 2010.

9. SEGMENTAL REPORTING

The principal activities of the Group consist of property development, construction, hotel operations and others. The segment revenue and segment profit before tax are as follows: -

a) 3 months ended 30 June 2010 (Current Financial Period)

Segments	Total Revenue RM'000	Inter-Segment Revenue RM'000	External Revenue RM'000	Profit Before Tax RM'000
Property Development	343,744	-	343,744	77,713
Construction	4,631	-	4,631	858
Hotel Operations	7,946	-	7,946	150
Others	16,547	(7,912)	8,635	2,128
Total	372,868	(7,912)	364,956	80,849

b) 3 months ended 30 June 2009 (Previous Financial Period)

Segments	Total Revenue RM'000	Inter-Segment Revenue RM'000	External Revenue RM'000	Profit Before Tax RM'000
Property Development	233,443	-	233,443	31,288
Construction	43,334	-	43,334	8,591
Hotel Operations	6,576	-	6,576	132
Others	1,715	(272)	1,443	473
Total	285,068	(272)	284,796	40,484

10. CARRYING AMOUNT OF REVALUED ASSETS

The valuations of property, plant and equipment have been brought forward without amendment from the audited financial statements for the year ended 31 March 2010.

11. SUBSEQUENT MATERIAL EVENTS

As at 18 August 2010 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim report), there are no material events subsequent to the balance sheet date.

12. CHANGES IN THE COMPOSITION OF THE GROUP/CAPITAL STRUCTURE

There were no changes in the composition of the Group for the current quarter ended 30 June 2010.

13. DISPOSAL GROUP

The assets and liabilities of Delta Awana Sdn Bhd (“Delta Awana”), a wholly-owned subsidiary that owns two parcels of leasehold land measuring 118,827.2 square metres in total, situated in Mukim of Kawasan Bandar XXXII and XXXIII, Daerah of Melaka Tengah, Negeri Melaka together with a newly completed shopping mall known as “Aeon Bandaraya Melaka” erected thereon, have been presented as held for sale following the announcement made by the Company on 24 June 2010 in relation to the proposed disposal of 100% equity interest in Delta Awana. The assets and liabilities of Delta Awana are a disposal group as defined in FRS 5 “Non-current Assets Held for Sale and Discontinued Operations” and measured to the lower of carrying amount and fair value less costs to sell at the date of held-for-sale classification. The major classes of assets and liabilities of Delta Awana disposal group are as follows:

	RM’000
Assets classified as held for sale:	
Investment property	315,897
Trade and other receivables	1,771
Cash & bank balances	10,205
	<hr/> 327,873
Liabilities classified as held for sale:	
Trade and other payables	14,879
Deferred taxation	421
	<hr/> 15,300
Total net assets of the disposal group	<hr/> 312,573 <hr/>

14. CHANGES IN CONTINGENT LIABILITIES

The changes in contingent liabilities of the Company are as follows: -

	RM'000
Bank borrowings of subsidiaries guaranteed by the Company	
As at 1 April 2010	141,930
Decrease during the period	(1,330)
As at 30 June 2010	<u>140,600</u>

15. CAPITAL COMMITMENTS

	As at 30 June 2010
	RM'000
Approved and contracted for	
- Development land	19,826
- Purchase of property, plant & equipment	486
	<u>20,312</u>

IJM LAND BERHAD

(Company No. : 187405-T)

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INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010

SECTION B – ADDITIONAL INFORMATION REQUIRED BY BMSB

1. GROUP PERFORMANCE REVIEW

The Group registered revenue of RM364.96 million for the current quarter as compared to RM284.80 million for the previous year's corresponding quarter, representing an increase of 28%. The increase is the result of strong property sales recorded by the Group since April 2009 due to improved buyer sentiments.

The Group's profit before tax of RM80.85 million for the current quarter doubled the previous year's corresponding quarter's profit before tax of RM40.48 million, mainly due to higher revenue achieved and improvement in profit margins.

2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

The Group's revenue of RM364.96 million for the quarter was 49% higher as compared to the immediate preceding quarter. The better performance was attributed to improved sales as a result of aggressive sales and marketing activities.

Accordingly, the Group's profit before tax increased by 203% to RM80.85 million as compared to the immediate preceding quarter's profit before tax of RM26.72 million.

3. PROSPECTS FOR THE CURRENT FINANCIAL YEAR

The Group's focus on corporate branding and quality customer care coupled with a positive economic outlook are expected to be the key drivers for continued sales growth. Barring unforeseen circumstances, the Board of Directors expects a satisfactory performance for the current financial year.

4. VARIANCES ON PROFIT FORECAST AND PROFIT GUARANTEE

The Group did not issue any profit forecast or profit guarantee for the period ended 30 June 2010.

INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010**5. TAXATION**

The taxation for the current quarter and financial period ended 30 June 2010 consists of the following: -

	Current Quarter	3 months Cumulative To Date
	RM'000	RM'000
Current year taxation	21,826	21,826
Deferred tax	(377)	(377)
	<u>21,449</u>	<u>21,449</u>

The effective tax rate for the current quarter and financial period ended 30 June 2010 was higher than the statutory tax rate mainly due to certain expenses were not deductible for tax purposes.

6. SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There were no disposals of investments or properties for the period ended 30 June 2010 except for sale of properties of the Group in the ordinary course of business.

7. DEALING IN QUOTED SECURITIES

- a) There were no purchase or disposal of quoted securities for the quarter and financial period ended 30 June 2010.
- b) Total investments of the Group in quoted securities are as follows: -

	As at 30 June 2010 RM'000
Total investments, at cost	188
Total investments, at carrying value/ book value; and	112
Total investments, at market value	112

8. CORPORATE PROPOSALS

The Group has entered into the following proposals:

- A) i) The Company has on 21 May 2010 entered into a Share Sale Agreement with the existing shareholders of Sova Holdings Sdn Bhd (“SHSB”), namely Ong Yeng Tian @ Ong Weng Tian, Ong Seh Choon, Ong Seh Yew, Ong Chiew Gee and Ong Chiew Lee, to acquire from them a total of 210,000 ordinary shares of RM1 each in SHSB, representing 70% equity interest in SHSB, for a cash consideration of RM18 million (or at about RM85.71 per share). The proposal is pending fulfillment of conditions precedent.
- ii) The Company has on 24 June 2010 entered into a Share Sale and Purchase Agreement (“SPA”) to dispose 250,000 ordinary shares of RM1 each, representing 100% equity interest in Delta Awana Sdn Bhd (Delta Awana), to ADF Tiger III Limited, a foreign fund incorporated in Bermuda, for a cash consideration estimated at RM66.26 million. (the Purchase Price”). The proposal is pending fulfillment of conditions precedent.

Other than the above, there were no other corporate proposals announced but not completed as at 30 June 2010.

B) Status of Utilisation of Proceeds

Not applicable

9. GROUP BORROWINGS AND DEBT SECURITIES

Particulars of the Group borrowings of which are denominated in Ringgit Malaysia, are as follows: -

	Short Term		Long Term	
	Secured RM'000	Unsecured RM'000	Secured RM'000	Unsecured RM'000
As at 30 June 2010				
Term Loan/ Revolving Credit/ Bank Overdraft	72,533	16,000	335,497	-
	72,533	16,000	335,497	-
As at 31 March 2010				
Term Loan/ Revolving Credit/ Bank Overdraft	118,233	16,000	337,497	-
	118,233	16,000	337,497	-

10. MATERIAL LITIGATIONS

There were no material litigations, which would have a material adverse effect on the financial results for the current quarter and current financial period under review.

11. DIVIDEND

On 26 May 2010, the Board of Directors has declared an interim dividend in respect of the financial year ended 31 March 2010 of 2% (single-tier dividend, which is non-tax deductible under Section 108 of the Income Tax Act, 1967) amounting to RM22.06 million and was paid on 19 August 2010 to every member who is entitled to receive the dividend as at 5.00pm on 30 July 2010.

No dividend has been proposed or declared in relation to the current financial period under review.

IJM LAND BERHAD

(Company No. : 187405-T)

(Incorporated in Malaysia)

INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2010

12. EARNINGS PER SHARE

a) Basic earnings per share

	Current Quarter Ended 30 June 2010	Comparative Quarter Ended 30 June 2009	3 Months Cumulative Totdate 30 June 2010	3 Months Cumulative Totdate 30 June 2009
Profit attributable to owners of the Company (RM'000)	53,545	26,657	53,545	26,657
Weighted average number of ordinary shares in issue ('000)	1,103,280	1,103,268	1,103,280	1,103,268
Basic earnings per share (sen)	4.85	2.42	4.85	2.42

b) Diluted earnings per share

Profit attributable to owners of the Company (RM'000)	53,545	26,657	53,545	26,657
Add:-				
Interest in respect of the RCULS (RM'000)	4,590	-	4,590	-
Adjusted profit attributable to owners of the Company (RM'000)	58,135	26,657	58,135	26,657
Weighted average number of ordinary shares ('000)	1,103,280	1,103,268	1,103,280	1,103,268
Adjustment for Warrants ('000)	92,335	-	92,335	-
Adjustment for RCULS ('000)	229,885	-	229,885	-
Adjusted weighted average number of ordinary shares in issue ('000)	1,425,500	1,103,268	1,425,500	1,103,268
Diluted earnings per share (sen)	4.08	2.42	4.08	2.42

13. COMPARATIVE FIGURES

Comparative figures, where applicable, have been modified to conform to the current quarter presentation.