

**DAIMAN DEVELOPMENT BERHAD**

**CONDENSED CONSOLIDATED INCOME STATEMENTS**  
For the Quarter Ended 30 June 2010

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR 4TH QTR FY2010 RM'000	PRECEDING YEAR CORRESPONDING 4TH QTR FY2009 RM'000	CURRENT YEAR CUM 4 QTRS FY2010 RM'000	PRECEDING YEAR CORRESPONDING CUM 4 QTRS FY2009 RM'000
Revenue	27,619	30,519	123,319	107,125
Operating expenses	(28,359)	(24,447)	(107,304)	(88,804)
Other operating income	3,478	10,972	10,661	9,313
Profit/(Loss) from operations	2,738	17,044	26,676	27,634
Finance cost	-	3	-	(245)
Investing results	2,595	159	9,698	2,171
Profit/(Loss) before tax	5,333	17,206	36,374	29,560
Taxation	(819)	(2,256)	(6,626)	(6,116)
Profit/(Loss) after tax	4,514	14,950	29,748	23,444
Net profit/(loss) for the period	4,514	14,950	29,748	23,444
Attributable to:				
Equity holders of the Company	4,420	14,957	29,542	23,451
Minority Interest	94	(7)	206	(7)
	<u>4,514</u>	<u>14,950</u>	<u>29,748</u>	<u>23,444</u>
Earning per share (sen)				
Basic	2.12	7.08	13.97	11.10
Diluted	2.12	7.07	13.97	11.08

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30 June 2009 and the accompanying explanatory notes attached to the interim financial statements)

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED BALANCE SHEET  
As At 30 June 2010

	AS AT END OF CURRENT QUARTER 30/Jun/2010	AS AT PRECEDING FINANCIAL YEAR END 30/Jun/2009
	RM'000	RM'000
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	116,414	117,109
Investment properties	167,876	150,375
Land held for property development	309,822	323,073
Other investments	3,477	11,121
	597,589	601,678
<b>CURRENT ASSETS</b>		
Property development costs	99,152	75,900
Inventories	27,097	33,576
Trade receivables	24,057	21,261
Other receivables	4,045	7,979
Tax recoverable	2,921	1,778
Other investments	248,000	244,276
Fixed Deposits	26,977	29,150
Cash and bank balances	6,374	5,290
	438,623	419,210
<b>TOTAL ASSETS</b>	<b>1,036,212</b>	<b>1,020,888</b>
<b>EQUITY AND LIABILITIES</b>		
<b>EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</b>		
Share capital	212,192	233,032
Reserves		
- Share premium	-	12,126
- Treasury shares	(2,455)	(34,954)
- Capital Redemption Reserve	23,064	-
- Revaluation reserve	117,093	140,729
- Foreign exchange reserve	(3,613)	3,075
- Retained earnings	591,090	576,593
- Equity compensation reserve	-	812
	937,371	931,413
<b>MINORITY INTEREST</b>	1,194	988
<b>TOTAL EQUITY</b>	<b>938,565</b>	<b>932,401</b>
<b>NON-CURRENT LIABILITIES</b>		
Deferred Taxation	32,416	32,521
Retirement Benefit Obligations	1,927	1,513
	34,343	34,034
<b>CURRENT LIABILITIES</b>		
Trade payables	18,179	10,343
Other payables	6,296	5,200
Tax payable	38,829	38,910
	63,304	54,453
<b>TOTAL LIABILITIES</b>	97,647	88,487
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,036,212</b>	<b>1,020,888</b>
<b>Net assets per share</b>		
Net assets	937,371	931,413
Share capital (unit)		
Number of ordinary shares in issued	212,192	233,032
Less: Cumulative number of treasury shares	(1,600)	(22,359)
	210,592	210,673
Net assets per share (RM)	4.45	4.42

(The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30 June 2009 and the accompanying explanatory notes attached to the interim financial statements)

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
For the 12 Months Period Ended 30 June 2010

	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Equity Compensation Reserve RM'000	Capital Redemption Reserve RM'000	Revaluation Reserve RM'000	Foreign Exchange Reserve RM'000	Retained Earnings RM'000	Total RM'000	Minority Interest RM'000	Total Equity RM'000
At 1 July 2009	233,032	12,126	(34,954)	812	-	140,729	3,075	576,593	931,413	988	932,401
Reversal of surplus arising from impairment losses of properties	-	-	-	-	-	(480)	-	-	(480)	-	(480)
Reversal of deferred tax arising from realisation of revaluation surplus	-	-	-	-	-	204	-	(85)	119	-	119
Realisation of revaluation surplus due to sales of property	-	-	-	-	-	(323)	-	323	-	-	-
Currency translation differences	-	-	-	-	-	-	(6,688)	-	(6,688)	-	(6,688)
Net income/(expense) not recognised in the income statement	-	-	-	-	-	(599)	(6,688)	238	(7,049)	-	(7,049)
Net profit for the year	-	-	-	-	-	-	-	29,542	29,542	206	29,748
Dividends paid	-	-	-	-	-	(599)	(6,688)	29,780	22,493	206	22,699
Issuance of share capital	2,224	660	-	-	-	-	-	-	2,884	-	2,884
Acquisition of treasury shares	-	-	(3,544)	-	-	-	-	-	(3,544)	-	(3,544)
Cancellation of treasury shares	(23,064)	(13,006)	36,043	-	23,064	(23,037)	-	-	-	-	-
Share-based payment-exercised	-	220	-	(220)	-	-	-	-	-	-	-
Share-based payment-expired during the year	-	-	-	(592)	-	-	-	592	-	-	-
At 30 June 2010	212,192	-	(2,455)	-	23,064	117,093	(3,613)	591,090	937,371	1,194	938,565

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2009 and the accompanying explanatory notes attached to the interim financial statements)

**DAIMAN DEVELOPMENT BERHAD****CONDENSED CONSOLIDATED CASH FLOW STATEMENTS****For the 12-Month Period Ended 30 June 2010**

	<b>30 June 2010</b> <b>RM'000</b>	<b>30 June 2009</b> <b>RM'000</b>
<u>Cash Flows from Operating Activities</u>		
Profit before tax	36,374	29,560
Adjustments for non-cash flow:		
Non-cash items	405	6,058
Interest income	(2,465)	(6,153)
Operating profit before changes in working capital	<u>34,314</u>	<u>29,465</u>
Changes in working capital:		
Net Change in current assets	(6,728)	14,489
Net Change in current liabilities	8,920	706
Cash generated from/(used in) operations	<u>36,506</u>	<u>44,660</u>
Payment of retirement benefits	(285)	(136)
Tax paid	(7,825)	(7,610)
Tax refund	1	4,789
Interest expenses	-	(245)
Interest received	115	192
Net cash flows from/(used in) operating activities	<u>28,512</u>	<u>41,650</u>
<u>Cash Flows from Investing Activities</u>		
Equity investment	11,258	1,708
Other investing activities	(17,636)	(59,803)
Net cash generated from/(used in) investing activities	<u>(6,378)</u>	<u>(58,095)</u>
<u>Cash Flows from Financing Activities</u>		
Proceeds from shares issued	2,884	2,047
Acquisition of treasury shares	(3,544)	(5,597)
Borrowings	-	(7,097)
Dividends paid	(15,875)	(23,752)
Net cash generated from/(used in) financing activities	<u>(16,535)</u>	<u>(34,399)</u>
Net Change in Cash & Cash Equivalents	5,599	(50,844)
Cash & Cash Equivalents at beginning of year	34,440	74,222
Effect of changes in foreign currency	(6,688)	11,062
Cash & Cash Equivalents at end of year	<u>33,351</u>	<u>34,440</u>

(The Condensed Consolidated Cash Flow Statements should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements)

## DAIMAN DEVELOPMENT BERHAD

### NOTES TO THE INTERIM FINANCIAL STATEMENTS PART A : EXPLANATORY NOTES PURSUANT TO FRS 134

#### 1. Basis of Preparation

The interim financial statements of the Company have been prepared on a historical cost basis, except for freehold land and buildings included under property, plant and equipment and investment properties that have been measured at their fair value.

The interim financial statements are unaudited and have been prepared in compliance with the requirements of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 June 2009. These explanatory notes attached to the interim financial statements explains the changes in the financial position and performance of the Group since the year ended 30 June 2009.

#### 2. Significant Accounting Policies

Since 1 July 2009, the Group and the Company have adopted FRS 8 Operating Segments as its effective date is 1 July 2009. The application of FRS 8 does not have significant financial changes in accounting policies of the Group and the Company except the changes in presentations and disclosure as describe below:

The adoption of FRS 8 requires segment information to be presented on a similar basis to that used for internal reporting purposes. As a result, the Group's segmental reporting had been presented based on the internal reporting to the chief operating decision maker who makes decisions on the allocation of resources and assesses the performance of the reportable segments.

The following FRS, Amendments to FRS and IC Interpretation were in issue but not yet effective and have not been applied by the Group and the Company:

##### Effective Date

1 January 2010	FRS 4: Insurance Contracts
1 January 2010	FRS 7: Financial Instruments Disclosures
1 January 2010	FRS 101: Presentation of Financial Statements
1 January 2010	FRS 123: Borrowing Costs
1 January 2010	FRS 139: Financial Instruments: Recognition and Measurement
1 January 2010	Amendments to FRS 1: First-time Adoption of Financial Reporting Standards and FRS 127 Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
1 January 2010	Amendments to FRS 2: Share-based Payment: Vesting Conditions and Cancellations
1 January 2010	Amendments to FRS 5: Non-current Assets Held Sale and Discontinued Operations
1 January 2010	Amendments to FRS 7: Financial Instruments Disclosures
1 January 2010	Amendments to FRS 107: Statement of Cash Flow
1 January 2010	Amendments to FRS 108: Accounting Policies, Changes in Accounting Estimates and Errors
1 January 2010	Amendments to FRS 110: Events after the Reporting Period
1 January 2010	Amendments to FRS 116: Property, Plant and Equipment
1 January 2010	Amendments to FRS 117: Leases
1 January 2010	Amendments to FRS 118: Revenue
1 January 2010	Amendments to FRS 119: Employee Benefits

## DAIMAN DEVELOPMENT BERHAD

### NOTES TO THE INTERIM FINANCIAL STATEMENTS

#### PART A : EXPLANATORY NOTES PURSUANT TO FRS 134

1 January 2010	Amendments to FRS 120: Accounting for Government Grants and Disclosure of Government Assistance
1 January 2010	Amendments to FRS 123: Borrowing Costs
1 January 2010	Amendments to FRS 127: Consolidated and Separate Financial Statements: Cost of an Investment in a subsidiary, Joint Controlled Entity or Associate
1 January 2010	Amendments to FRS 128: Investments in Associates
1 January 2010	Amendments to FRS 129: Financial Reporting in Hyperinflationary Economies
1 January 2010	Amendments to FRS 131: Interests in Joint Ventures
1 January 2010	Amendments to FRS 132: Financial Instruments : Presentation
1 January 2010	Amendments to FRS 134: Interim Financial Reporting
1 January 2010	Amendments to FRS 136: Impairment of Assets
1 January 2010	Amendments to FRS 138: Intangible Assets
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 140: Investment Property
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 July 2010	IC Interpretation 12: Service Concession Arrangements
1 January 2010	IC Interpretation 13: Customer Loyalty Programmes
1 January 2010	IC Interpretation 14 FRS 119: The Limit on a Defined Benefit Assets, Minimum Funding Requirements and their Interaction
1 July 2010	IC Interpretation 15: Agreements for the Construction of Real Estate and its Practical Implications
1 July 2010	IC Interpretation 16: Hedges of a net Investment in a Foreign Operation
1 July 2010	IC Interpretation 17: Distribution of Non-cash Assets to Owner
1 January 2010	Amendments to IC Interpretation 9: Reassessment of Embedded Derivatives

The above new FRSs, Amendments to FRS and IC Interpretations does not have significant impact on the Group's and the Company's financial statements upon its initial application except:

- a) The changes in presentations and disclosures arising from the adoption of FRS 7, FRS 101, FRS 139 and
- b) The changes in timing of recognition of property development revenue and costs that will arise from the adoption of IC15.

**DAIMAN DEVELOPMENT BERHAD**

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**PART A : EXPLANATORY NOTES PURSUANT TO FRS 134**

**3. Nature and Amount of Unusual Items**

There were no unusual item or transaction reported for the financial year ended 30 June 2010.

**4. Changes In Estimates**

There were no material effect on changes in estimates in the current financial quarter under review.

**5. Seasonal or Cyclical Factors**

The Group's core business comprises property developments and property investments which are not seasonal but cyclical in nature.

**6. Dividends Paid**

No dividend was paid in the current financial quarter ended 30 June 2010.

**7. Issuance and Repayment of Debts and Equity Securities**

There were no issuances, repurchases, resale and repayments of debt and equity securities for the financial year ended 30 June 2010 except for the following:

(a) Employee Share Option Scheme

There were no issuances of ordinary shares under the Employee Share Option Scheme for the current financial quarter under review.

2,223,400 ordinary shares were issued under the Employee Share Option Scheme during the 12-month financial year ended 30 June 2010.

(b) Shares Buy-back

1,138,100 ordinary shares were bought-back from the open market at an average price of RM1.54 per share during the current financial quarter under review. The total consideration paid for the purchase including transaction costs was RM1,757,413 and this was financed by internally generated funds.

2,304,900 ordinary shares were bought-back from the open market at an average price of RM1.54 per share during the 12-month financial year ended 30 June 2010. The total consideration paid for the purchase including transaction costs was RM3,543,998 and this was financed by internally generated funds.

The shares bought-back, other than those previously cancelled, are held as treasury shares in accordance with Section 67A of the Companies Act 1965.

**DAIMAN DEVELOPMENT BERHAD**

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**PART A : EXPLANATORY NOTES PURSUANT TO FRS 134**

**8. Segmental Reporting**

Segment information for the 12-month financial year ended 30 June 2010 :-

	Revenue RM'000	Profit Before Taxation RM'000
Analysis by industry :		
Property development	87,461	29,147
Property investment	2,785	1,885
Non-property investment	1,821	2,704
Trading	23,994	1,859
Leisure and recreation	7,255	577
Others	3	202
	<u>123,319</u>	<u>36,374</u>

**9. Valuation of Property, Plant & Equipment**

Properties and investment properties have been revalued in the current financial year by an independent valuer on an open market value basis.

The revaluation exercise gave rise to a fair value gain of RM2,606,802.

**10. Subsequent Material Events**

There were no material events subsequent to the end of the reporting quarter and at the date of this announcement.

**11. Changes in the Composition of the Group**

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

**12. Contingent Liabilities and Contingent Assets**

The Group does not have any material contingent liabilities and contingent assets as at 30 June 2010.



**DAIMAN DEVELOPMENT BERHAD**

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BMSB**

**1. Performance Review**

Revenue Review

The revenue of the Group for the current financial quarter under review was RM27,619,000 compared to RM30,519,000 in the preceding year's corresponding financial quarter.

The decrease was mainly due to lower value products being sold.

The revenue of the Group for the 12-month financial year ended 30 June 2010 was RM123,319,000 compared to RM107,125,000 in the corresponding preceding 12-month financial year ended 30 June 2009.

The increase was mainly due to property sales arising from CNES Property Pty. Ltd., a property development company involved in bungalow development in Perth, Western Australia. Higher building material sales in the Trading Division also contributed to the increase in revenue.

Profit Review

The profit before tax of the Group for the current financial quarter under review was RM5,333,000 compared to RM17,206,000 in the preceding year's corresponding financial quarter.

The lower profit was mainly due to foreign exchange differences in the preceding year's corresponding quarter partially offset by a fair value surplus in the current quarter.

The profit before tax of the Group for the 12-month financial year ended 30 June 2010 was RM36,374,000 compared to RM29,560,000 in the corresponding preceding 12-month financial year ended 30 June 2009.

The increase was mainly due to gains from property development and sale of financial investments.

**2. Comparison with Immediate Preceding Quarter's Profit Before Tax**

The profit before tax of the Group for the current financial quarter under review was RM5,333,000 compared to RM6,388,000 in the immediate preceding financial quarter ended 31 March 2010.

**3. Commentary on Prospects**

The Board foresees the financial results of the Group for the financial year ending 30 June 2011 to be satisfactory given the expected challenging business environment.

**4. Profit Forecast**

Not applicable.

**DAIMAN DEVELOPMENT BERHAD****NOTES TO THE INTERIM FINANCIAL STATEMENTS****PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BMSB****5. Taxation**

	4TH QTR RM'000	FY2010 UM 4 QTRS RM'000
Current year provision	894	6,595
Under/(Over)provision in prior years	(1)	16
Deferred taxation	(74)	15
	<u>819</u>	<u>6,626</u>

Domestic income tax is calculated at the Malaysian statutory tax rate of 25% on the estimated assessable profit for the year. Taxation for other jurisdictions is calculated at the rates prevailing in the respective jurisdictions. The lower effective tax rate is due to some non-taxable and foreign source incomes.

**6. Profit on Disposal of Unquoted Investments and/or Properties**

	4TH QTR RM'000	FY2010 UM 4 QTRS RM'000
Profit/(loss) on disposal of unquoted investment	<u>(8)</u>	<u>(21)</u>
Profit on disposal of properties	<u>-</u>	<u>79</u>

**7. Purchase and Disposal of Quoted Securities**

- (a) Summary of the purchase and disposal of quoted securities for the current quarter and financial year-to-date is as follows:

	4TH QTR RM'000	FY2010 UM 4 QTRS RM'000
Total purchases	<u>19,659</u>	<u>25,340</u>
Total proceeds on disposals	<u>24,728</u>	<u>47,985</u>
Total gain on disposals	<u>1,604</u>	<u>3,253</u>

- (b) At the end of the 12-month financial year ended 30 June 2010, the value of the quoted investments was as follows:

	RM'000
At cost	<u>196,242</u>
At carrying value	<u>194,716</u>
At market value	<u>197,981</u>

**8. Status of Corporate Proposals**

- (a) Status of Corporate Proposals

There is no announced corporate proposal which is not completed as at the date of this Quarterly Report.

- (b) Status of Utilisation of Proceeds

Not applicable.

**DAIMAN DEVELOPMENT BERHAD**

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BMSB**

**9. Group Borrowings and Debt Securities**

There were no Group borrowings and debt securities as at the end of the financial year ended 30 June 2010.

**10. Off Balance Sheet Financial Instruments**

There is no financial instrument with off balance sheet risk as at the date of this Quarterly Report.

**11. Material Litigation**

There is no pending material litigation as at the date of this Quarterly Report.

**12. Dividend**

- (1) A first and final ordinary dividend has been recommended by the Board on 25 August 2010 for approval at the forthcoming Annual General Meeting.
- (2) First and Final Ordinary Dividend : 10 sen gross less tax at 25%
- (3) Previous corresponding Financial Year 2009's first and final ordinary dividend was 10 sen gross less tax at 25%.
- (4) Date of payment of the first and final dividend will be on 7 January 2011.
- (5) In respect of deposited securities, entitlement to dividends will be determined and announced at a later date.
- (6) The total proposed dividend for the Financial Year 2010 is 10 sen gross less tax at 25%.

**13. Earnings Per Share**

The basic and diluted earnings per share have been calculated based on the consolidated net profit after tax for the financial year by using the weighted average number of ordinary shares in issue during the financial year.

Net profit after tax	RM'000 <u>29,542</u>
Weighted average number of ordinary shares: Number used in calculation of basic & diluted earnings per share	<u>211,482</u>
Basic earnings per share (sen)	<u>13.97</u>
Diluted earnings per share (sen)	<u>13.97</u>

**By Order of the Board**  
**WOO MIN FONG (MS)**  
**Company Secretary**  
**Johor Bahru**  
**25 August 2010**