CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the Quarter Ended 30 June 2012

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER		
	CURRENT YEAR 4TH QTR FY2012 RM'000	PRECEDING YEAR CORRESPONDING 4TH QTR FY2011 (restated) RM'000	CURRENT YEAR CUM 4 QTRS FY2012 RM'000	PRECEDING YEAR CORRESPONDING CUM 4 QTRS FY2011 (restated) RM'000	
Continuing Operations Revenue	53,104	42,577	170,477	166,125	
Operating expenses	(48,730)	(37,530)	(140,390)	(131,193)	
Other operating income	10,047	6,919	19,381	22,196	
Profit from operations	14,421	11,966	49,468	57,128	
Investing results	(1,330)	3,400	1,065	15,778	
Profit before tax from continuing operations	13,091	15,366	50,533	72,906	
Taxation	(2,816)	(2,807)	(11,747)	(14,917)	
Net profit for the period from continuing operation	10,275	12,559	38,786	57,989	
Other Comprehensive Income:					
Net loss on fair value changes available-for-sale financial assets	(580)	(508)	(580)	(508)	
Impairment loss on land held for development	-	(3,730)	-	(3,730)	
Revaluation of land & buildings	-	6,149	-	6,149	
Reversal of deferred taxation arising from impairment losses	-	933	-	933	
Currency translation differences	5,113	(656)	6,250	(6,953)	
Other comprehensive income for the year	4,533	2,188	5,670	(4,109)	
Total comprehensive income for the year	14,808	14,747	44,456	53,880	
Profit attributable to: Owners of the parent Minority Interest	10,275 -	12,553 6	38,786	57,996 (7)	
	10,275	12,559	38,786	57,989	
Total comprehensive income attributable to: Owners of the parent	14,808	14,861	44,456	53,887	
Minority Interest	- 14,808	(114) 14,747	- 44,456	(7) 53,880	
Earning per share (sen) Basic Diluted	4.88 4.88	5.96 5.96	18.42 18.42	27.54 27.54	

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION As At 30 June 2012

	AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
	30/Jun/2012	30/Jun/2011
	RM'000	(restated) RM'000
<u>ASSETS</u>		
NON-CURRENT ASSETS		
Property, plant and equipment	180,842	122,441
Investment properties	257,417	189,957
Land held for property development Other investments	373,049 27,913	373,579 7,895
	839,221	693,872
CURRENT ASSETS		
Property development costs	90,347	88,912
Investment property held for sales	1,808	-
Inventories Trade receivables	5,204 52,491	14,012 46,467
Other receivables	8,998	2,870
Prepayment	12,605	1,647
Tax recoverable	504	1,770
Other investments	64,062	217,682
Fixed Deposits Cash and bank balances	34,993 84,428	81,897 15,557
Cash and bank balances	355,440	470,814
TOTAL ASSETS	1,194,661	1,164,686
EQUITY AND LIABILITIES EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
Share capital Reserves	212,192	212,192
- Treasury shares	(2,468)	(2,466)
- Capital Redemption Reserve	23,064	23,064
- Revaluation reserve	119,739	120,119
 Foreign exchange reserve Fair value adjustment reserve 	(3,837) (1,088)	(10,566) (508)
- Retained earnings	630,559	610,824
TOTAL EQUITY	978,161	952,659
NON-CURRENT LIABILITIES		
Provision for foreseeable losses for affordable housing	123,765	123,765
Deferred Taxation	18,649	21,403
Retirement Benefit Obligations	898	977
	143,312	146,145
CURRENT LIABILITIES		
Trade payables	24,225	20,102
Other payables	8,941	5,582
Tax payable	40,022	40,198
	73,188	65,882
TOTAL LIABILITIES	216,500	212,027
TOTAL EQUITY AND LIABILITIES	1,194,661	1,164,686
Net assets per share Net assets	978,161	952,659
Share capital (unit)		
Number of ordinary shares in issue	212,192	212,192
Less: Cumulative number of treasury shares	(1,607) 210,585	(1,606) 210,586
	2.0,000	2.0,000
Net assets per share (RM)	4.64	4.52

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY For the 12 Months Period Ended 30 June 2012

	Share Capital RM'000	Treasury Shares RM'000	Capital Redemption Reserve RM'000	Revaluation Reserve RM'000	Foreign Exchange Reserve RM'000	Retained Earnings RM'000	Fair Value Adjustment Reserve RM'000	Total RM'000
At 1 July 2011	212,192	(2,466)	23,064	120,119	(10,566)	636,917	(508)	978,752
Effect of adopting FRSIC 17		-	-	-	-	(26,093)	-	(26,093)
At 1 July 2011-Restated	212,192	(2,466)	23,064	120,119	(10,566)	610,824	(508)	952,659
Reversal of surplus arising from								
Realisation of revaluation surplus due to sales of property	-	-	-	(380)	-	380	-	-
Currency translation differences	-	-	-	-	6,250	-	-	6,250
Net income/(expense) not recognised in the income statement	-	-	-	(380)	6,250	380	(580)	5,670
Net profit for the year		-	-	-	-	38,787	-	38,787
Total comprehensive income	-	-	-	(380)	6,250	39,167	(580)	44,457
Dividends paid	-	-	-	-	-	(18,953)	-	(18,953)
Realisation of foreign exchange reserve	-	-	-	-	479	(479)	-	-
Acquisition of treasury shares	-	(2)	-	-	-	-	-	(2)
At 30 June 2012	212,192	(2,468)	23,064	119,739	(3,837)	630,559	(1,088)	978,161

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTSFor the 12-Month Period Ended 30 June 2012

	30 June 2012	30 June 2011
	RM'000	(restated) RM'000
Cash Flows from Operating Activities		
Profit before tax	50,533	72,906
Adjustments for non-cash flow: Non-cash items Interest income Operating profit before changes in working capital	2,658 (2,034) 51,157	(13,204) (3,842) 55,860
Changes in working capital: Net change in current assets Net change in current liabilities Cash generated from/(used in) operations	(20,796) 7,484 37,845	4,501 1,206 61,567
Payment of retirement benefits Tax paid Tax refund Interest received Net cash flows from/(used in) operating activities	(210) (13,484) 73 260 24,484	(1,079) (13,536) 1 138 47,091
Cash Flows from Investing Activities		
Purchase of property, plant and equipment Disposal of property, plant and equipment Addition of Investment Properties Disposal of investment properties Acquisition of investments Disposal of investments Interest received Other investing activities	(56,518) 1,022 (60,827) - (126,055) 257,103 1,774 (6,311)	(2,672) 640 (1,178) 1,362 (120,814) 161,184 3,705 (1,272) 40,955
Net cash generated from/(used in) investing activities Cash Flows from Financing Activities	10,188	40,955
Proceeds from shares issued Acquisition of treasury shares Dividends paid Net cash generated from/(used in) financing activities	(2) (18,953) (18,955)	(996) (11) (15,983) (16,990)
Net change in Cash & Cash Equivalents	15,717	71,056
Cash & Cash Equivalents at beginning of year	97,454	33,351
Effect of changes in foreign currency	6,250	(6,953)
Cash & Cash Equivalents at end of year	119,421	97,454

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

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 2011. 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 2011.

2. Significant Accounting Policies

2.1 Changes in accounting policy and effects arising from adption of new FRS

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 30 June 2011 except for the adoption of the following new Financial Reporting Standard ("FRS") effective for financial year beginning 1 July 2011:

- IC Interpretation 18 Transfers of Assets from Customers
- Amendments to FRS 7: Improving Disclosures about Financial Instruments
- Amendments to FRS 1: Limited Exemptions for First-time Adopters
- Amendments to FRS 1: Additional Exemptions for First-time Adopters
- IC Interpretation 4 Determining Whether an Arrangement contains a Lease
- Improvements to FRS issued in 2010
- IC Interpretation 19 Extinguishing Financial Liabilities with Equity Instruments
- Amendments to IC Interpretation 14: Prepayments of a Minimum Funding Requirement

Adoption of the above standards and interpretations did not have any significant effect on the financial performance or position of the Group and the Company except for those discussed below:

Amendments to FRS 7: Transfers of Financial Assets

The amendments require additional disclosure about financial assets that have been transferred but not derecognised to enable the user of the Company's financial statements to understand the relationship with those assets that have not been derecognised and their associated liabilities. In addition, the amendments require disclosures about continuing involvement in derecognised assets to enable the user to evaluate the nature of, and risks associated with, the entity's continuing involvement in those derecognised assets. The amendments affect disclosure only and have no impact on the Group's financial position or performance.

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

FRSIC Consensus 17 Development of Affordable Housing ("FRSIC 17")

Malaysia Institute of Accountant ("MIA") had on 24 November 2011 approved the release of FRSIC 17, which provides guidance on the accounting recognition for the shortfall between the cost of constructing affordable housing and the economic benefits expected to be received from the purchasers of affordable housing (and/or other relevant parties) in the development of affordable housing on involuntary basis and voluntary basis. Development of affordable housing on involuntary basis arose from the requirements imposed by the authorities upon the property developer. The property developer could not avoid or does not have any realistic alternative of avoiding the outflow of resources. This creates a present obligation on the property developer to discharge such requirement to enable the development of premium housing. As such, a provision for the said present obligation with a corresponding asset in the form of common costs for development of premium housing shall be recognised upon the approval of master and building plans.

Prior to the adoption of FRSIC 17, the Group and the Company applied FRS 136 Impairment of Assets to determine whether the land has become impaired. Impairment losses were provided for those lands that are designated for the construction of low and low-medium cost houses that are required by Pejabat Tanah dan Galian Negeri Johor and were recognized in profit or loss.

The Group and the Company has adopted FRSIC 17 and applied this change in accounting policy retrospectively and certain comparatives have been restated. The following are effects to the statement of financial position as at 30 June 2012 and statement of comprehensive income for the financial year ended 30 June 2012 arising from this change in accounting policy:

Consolidated statement of financial position			Increase/ (decrease) RM'000
Land held for property development Inventories Property development costs Provision for foreseeable losses for affordable housing Deferred tax liabilities Retained earnings			69,055 380 13,770 123,765 (10,920) (29,640)
Consolidated statement of comprehensive income			
Cost of sales Income tax expenses Profit net of tax			4,729 (1,182) (3,547)
The following comparatives have been restated:			
	As previously stated RM'000	Adjustments RM'000	As restated RM'000
Consolidated statement of financial position 30 June 2011			
Land held for property development Inventories Property development costs Provision for foreseeable losses for affordable housing Deferred tax liabilities Retained earnings	303,544 11,896 73,130 - 31,141 636,917	70,035 2,116 15,782 123,765 (9,738) (26,093)	373,579 14,012 88,912 123,765 21,403 610,824
Consolidated statement of comprehensive income			
Operating expenses Income tax Profit net of tax	131,910 15,709 56,480	(717) (792) 1,509	131,193 14,917 57,989

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART A: EXPLANATORY NOTES PURSUANT TO FRS 134

2.2 Standards and interpretations issued but not yet effective

The following which are effective for financial periods beginning on or after 1 January 2012, have not been applied:

- Amendments to FRS 1: Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
- Amendments to FRS 7: Transfers of Financial Assets
- Amendments to FRS 112: Deferred Tax: Recovery of Underlying Assets
- FRS 124 Related Party Disclosures
- Amendments to FRS 101: Presentation of Items of Other Comprehensive Income

The directors expect that the adoption of the standards and interpretations above will have no material impact on the financial statements in the period of initial application, except as disclosed below:

Amendments to FRS 112: Deferred Tax: Recovery of Underlying Assets

The amendments clarified the determination of deferred tax on investment property measured at fair value. The amendments introduce a rebuttable presumption that deferred tax on investment property measured using the fair value model in FRS 140 should be determined on the basis that its carrying amount will be recovered through sale. Furthermore, they introduce the requirement that deferred tax on non-depreciable assets that are measured using the revaluation model in FRS 116 to be always measured on a sale basis of that asset.

Amendments to FRS 101: Presentation of Items of Other Comprehensive Income

The amendments to FRS 101 change the grouping of items presented in Other Comprehensive Income. Items that could be reclassified (or "recycled") to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendments affect presentation only and have no impact on the Group's financial position or performance.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein referred as "Transitioning Entities"). The adoption of the MFRS Framework by Transitioning Entities is deferred by another year and hence, will be mandatory only for annual financial period beginning on or after 1 January 2014.

The Group will present its first financial statements in accordance with the MFRS Framework for the financial year beginning on 1 July 2014. The Group is currently in the process of determining the impact arising from the initial application of MFRS Framework. Before the effective date, the Group will continue to prepare its financial statement in accordance with the FRS framework.

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 2012.

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 2012.

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 2012 except for the following:

Shares Buy-back

300 ordinary shares were bought-back from the open market at an average price of RM1.95 per share during the current financial quarter under review and the 12-month financial year ended 30 June 2012. The total consideration paid for the purchase including transaction costs was RM584 and this was financed by internally generated funds.

1,300 ordinary shares were bought-back from the open market at an average price of RM1.97 per share during the 12-month financial year ended 30 June 2012. The total consideration paid for the purchase including transaction costs was RM2,557 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.

8. Segmental Reporting

Segment information for the 12-month financial year ended 30 June 2012 :-

	Revenue	Profit/(Loss) Before Taxation
Analysis by industry:	RM'000	RM'000
Property development	126,175	48,963
· · ·	·	•
Property investment	6,125	2,353
Non-property investment	696	(1,185)
Trading	28,597	2,757
Leisure and recreation	8,164	289
Others	720	(2,644)
	170,477	50,533
	-	

^{*} Losses from the Non-property Investment segment include unrealised loss on financial investments.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART A: EXPLANATORY NOTES PURSUANT TO FRS 134

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.

10. Subsequent Material Events

On 19 July 2012, a wholly owned subsidiary, Daiman Properties Sdn. Bhd. ("DPSB") has entered into a conditional Sale and Purchase Agreement ("S&P") to dispose 5 pieces of land held under GRN 211709 to GRN 211713, all situated at Mukim Serkat for a purchase consideration of RM32,926,687.

As of the date of this report, the above disposal has yet to be completed.

11. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial quarter under review and for the 12-month financial period ended 30 June 2012.

12. Contingent Liabilities and Contingent Assets

The Group does not have any material contingent liabilities and contingent assets as at 30 June 2012.

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 RM53,104,000 compared to RM42,577,000 in the preceding year's corresponding financial quarter.

Higher Group revenue in current financial quarter under review compared to the preceding year's corresponding financial quarter was mainly due to higher property sales in Taman Perindustrian Murni Senai which comprised of 1 1/2 storey semi-detached factory.

The revenue of the Group for the 12-month financial year ended 30 June 2012 was RM170,477,000 compared to RM166,125,000 in the corresponding preceding 12-month financial year ended 30 June 2011.

Higher Group revenue for the 12-month financial year under review was mainly due to higher property sales particularly in Taman Perindustrian Murni Senai of 1 1/2 storey semi-detached factory partially offset by reduction in property sale in Zone 5B at Taman Gaya.

Profit Review

The profit before tax of the Group for the current financial quarter under review was RM13,091,000 compared to RM15,366,000 in the preceding year's corresponding financial quarter.

The profit before tax of the Group for the 12-month financial year ended 30 June 2012 was RM50,533,000 compared to RM72,906,000 in the corresponding preceding 12-month financial year ended 30 June 2011.

The decrease was mainly due to fair value changes on financial investment comprising fair value losses and foreign exchange loss on redemption of preference shares of a foreign subsidiary company.

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 RM13,091,000 compared to RM17,662,000 in the immediate preceding financial quarter ended 31 March 2012.

The decrease was mainly due to fair value loss on financial investment and foreign exchange loss on redemption of preference share of a foreign subsidiary company.

3. Commentary on Prospects

The Board is confident that, barring unforeseen circumstances, the financial results of the Group for the financial year ending 30 June 2013 will be satisfactory.

4. Profit Forecast

Not applicable.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

5. Notes to the Statement of Comprehensive Income

	FY2012	
	4TH QTR	CUM 4 QTRS
	RM'000	RM'000
(a) Interest income	1,203	2,034
(b) Other income including investment income	982	3,913
(c) Interest expense	N/A	N/A
(d) Depreciation and amortization	(733)	(2,495)
(e) Provision for and write off of receivables	N/A	N/A
(f) Provision for and write off of inventories	(24)	(24)
(g) Gain on disposal of quoted or unquoted investments or properties	8,688	7,718
(h) Impairment of assets	N/A	N/A
(i) Foreign exchange gain	13	528
(j) Gain or loss on derivatives	N/A	N/A
(k) Exceptional items	N/A	N/A
N/A - Not applicable		

6. Taxation

	FY2012		
	4TH QTR CUM 4 (
	RM'000	RM'000	
Current year provision	3,263	13,933	
Underprovision in prior years	747	568	
Deferred taxation	(1,194)	(2,754)	
	2,816	11,747	

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 higher effective tax rate is due to some non-tax deductible items and foreign source losses.

7. 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.

8. Group Borrowings and Debt Securities

There were no Group borrowings and debt securities as at the end of the financial quarter ended 30 June 2012.

9. Off Balance Sheet Financial Instruments

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

10. Material Litigation

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

11. Dividend

- (1) A first and final ordinary dividend has been recommended by the Board on 28 August 2012 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 2011's first and final ordinary dividend was 12 sen gross less tax at 25%.
- (4) Date of payment of the first and final dividend will be on 7 January 2013.
- (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 2012 is 10 sen gross less tax at 25%.

12. 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 38,786
Weighted average number of ordinary shares: Number used in calculation of basic & diluted earnings per share	210,585
Basic earnings per share (sen)	18.42
Diluted earnings per share (sen)	18.42

PART C: DISCLOSURE OF REALISED AND UNREALISED PROFITS OR LOSSES

Summary of the Realised and Unrealised Profits or Losses for the current quarter and immediate preceding quarter is as follows:

	As at 30.06.2012 RM'000	As at 31.03.2012 RM'000
Total retained profits of the Group		
- Realised	568,186	590,183
- Unrealised	140,181	127,433
	708,367	717,616
Consolidation adjustments	(77,808)	(71,466)
Total group retained profits as per consolidated accounts	630,559	646,150

By Order of the Board WOO MIN FONG (MS) Company Secretary Johor Bahru 28 August 2012