

COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)

The Board of Directors of Country Heights Holdings Berhad is pleased to announce the following unaudited results of the Group for the 1st Quarter ended 31 March 2008

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS For the Three-Months Period Ended 31 March 2008

	Note	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT YEAR QUARTER 31-Mac-08 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-Mac-07 RM'000 Restated	CURRENT YEAR TO DATE 31-Mac-08 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-Mac-07 RM'000 Restated
Revenue	4	91,309	52,668	91,309	52,668
Cost of sales		<u>(38,173)</u>	<u>(20,979)</u>	<u>(38,173)</u>	<u>(20,979)</u>
Gross profit		53,136	31,689	53,136	31,689
Other operating income		3,532	2,695	3,532	2,695
Selling and marketing expenses		(1,522)	(1,490)	(1,522)	(1,490)
Administrative expenses		(4,560)	(5,482)	(4,560)	(5,482)
Other operating expenses		<u>(19,963)</u>	<u>(17,841)</u>	<u>(19,963)</u>	<u>(17,841)</u>
Profit from operations	4	30,623	9,571	30,623	9,571
Finance costs		(7,060)	(12,830)	(7,060)	(12,830)
Share of results of associates		<u>64</u>	<u>240</u>	<u>64</u>	<u>240</u>
Profit / (loss) before tax		23,627	(3,019)	23,627	(3,019)
Income tax expenses	20	<u>(7,924)</u>	<u>(65)</u>	<u>(7,924)</u>	<u>(65)</u>
Profit / (loss) for the period		<u><u>15,703</u></u>	<u><u>(3,084)</u></u>	<u><u>15,703</u></u>	<u><u>(3,084)</u></u>
Attributable to:					
Equity holders to the parent		16,891	(2,363)	16,891	(2,363)
Minority interests		<u>(1,188)</u>	<u>(721)</u>	<u>(1,188)</u>	<u>(721)</u>
		<u><u>15,703</u></u>	<u><u>(3,084)</u></u>	<u><u>15,703</u></u>	<u><u>(3,084)</u></u>
Earnings per share attributable to ordinary equity holders of the Company (sen)					
- basic	28 (a)	6.13	(0.86)	6.13	(0.86)
- diluted	28 (b)	NA	NA	NA	NA

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2007 and the accompanying explanatory notes attached to the interim financial statements)

COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)
UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET as at 31 March 2008

	Note	31-Mac-08 (Unaudited) RM'000	31-Dic-07 (Audited) RM'000
ASSETS			
Non-current assets			
Hotel properties and exhibition centre & showroom	9	347,757	348,675
Other property, plant and equipment	9	119,192	112,676
Property, plant and equipment		466,949	461,351
Investment properties	9	92,636	91,367
Prepaid land lease payments		355,865	356,943
Land held for property development		196,988	176,638
Investment in associates		3,359	3,295
Other investments	22	2,636	3,496
Long-term trade receivables		13,341	17,349
Fund held in trust		3,998	3,998
Deferred tax assets		12,576	13,486
		<u>1,148,348</u>	<u>1,127,923</u>
Current assets			
Property development costs		79,683	104,619
Inventories		154,871	159,141
Trade and other receivables		128,110	108,480
Tax recoverable		2,900	2,915
Cash and bank balances		34,051	49,110
		<u>399,615</u>	<u>424,265</u>
Non-current asset classified as held for sale		873	873
		<u>400,488</u>	<u>425,138</u>
TOTAL ASSETS		<u>1,548,836</u>	<u>1,553,061</u>
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital		275,707	275,707
Share premium		57,251	57,251
Revaluation reserves		145,151	145,204
Foreign exchange reserves		(5,167)	(5,244)
Capital redemption reserves		19,048	19,048
Retained earnings		194,364	177,420
Shareholders' equity		<u>686,354</u>	<u>669,386</u>
Minority interests		<u>42,597</u>	<u>43,785</u>
Total equity		<u>728,951</u>	<u>713,171</u>
Non-current liabilities			
Borrowings	24	369,243	376,292
Long-term liabilities		5,073	5,073
Deferred Income		28,025	27,734
Deferred tax liabilities		93,403	92,702
		<u>495,744</u>	<u>501,801</u>
Current liabilities			
Borrowings	24	26,763	27,952
Trade and other payables		243,893	262,521
Tax payable		53,485	47,616
		<u>324,141</u>	<u>338,089</u>
Total Liabilities		<u>819,885</u>	<u>839,890</u>
Total equity and liabilities		<u>1,548,836</u>	<u>1,553,061</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)		2.49	2.43

(The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2007 and the accompanying explanatory notes attached to the interim financial statements)

COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the Three-Months Period Ended 31 March 2008

	Attributable to Equity Holders of the Company						Minority Interests	Total Equity	
	Non-distributable			Distributable					
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Foreign Currency Reserve RM'000	Capital Redemption Reserve RM'000	Retained Earnings RM'000			Total RM'000
At 1 January 2007	275,707	57,251	144,888	(4,593)	19,048	75,779	568,080	44,458	612,538
Depreciation transfer on revalued hotel properties and exhibition centre & showroom and prepaid land lease payments	-	-	(1,863)	-	-	1,863	-	-	-
Transfer from deferred tax	-	-	2,179	-	-	(703)	1,476	-	1,476
Foreign exchange differences, representing net expense recognised in equity	-	-	-	(651)	-	-	(651)	-	(651)
Net transfers and profit recognised directly in equity	-	-	316	(651)	-	1,160	825	-	825
Net profit for the year	-	-	-	-	-	100,481	100,481	(673)	99,808
Total recognised income and expense for the year	-	-	316	(651)	-	101,641	101,306	(673)	100,633
At 31 December 2007	275,707	57,251	145,204	(5,244)	19,048	177,420	669,386	43,785	713,171
At 1 January 2008	275,707	57,251	145,204	(5,244)	19,048	177,420	669,386	43,785	713,171
Depreciation transfer on revalued hotel properties and exhibition centre & showroom and prepaid land lease payments	-	-	(53)	-	-	53	-	-	-
Transfer from deferred tax	-	-	-	-	-	-	-	-	-
Foreign exchange differences, representing net expense recognised in equity	-	-	-	77	-	-	77	-	77
Net transfers and profit recognised directly in equity	-	-	(53)	77	-	53	77	-	77
Net profit for the year	-	-	-	-	-	16,891	16,891	(1,188)	15,703
Total recognised income and expense for the year	-	-	(53)	77	-	16,944	16,968	(1,188)	15,780
At 31 March 2008	275,707	57,251	145,151	(5,167)	19,048	194,364	686,354	42,597	728,951

(The Unaudited Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2007 and the accompanying explanatory notes attached to the interim financial statements)

COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)

**UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT
For the Three-Months Period Ended 31 March 2008**

	CURRENT YEAR TO DATE 31-Mar-08 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-Mar-07 RM'000 Restated
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit / (Loss) before taxation	23,627	(3,019)
Adjustments for:		
Depreciation of other property, plant and equipment	2,358	2,690
Depreciation of hotel properties and exhibition centre & showroom	1,045	998
Amortisation of prepaid land lease payment	1,079	951
Interest expense	7,060	12,830
Allowance for doubtful debts - others	1,212	291
Allowance for doubtful debts written back	(1,415)	-
Bad debts written off	1,972	531
Gain on disposal of other property, plant and equipment	(29)	(2)
Dividend income	(13)	(17)
Interest income	(262)	(259)
Share of results of associates	(64)	(240)
Net foreign exchange (gain)/loss	(2)	-
Reversal of deferred income	(175)	-
(Gain)/loss on disposal of other investments	170	(902)
Impairment losses in value of other investments	195	-
Reversal of impairment losses in value of other investments	-	(386)
Amortisation of deferred income	-	(6)
Operating profit before working capital changes	<u>36,758</u>	<u>13,460</u>
Inventories	4,270	12,347
Property development costs	4,586	(7,927)
Receivables	(23,536)	3,100
Deferred income	1,121	1,773
Payables	<u>(24,917)</u>	<u>(18,134)</u>
Cash generated from operations	(1,718)	4,619
Interest paid	(1,116)	(1,207)
Tax paid	(429)	(169)
Net cash (used in) / generated from operating activities	<u>(3,263)</u>	<u>3,243</u>

COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)

**UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT
For the Three-Months Period Ended 31 March 2008 (Contd.)**

	CURRENT YEAR TO DATE 31-Mac-08 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-Mac-07 RM'000 Restated
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of other property, plant and equipment	(2,752)	(87)
Expenditure incurred on hotel properties and exhibition centre & showroom	(127)	-
Acquisition of investment properties	(1,269)	-
Proceeds from disposal of other property, plant and equipment	55	2
Additional investment in other investments	(1,055)	(4,337)
Proceeds from disposal of other investments	1,550	6,827
Interest received	262	259
Net dividend received	10	12
Net cash generated from/(used in) investing activities	<u>(3,326)</u>	<u>2,676</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Hire purchase and lease creditors	(127)	(113)
Repayment of term loans	(88)	(108)
Repayment of working capital loan	-	(150)
Repayment of Bank Guaranteed Commercial Paper	(5,000)	-
Repayment of revolving credits	(2,100)	(1,500)
Net cash used in financing activities	<u>(7,315)</u>	<u>(1,871)</u>
NET MOVEMENT IN CASH AND CASH EQUIVALENTS		
	(13,904)	4,048
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		
	<u>45,115</u>	<u>35,154</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR		
	<u>31,211</u>	<u>39,202</u>
ANALYSIS OF CASH AND CASH EQUIVALENTS		
Cash and bank balances	34,051	46,026
Bank overdrafts	(2,840)	(6,824)
	<u>31,211</u>	<u>39,202</u>

(The Unaudited Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2007 and the accompanying explanatory notes attached to the interim financial statements)