



ORIENTAL INTEREST BERHAD

[Company No. 272144-M]

QUARTERLY REPORT

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The Board of Directors is pleased to announce the interim financial statements on consolidated results for the second quarter of financial year ending 30 June 2010.

Condensed consolidated income statements for the financial period ended 31 December 2009

[The figures have not been audited.]

	Individual Quarter		Cumulative Quarter	
	Current Year 2nd Quarter 31/12/2009 RM'000	Preceding Year Corresponding 2nd Quarter 31/12/2008 RM'000	Current Year To Date 31/12/2009 RM'000	Preceding Year Corresponding Period 31/12/2008 RM'000
Revenue	19,024	28,339	45,978	51,197
Cost of sales	(16,046)	(22,813)	(37,608)	(40,838)
Gross profit	2,978	5,526	8,370	10,359
Other income	1,308	975	1,901	1,815
Selling and marketing expenses	(305)	(743)	(843)	(1,603)
Administrative expenses	(2,005)	(1,925)	(4,262)	(4,014)
Other expenses	(534)	(562)	(1,214)	(1,198)
Operating profit	1,442	3,271	3,952	5,359
Finance costs	(1)	-	(4)	(1)
Share of profits of an associate	197	272	366	445
Profit before taxation	1,638	3,543	4,314	5,803
Taxation	(772)	(266)	(1,684)	(917)
Profit for the period	866	3,277	2,630	4,886
Attributable to:				
Equity holders of the Company	832	2,901	2,545	4,114
Minority interests	34	376	85	772
	866	3,277	2,630	4,886
Earnings per share attributable to equity holders of the Company:				
- Basic (sen)	0.92	3.20	2.81	4.54
- Diluted (sen)	N/A	N/A	N/A	N/A

The condensed consolidated income statements should be read in conjunction with the annual financial report for the financial year ended 30 June 2009.



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Condensed consolidated balance sheet as at 31 December 2009

[The figures have not been audited.]

	31/12/2009 RM'000	30/06/2009 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	25,078	25,760
Land held for property development	9,182	9,162
Investment properties	3,454	3,257
Biological assets	415	404
Prepaid lease rentals	13,849	13,964
Investment in associate	16,828	17,767
Deferred tax assets	4,239	3,954
	73,045	74,268
Current assets		
Property development costs	90,751	89,897
Inventories	8,330	8,320
Developed Properties	4,335	5,498
Trade receivables	32,730	43,113
Other receivables	25,522	24,068
Current tax recoverable	2,314	3,546
Fixed deposits held as security for trade facilities	219	218
Fixed deposits with licensed banks	37,890	39,516
Cash and bank balances	30,719	25,822
	232,810	239,998
TOTAL ASSETS	305,855	314,266
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	90,545	90,545
Reserves	179,529	183,775
	270,074	274,320
Minority interests	20,237	20,152
Total equity	290,311	294,472
Non-current liabilities		
Deferred tax liabilities	823	892
Provision for property development	531	531
	1,354	1,423
Current liabilities		
Trade payables	9,480	11,195
Other payables	3,517	6,009
Provision for property development	557	557
Current tax payable	518	610
Bank overdrafts	118	-
	14,190	18,371
Total liabilities	15,544	19,794
TOTAL EQUITY AND LIABILITIES	305,855	314,266
Net assets per share attributable to ordinary equity holders of the Company (RM)	2.98	3.03

The condensed consolidated balance sheet should be read in conjunction with the annual financial report for the financial year ended 30 June 2009.



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**Condensed consolidated statement of changes in equity
for the financial period ended 31 December 2009**

[The figures have not been audited.]

	---Attributable to Equity Holders of the Company---			Minority interests	Total equity	
	Share capital RM'000	Share premium RM'000	Retained earnings RM'000			
At 1 July 2008	90,545	186	181,724	272,455	19,875	292,330
Profit for the period	-	-	4,114	4,114	772	4,886
Total recognised income and expense for the period	-	-	4,114	4,114	772	4,886
Dividend paid						
- first and final in respect of preceding financial year	-	-	(6,791)	(6,791)	-	(6,791)
- interim in respect of current financial year	-	-	-	-	(230)	(230)
	-	-	(6,791)	(6,791)	(230)	(7,021)
At 31 December 2008	90,545	186	179,047	269,778	20,417	290,195
At 1 July 2009	90,545	186	183,589	274,320	20,152	294,472
Profit for the period	-	-	2,545	2,545	85	2,630
Total recognised income and expense for the period	-	-	2,545	2,545	85	2,630
Dividend paid						
- first and final in respect of preceding financial year	-	-	(6,791)	(6,791)	-	(6,791)
- interim in respect of current financial year	-	-	-	-	-	-
	-	-	(6,791)	(6,791)	-	(6,791)
At 31 December 2009	90,545	186	179,343	270,074	20,237	290,311

The condensed consolidated statement of changes in equity should be read in conjunction with the annual financial report for the financial year ended 30 June 2009.

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**Condensed consolidated cash flow statement
for the financial period ended 31 December 2009**

[The figures have not been audited.]

	Period Ended	
	31/12/2009	31/12/2008
	RM'000	RM'000
Cash flows from operating activities		
Cash generated from operations	9,814	10,867
Income tax paid	(1,548)	(986)
Income tax refunded	202	71
	<hr/>	<hr/>
Net cash generated from operating activities	8,468	9,952
Cash flows from investing activities		
Interest received	607	937
Dividends received	1,740	-
Proceeds from sale of property, plant and equipment	-	6
Additions to property, plant and equipment	(584)	(796)
Additions to land held for property development	(20)	-
Additions to biological assets	(21)	-
Additions to investment properties	(241)	-
	<hr/>	<hr/>
Net cash generated from investing activities	1,481	147
Cash flows from financing activities		
Interest paid	(4)	(1)
Placements of fixed deposits held under lien as security for trade facilities	(1)	-
Dividend paid to minority interests	-	(230)
Dividend paid to Company's shareholders	(6,791)	(6,791)
	<hr/>	<hr/>
Net cash used in financing activities	(6,796)	(7,022)
Net change in cash and cash equivalents during the financial period	<hr/>	<hr/>
	3,153	3,077
Cash and cash equivalents		
- at the beginning of the period	65,338	60,794
	<hr/>	<hr/>
- at the end of the period	68,491	63,871
	<hr/> <hr/>	<hr/> <hr/>

The condensed consolidated cash flow statement should be read in conjunction with the annual financial report for the financial year ended 30 June 2009.



Notes to the quarterly report - 31 December 2009

A. Selected Explanatory Notes to the Interim Financial Statements as required under FRS 134

[The figures have not been audited.]

A.1. Basis of Preparation

The interim financial statements have been prepared in accordance with Financial Reporting Standards ("FRS") 134 "Interim Financial Reporting" and Paragraph 9.22 of Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2009.

Changes in Accounting Policy

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted for the annual financial statements for the financial year ended 30 June 2009.

The Malaysian Accounting Standards Board ("MASB") issued FRS 8 "Operating Segments", which is applicable to financial statements commencing on or after 1 July 2009, superseded FRS 114 "Segment Reporting". In the current financial period, the Group adopted the new FRS 8 Operating Segments, which is relevant to its operations. The adoption of the above-mentioned FRS did not cause substantial changes to the accounting policies or significant financial impact on the results of the Group.

The Group determines and presents operating segments based on information that is internally provided to the Board of Directors. The Group is organised into two main reportable operating segments:

- a) Property development; and
- b) Manufacturing of kiln dried rubberwood, sawn timber, solid doors and moulded wood products

Other operation of the Group comprise mainly of investment holding and palm oil cultivation, none of which has met any of the quantitative threshold for determining reportable segments.

The adoption of FRS 8, Operating Segments, does not have major impact on Group's disclosure except with the identification of interest revenue and interest expenses, assets and liabilities which are directly attributable to respective segments for quarterly interim financial reporting purpose. Additionally, information about the geographical areas has been included as part of the reportable segments information for interim reporting. Segment data for the corresponding period has been restated to conform with current quarter presentation.

Unallocated expenses represent corporate expenses which are incurred by the Group for the Group as a whole. Unallocated assets consist of tax recoverable and deferred tax assets. Unallocated liabilities comprise mainly current tax and deferred tax liabilities.

Capital expenditure comprises additions to property, plant and equipment, biological assets and land held for property development.



Notes to the quarterly report - 31 December 2009

A.1. Basis of Preparation [continued]

Changes in Accounting Policy [continued]

As at 31 December 2009, the following Financial Reporting Standard ("FRSs"), amendments to FRSs and Issues Committee ("IC") Interpretations were issue but yet effective and have not been applied by the Group:

- FRS 101 (revised) Presentation of Financial Statements
- Amendments to FRS 132 Financial Instruments: Presentation
- Amendments to FRS 139 Financial Instruments: Recognition and Measurement
- Amendments to FRS 7 Financial Instruments: Disclosures
- Amendments to IC Interpretation 9 Reassessment of Embedded Derivatives
- Amendments to FRSs contained in the document titled "Improvements to FRSs (2009)"

The revised/amended FRSs and IC Interpretations above are not expected to have significant impact on the financial statements of the Group upon their initial application, except for changes in presentation arising from FRS101 (revised) and amendment to FRS132.

A.2. Seasonal or Cyclical Factors

Seasonal or cyclical factors do not have any material impact on the Group's business operations.

A.3. Exceptional and Extraordinary Items

There were no exceptional and extraordinary items for the financial period under review.

A.4. Changes in Estimates

There were no material changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years.

A.5. Debt and Equity Securities

There were no issuance and/or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial year to date.

A.6. Dividend Paid

The first and final ordinary dividend of 10% (10 sen) gross per ordinary share, less 25% income tax (7.50 sen per share net), amounting to RM6.791million in respect of preceding financial year ended 30 June 2009, approved by the members at the Annual General Meeting of the Company held on 17 November 2009, had been paid on 10 December 2009.

A.7. Valuation of Property, Plant and Equipment

The valuations of property, plant and equipment have been brought forward without any amendments from the previous annual financial statements.

A.8. Material Events Subsequent to the Interim Reporting Period

On 10 February 2010, the Company had entered into a Sale and Purchase Agreement to acquire shares in Brilliant Delta (M) Sdn Bhd as detailed in paragraph B8.

A.9. Changes in the Composition of the Group

There were no changes in the composition of the Group during the interim period.



Notes to the quarterly report - 31 December 2009

A.10. Operating Segments

(a) Primary reporting format – business segments

The Group is organised into two main business segments:

- Property development of residential and commercial units
- Manufacturing of kiln dried rubberwood, sawn timber, solid doors and moulded wood products

Other operations of the Group comprise mainly of investment holding and oil palm cultivation, none of which are of a sufficient size to be reported separately.

Inter-segment revenue comprises mainly of dividend income, interest income from advances to subsidiaries and management fees for management services provided to subsidiaries.

	Property Development RM'000	Manufacturing RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Current period ended					
31 December 2009					
Revenue					
Revenue from external customers	35,391	9,919	668	-	45,978
Inter-segment revenue	-	-	-	-	-
Total revenue	<u>35,391</u>	<u>9,919</u>	<u>668</u>	<u>-</u>	<u>45,978</u>
Profit / (Loss)					
Reportable segment profit / (loss)	5,389	(1,940)	640	-	4,089
Unallocated expenses					(141)
Operating profit					<u>3,948</u>
Share of profits of an associate					366
Profit before taxation					<u>4,314</u>
Net assets					
Segment assets	213,755	40,580	240,045	(211,906)	282,474
Associate					16,828
Unallocated assets					6,553
Total assets					<u>305,855</u>
Segment liabilities	129,033	847	1,854	(117,531)	14,203
Unallocated liabilities					1,341
Total liabilities					<u>15,544</u>
Other information					
Capital expenditure	583	1	-		<u>584</u>
Interest revenue	181	88	338		<u>607</u>
Interest expenses	4	-	-		<u>4</u>
Depreciation and amortisation	335	1,085	-		<u>1,420</u>



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Notes to the quarterly report - 31 December 2009

A.10. Operating Segments [continued]

(a) Primary reporting format – business segments (cont'd)

	Property Development RM'000	Manufacturing RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Corresponding period ended					
31 December 2008					
Revenue					
Revenue from external customers	35,606	14,798	793	-	51,197
Inter-segment revenue	-	-	-	-	-
Total revenue	<u>35,606</u>	<u>14,798</u>	<u>793</u>	<u>-</u>	<u>51,197</u>
Profit / (Loss)					
Reportable segment profit / (loss)	4,303	24	997	199	5,523
Unallocated expenses					(165)
Operating profit					5,358
Share of profits of an associate					445
Profit before taxation					<u>5,803</u>
Net assets					
Segment assets	203,431	43,274	246,736	(216,080)	277,361
Associate			15,814		15,814
Unallocated assets					7,301
Total assets					<u>300,476</u>
Segment liabilities	125,764	1,079	3,490	(121,536)	8,797
Unallocated liabilities					1,484
Total liabilities					<u>10,281</u>
Other information					
Capital expenditure	795	1			<u>796</u>
Interest revenue	238	98	601		<u>937</u>
Interest expenses	1	-	-		<u>1</u>
Depreciation and amortisation	303	1,140	-		<u>1,443</u>

**Notes to the quarterly report - 31 December 2009****A.10. Operating Segments [continued]****(b) Secondary reporting format – geographical segments**

The Group's operations are located in Malaysia. The customers are located on a worldwide basis mainly in the following three geographical areas:

- Malaysia (mainly property development and housing activities)
- United States of America and European countries (mainly wood related products business)

	Revenue Period ended 31.12.2009 RM'000	Total assets As at 31.12.2009 RM'000	Capital Expenditure Period ended 31.12.2009 RM'000
Malaysia	37,125	289,027	584
United States of America	8,387	-	-
Europe	466	-	-
	<u>45,978</u>	<u>289,027</u>	<u>584</u>
Associate		16,828	
Total assets		<u>305,855</u>	

	Revenue Period ended 31.12.2008 RM'000	Total assets As at 31.12.2008 RM'000	Capital Expenditure Period ended 31.12.2008 RM'000
Malaysia	38,387	284,662	796
United States of America	12,481	-	-
Europe	329	-	-
	<u>51,197</u>	<u>284,662</u>	<u>796</u>
Associate		15,814	
Total assets		<u>300,476</u>	

A.11. Contingent Liabilities

There were no contingent liabilities required for the Group as at 5 February 2010, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements and there were no changes in contingent liabilities since the last annual balance sheet date.



Notes to the quarterly report - 31 December 2009

B. Additional Information required by the Bursa Malaysia Securities Listing Requirements in relation to the issuance of the Interim Financial Statements

[The figures have not been audited.]

B.1. Review of Performance of the Company and its Principal Subsidiaries

The Group reported RM19.024million and RM1.638million in revenue and profit before taxation respectively for the reporting financial quarter, representing a decrease of 33% and 54% respectively comparing with results of the corresponding quarter. Consequently, revenue and profit before taxation for the first half of the current financial year were recorded at RM45.978million and RM4.314million respectively, representing reduction of 10% and 26% respectively comparing with those of the corresponding six-month results.

Comparing with the corresponding quarter, profit before taxation of Property Division for the reporting financial quarter decreased by 20%; mainly due to 32% drop in progress billings. Nevertheless, total progress billings for the first half of the financial year was only marginally lower by less than 1%, due to the cushion effect provided by the excellent performance of the first financial quarter. To the contrary, profit before taxation of Property Division for this six-month period had in fact increased by 16%, due to slight improvement in contribution margin from its exiting projects.

Sales of Manufacturing Division registered during the reporting financial quarter and the first half of the financial year reduced significantly by 37% and 33% respectively, compare with the same corresponding periods. In consequence, this had overturned its previously profitable position into a considerable loss, compared with the corresponding periods; mainly due to non-revival of its existing market and inability to penetrate new markets, which had further lowered the production level and deteriorated its performance.

Share of results from associated company, Brilliant Delta, reduced by 28% as its contribution in the reporting financial quarter was solely derived from its oil palm operations, while its housing project had completed in the previous financial year.

B.2. Material Changes in the Quarterly Results as compared with the Preceding Quarter

Comparing with the immediate preceding financial quarter, the Group reported 29% and 39% decrease in revenue and profit before taxation respectively. Progress billings and profit before taxation of Property Division fell by 34% and 29% respectively, mainly due to higher progress billings in the preceding quarter, arising from completion of a number of projects. Meanwhile, sales of Manufacturing Division reduced by 14%, inevitably further worsen its loss from that of preceding quarter.

Share of profit from Brilliant Delta increased by 17% as its contribution during the current reporting quarter derived from its oil palm operations improved mainly due to better harvest.

B.3. Prospects for the Current Financial Year

The outlook of the property market again hinges on the favourable effect of the stimulus measures introduced by the Government in the Budget 2010 to lift the level of confidence of potential house buyers venturing into capital expenditure and financial commitment; and expectation of low borrowing rate to maintain in near future continue to provide an attraction to the house buyers of Property Division of OIB Group. However, the inability of Manufacturing Division to penetrate new markets poses an area of concern to the Group. Nevertheless, the Board is still optimistic that results of operations of OIB Group will remain profitable in the current financial year ending 30 June 2010.

B.4. Variance of Actual Profit from Forecast Profit

Not applicable. The Group has not given any profit forecast nor profit guarantee in respect of any corporate proposals.



Notes to the quarterly report - 31 December 2009

B.5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current Year 2nd Quarter 31/12/2009 RM'000	Preceding Year Corresponding 2nd Quarter 31/12/2008 RM'000	Current Year To Date 31/12/2009 RM'000	Preceding Year Corresponding Period 31/12/2008 RM'000
Malaysian income tax based on the profit for the financial period	785	541	1,832	1,220
Transfer to/(from) deferred taxation	(207)	(275)	(342)	(232)
Taxation (over)/underprovided in respect of prior financial periods	175	-	175	(71)
Real property gains tax	19	-	19	-
	<u>772</u>	<u>266</u>	<u>1,684</u>	<u>917</u>

The Group's effective tax rate for the reporting quarter was higher than the statutory tax rate mainly due to operating loss incurred by Manufacturing Division carried forward, which had not been recognised as deferred tax assets.

B.6. Profits on Sale of Investments and/or Properties

There were no disposals of investments or properties outside the ordinary course of business of the Group for the current financial year to date.

B.7. Quoted Securities

There were no purchases or disposals of quoted securities for the current financial year to date. The Group did not have any investment in quoted securities as at the end of the reporting period.

B.8. Status of Corporate Proposals

On 8 January 2010, the Company acquired 2 ordinary shares of RM1.00 each representing 20% of the issued and paid-up capital of OIB Foods & Beverages Sdn. Bhd. ("OIB F&B") at par value for cash.

On 10 February 2010, the Company had entered into a Sale and Purchase Agreement with Silver Sparkle Sdn Bhd and Fortune Yields Sdn Bhd to acquire all their shareholdings in Brilliant Delta (M) Sdn Bhd ("Brilliant Delta") of 1,030,000 (4.48%) and 746,000 (3.24%) respectively, for a total cash consideration of RM4,972,800.00. This transaction is deemed a related party transaction separately announced on the same day.

After the said acquisition, Brilliant Delta became a 51.20% owned subsidiary of the Company.

The acquisition is expected to be completed within three months from the date of the Sale and Purchase Agreement.

B.9. Group Borrowings and Debt Securities

The Group did not have any borrowings nor debt securities as at the end of the reporting period.

The Group's borrowings as at the end of the reporting period are as follows:

	31/12/2009 RM'000	31/12/2008 RM'000
[All denominated in Ringgit Malaysia]		
Short Term: Other borrowings - Unsecured	118	-
	<u>118</u>	<u>-</u>

**Notes to the quarterly report - 31 December 2009****B.10. Off Balance Sheet Financial Instruments**

There were no financial instruments with off balance sheet risk as at 5 February 2010, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements.

B.11. Changes in Material Litigation

There were no pending material litigation as at 5 February 2010, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements.

B.12. Dividend

(a) (i) The members had approved the payment of a first and final ordinary dividend of 10% per share, less 25% tax, in respect of financial year ended 30 June 2009 at the Annual General Meeting of the Company held on 17 November 2009;

(ii) The gross amount per share is 10 sen, less 25% income tax (7.50 sen per share net);

(iii) For the previous corresponding period, the gross amount per share of the first and final ordinary dividend paid was 10 sen, less 25% income tax (7.50 sen per share net);

(iv) The aforesaid approved dividend was paid on 10 December 2009; and

(v) In respect of deposited securities, entitlement to the aforesaid approved dividend was determined on the basis of the record of depositors as at 4.00 p.m. on 26 November 2009.

(b) The Board of Directors does not recommend any payment of interim dividend in respect of current financial year ending 30 June 2010.

B.13. Earnings Per Share ("EPS")

	Individual Quarter		Cumulative Quarter	
	Current Year 2nd Quarter 31/12/2009 RM'000	Preceding Year Corresponding 2nd Quarter 31/12/2008 RM'000	Current Year To Date 31/12/2009 RM'000	Preceding Year Corresponding Period 31/12/2008 RM'000
(a) Basic				
Profit attributable to ordinary equity holders of the Company	<u>832</u>	<u>2,901</u>	<u>2,545</u>	<u>4,114</u>
Number of ordinary shares in issue at beginning of the period ('000)	90,545	90,545	90,545	90,545
Effect of shares issued pursuant to Company's ESOS ('000)	-	-	-	-
Weighted average number of ordinary shares outstanding ('000)	<u>90,545</u>	<u>90,545</u>	<u>90,545</u>	<u>90,545</u>
Basic EPS (sen)	<u>0.92</u>	<u>3.20</u>	<u>2.81</u>	<u>4.54</u>

Basic earnings per share is calculated by dividing profit for the financial period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares in issue during the financial period.

**Notes to the quarterly report - 31 December 2009****B.13. Earnings Per Share ("EPS") [continued]**

	Individual Quarter		Cumulative Quarter	
	Current Year 2nd Quarter 31/12/2009 RM'000	Preceding Year Corresponding 2nd Quarter 31/12/2008 RM'000	Current Year To Date 31/12/2009 RM'000	Preceding Year Corresponding Period 31/12/2008 RM'000
(b) Diluted				
Profit attributable to ordinary equity holders of the Company	<u>832</u>	<u>2,901</u>	<u>2,545</u>	<u>4,114</u>
Weighted average number of ordinary shares outstanding ('000)	90,545	90,545	90,545	90,545
Adjustment per share options ('000)	(71)	(831)	(379)	(651)
Weighted average number of ordinary shares outstanding after adjustment for the effect of all dilutive potential ordinary shares ('000)	<u>90,474</u>	<u>89,714</u>	<u>90,166</u>	<u>89,894</u>
Diluted EPS (sen)	<u>N/A</u> *	<u>N/A</u> *	<u>N/A</u> *	<u>N/A</u> *

For the purpose of calculating diluted earnings per share, weighted average number of ordinary shares in issued during the financial period is adjusted for the dilutive effects of all potential ordinary shares. The Company has only one category of dilutive potential ordinary shares, which are share options granted to employees pursuant to ESOS.

* No computation of diluted earnings per share in respect of the above-mentioned financial periods were made as the potential ordinary shares were anti-dilutive.

B.14. Audit report of the Company for the preceding annual financial statements

There was no qualification on the report of the auditors on the annual financial statements of the Company for the immediate preceding financial year.

By order of the Board**Lam Voon Kean (MIA 4793)**

[Company Secretary]

10 February 2010