

BINA PURI HOLDINGS BHD

(Company No. 207184-X)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED INCOME STATEMENT
FOR PERIOD ENDED 30 JUNE 2010**

	Individual Period		Cumulative Period	
	Current Year Quarter 30/6/2010 RM'000	Preceding Year Corresponding Quarter 30/6/2009 RM'000	Current Year To Date 30/6/2010 RM'000	Preceding Year Corresponding Period 30/6/2009 RM'000
Revenue	267,714	186,307	566,135	321,259
Cost of sales	(253,183)	(175,387)	(539,656)	(300,975)
Gross profit	14,531	10,920	26,479	20,284
Other operating income	862	1,337	2,942	3,224
Administrative and general expenses	(10,470)	(8,570)	(21,138)	(17,195)
Profit from operations	4,923	3,687	8,283	6,313
Share of results of:				
- associates	305	(411)	476	(211)
- jointly controlled entity	36	160	95	220
Investment income	35	188	146	390
Finance costs	(923)	(1,158)	(2,022)	(2,619)
Profit before tax	4,376	2,466	6,978	4,093
Taxation	(822)	(488)	(1,456)	(769)
Profit for the period	3,554	1,978	5,522	3,324
Profit for the period attributable to:				
Owners of the Parent	3,139	1,568	4,846	2,583
Minority interests	415	410	676	741
Profit for the period	3,554	1,978	5,522	3,324
Earnings per share				
EPS – Basic (sen)	2.99	1.87	4.64	3.08
EPS – Diluted (sen)	2.99	-	4.63	-

(The condensed consolidated income statement should be read in conjunction with the audited financial statements for year ended 31 Dec 2009 and the accompanying explanatory notes attached to the interim financial statements)

BINA PURI HOLDINGS BHD

(Company No. 207184-X)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR PERIOD ENDED 30 JUNE 2010**

	Individual Period		Cumulative Period	
	Current Year Quarter 30/6/2010 RM'000	Preceding Year Corresponding Quarter 30/6//2009 RM'000	Current Year To Date 30/6/2010 RM'000	Preceding Year Corresponding Period 30/6/2009 RM'000
Profit for the period	3,554	1,978	5,522	3,324
Other comprehensive income / (loss)				
Foreign currency translation difference for foreign operations	(288)	(85)	(881)	259
Debts capitalisation expenses		(44)		(44)
Total comprehensive income for the period	3,266	1,849	4,641	3,539
Total comprehensive profit for the period attributable to:				
Owners of the Parent	2,857	1,436	4,006	2,795
Minority interests	409	413	635	744
Total comprehensive income for the period	3,266	1,849	4,641	3,539

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for year ended 31 Dec 2009 and the accompanying explanatory notes attached to the interim financial statements)

BINA PURI HOLDINGS BHD

(Company No. 207184-X)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION – 30 JUNE 2010

	As at 30 June 2010 RM'000 (Unaudited)	As at 31 Dec 2009 RM'000 (Audited)
NON-CURRENT ASSETS		
Property, plant and equipment	60,911	61,330
Investment properties	140	140
Investments in associates	32,208	31,115
Investment in jointly controlled entity	407	327
Other investments	7,268	7,248
Land held for property development	13,257	13,257
Deferred tax asset	654	654
	114,845	114,071
CURRENT ASSETS		
Inventories	5,554	5,433
Gross amount due from customers	116,268	115,598
Trade and other receivables	457,673	361,110
Tax recoverable	607	728
Fixed and time deposits	25,233	17,990
Cash and bank balances	52,494	31,476
	657,829	532,335
TOTAL ASSETS	772,674	646,406
EQUITY		
Share capital	104,978	104,194
Share premium (non-distributable)	2,975	2,975
Capital reserve (non-distributable)	15,682	15,682
Exchange fluctuation reserve (non-distributable)	(1,530)	(690)
Accumulated loss	(20,418)	(22,130)
Total equity attributable to owners of the Parent	101,687	100,031
MINORITY INTERESTS	11,710	11,187
TOTAL EQUITY	113,397	111,218
NON-CURRENT LIABILITIES		
Hire purchase and finance lease liabilities	5,244	6,212
Bank term loans	2,213	3,105
Government grant	63	68
Deferred tax liabilities	910	918
	8,430	10,303
CURRENT LIABILITIES		
Gross amount due to customers	25,762	13,602
Trade and other payables	350,870	311,326
Hire purchase liabilities	3,683	3,029
Tax payable	2,056	2,941
Bank borrowings	268,476	193,987
	650,847	524,885
TOTAL LIABILITIES	659,277	535,188
TOTAL EQUITY AND LIABILITIES	772,674	646,406
Net assets per share attributable to owners of the parent (RM)	0.9687	0.9600

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for year ended 31 Dec 2009 and the accompanying notes attached to the interim financial statements)

BINA PURI HOLDINGS BHD

(Company No. 207184-X)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2010**

RM'000	-----Non-distributable-----							Total
	Share Capital	Share Premium	Merger Reserve	Capital Reserve	Accumulated Loss	Exchange Fluctuation Reserve	Minority Interests	
30 June 2010								
At 1 January 2010	104,194	2,975	-	15,682	(22,130)	(690)	11,187	111,218
Issue of shares	784							784
Total comprehensive income					4,846	(840)	635	4,641
Dividend paid					(3,134)			(3,134)
Acquisition of additional shares in a subsidiary from minority interest							(112)	(112)
Balance at 30 June 2010	104,978	2,975	-	15,682	(20,418)	(1,530)	11,710	113,397
30 June 2009								
At 1 January 2009	83,610	3,288	-	15,682	(26,039)	(1,112)	10,920	86,349
Issue of shares	172							172
Total comprehensive income		(44)			2,583	256	744	3,539
Dividend paid					(1,254)			(1,254)
Balance at 30 June 2009	83,782	3,244	-	15,682	(24,710)	(856)	11,664	88,806

(The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for year ended 31 Dec 2009 and the accompanying notes attached to the interim financial statements)

BINA PURI HOLDINGS BHD

(Company No. 207184-X)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENED 30 JUNE 2010**

	Current year To date	Current year To date
	30 June 2010 RM'000	30 June 2009 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit before tax	6,978	4,093
<i>Adjustments for:</i>		
Non-cash items	2,970	2,736
Non-operating items	7,395	4,304
Operating profit before changes in working capital	17,343	11,133
Changes in inventories	(121)	(203)
Changes in property development	-	876
Changes in receivables	(97,212)	(52,870)
Changes in payables	51,590	29,519
Cash utilised from operating activities	(28,400)	(11,545)
Interest paid	(7,231)	(4,441)
Tax (paid) / refund	(2,074)	1,530
Net cash flows from operating activities	(37,705)	(14,456)
CASH FLOWS FROM INVESTING ACTIVITIES		
Equity investments	(636)	-
Other investments	(8,851)	(1,633)
	(9,487)	(1,633)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown / (Repayment) of bank borrowings, net	11,671	941
Payment of hire purchase instalments	(2,054)	(1,769)
Hire purchase term charges paid	(351)	(284)
Proceeds from issue of shares	784	128
Dividend paid to shareholders of the Company	(3,134)	(1,254)
	6,916	(2,238)
EFFECT OF CHANGES IN EXCHANGE RATES	(1,060)	209
NET CHANGES IN CASH AND CASH EQUIVALENTS	(40,276)	(18,327)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(59,274)	(11,403)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(100,610)	(29,521)
<i>Represented by:</i>		
TIME DEPOSITS	155	-
CASH AND BANK BALANCES	52,495	24,097
BANK OVERDRAFTS	(153,260)	(53,618)
	(100,610)	(29,521)

(The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for year ended 31 Dec 2009 and the accompanying notes attached to the interim financial statements)

Bina Puri Holdings Bhd
(Company No. 207184-X)
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PART A : Explanatory notes pursuant to FRS 134

A1. Basis of preparation

The consolidated interim financial statements are unaudited and have been prepared in accordance with Financial Reporting Standard (“FRS”) 134: “Interim Financial Reporting” and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The interim financial statements should be read in conjunction with the Group’s annual audited financial statements for the year ended 31 December 2009.

A2. Accounting policies

Save as disclosed below, significant accounting policies and methods of computation adopted are consistent with the audited financial statements for the financial year ended 31 December 2009. On 1 January 2010, the Group adopted the following new and revised FRSs and amendments to FRSs.

FRS 7	Financial Instruments: Disclosures
FRS 101	Presentation of Financial Statements (revised)
FRS 123	Borrowing Costs (revised)
FRS 139	Financial Instruments: Recognition and Measurement Improvement to FRSs (2009) Improvement to FRSs (2010)
FRS 117	Improvement to FRSs (2009) (Inclusive of FRS 117 Leases)

The above new/revised FRSs and Amendments to FRSs are not expected to have any significant impact on the financial statements of the Group except for the presentation requirements in FRS 101 and amendments to FRS 117 as discussed below:

FRS 101 - Presentation of Financial Statements

Prior to the adoption of the revised FRS 101, the components of the financial statements presented consist of a balance sheet, an income statement, a statement of changes in equity, a cash flow statement and notes to the financial statements. With the adoption the revised FRS 101, the components of the financial statements presented will consist of a statement of financial position, a statement of comprehensive income, a statement of changes in equity, a statement of cash flows and notes to the financial statements.

The foreign currency gain or losses arising from translation of foreign operations that were recognised directly in equity in the preceding year corresponding period are presented as components in other comprehensive income in the statement of comprehensive income. The statement of comprehensive income for the preceding year corresponding period is presented separately and allocation is made to show the amount attributable to owners of the parent and minority interests.

FRS 101 - Presentation of Financial Statements (cont'd)

The total comprehensive income is presented as a one-line in the statement of changes in equity and comparative information has been re-presented in order to conform with the revised standard. This standard only affects the presentation aspects and will not have any impact on the earnings per share.

Amendment to FRS 117, Leases

The amendment to FRS 117 requires entity with leases of land and building to reassess the classification of land as a finance or operating lease. The Group has reassessed and determined that all leasehold land of the Group are in substance finance leases and has reclassified the leasehold land to property, plant and equipment. These changes in the presentation have been applied retrospectively and have no impact on the Group's financial statements.

A3. Audit qualification

The financial statements of the Group for the year ended 31 December 2009 were not subject to any audit qualification.

A4. Seasonal or cyclical factors

The business operations of the Group were not significantly affected by seasonal or cyclical factors.

A5. Exceptional items

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

A6. Changes in estimates

There was no material changes in estimates reported in prior financial years.

A7. Issuances and repayments of debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the current financial period except for the issuance of 783,400 new ordinary shares of RM1 each, pursuant to the exercise of the Employees' Share Option Scheme.

There were no issuance and repayment of debts, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial period.

A8. SEGMENTAL ANALYSIS

The Group's operations comprise the following business segments:

- (i) Construction - contractor of earthworks, building and road construction
- (ii) Property development - property developer
- (iii) Polyol manufacturing - manufacturer of polyol
- (iv) Quarry and ready mix concrete - quarry operator and producer of ready mix concrete

30 June 2010	Construction	Property development	Polyol manufacturing	Quarry and ready mix concrete	Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE							
External sales	523,592	-	6,232	36,311	-	-	566,135
Inter-segment sales	282	-	-	7,248	-	(7,530)	-
	-----	-----	-----	-----	-----	-----	-----
Total revenue	523,874	-	6,232	43,559	-	(7,530)	566,135
	=====	=====	=====	=====	=====	=====	=====
RESULTS							
Segment operating profit	7,306	(249)	(111)	1,335	2	-	8,283
Investment income	146	-	-	-	-	-	146
Share of results of							
- associates	134	-	-	342	-	-	476
- jointly controlled entity	95	-	-	-	-	-	95
Finance costs	(1,679)	-	(43)	(300)	-	-	(2,022)
	-----	-----	-----	-----	-----	-----	-----
Profit before taxation	6,002	(249)	(154)	1,377	2	-	6,978
	=====	=====	=====	=====	=====	=====	=====

30 June 2009	Construction	Property development	Polyol manufacturing	Quarry and ready mix concrete	Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE							
External sales	278,017	8,409	8,391	26,442	-	-	321,259
Inter-segment sales	208	-	-	1,996	-	(2,204)	-
	-----	-----	-----	-----	-----	-----	-----
Total revenue	278,225	8,409	8,391	28,438	-	(2,204)	321,259
	=====	=====	=====	=====	=====	=====	=====
RESULTS							
Segment operating profit	4,373	475	133	1,182	150	-	6,313
Investment income	390	-	-	-	-	-	390
Share of results of							
- associates	(925)	-	-	714	-	-	(211)
- jointly controlled entity	220	-	-	-	-	-	220
Finance costs	(2,321)	-	(68)	(230)	-	-	(2,619)
	-----	-----	-----	-----	-----	-----	-----
Profit before taxation	1,737	475	65	1,666	150	-	4,093
	=====	=====	=====	=====	=====	=====	=====

A9. Dividend paid

For the financial year ended 31 Dec 2009, an interim dividend of 2% less 25% tax was paid on 8 January 2010	RM1,560,258
For the financial year ended 31 Dec 2009, a final dividend of 2% less 25% tax was paid on 30 June 2010	RM1,574,655
	<hr/> RM3,134,913 <hr/>

A10. Valuations of property, plant and equipment

Property, plant and equipment are stated at historical cost less accumulated depreciation. The valuations of property, plant and equipment have been brought forward without any amendments from the previous annual financial statements.

A11. Events subsequent to the end of the period

In the opinion of the directors, there has not arisen in the interval between the end of the current quarter and the date of the announcement, any item, transaction or event of a material and unusual nature likely to affect substantially the result of the Group.

A12. Changes in the composition of the Group

There were no material changes in the composition of the Group during the period under review other than the following:-

- i. increased its equity interest in Aksi Bina Puri Sdn Bhd by acquiring an additional 150,000 ordinary shares of RM1 each, representing the remaining 30% of the issued and paid-up share capital of Aksi Bina Puri Sdn Bhd for a cash consideration of RM100,000 on 4 February 2010. Consequently, Aksi Bina Puri Sdn Bhd became a wholly-owned subsidiary of the Group.
- ii. invested RM125,001 for 175,000 ordinary shares of Bina Puri Norwest Sdn Bhd (formerly known as Bumi Pipeline Services Sdn Bhd) representing 50% of the total issued and paid-up share capital in Bina Puri Norwest Sdn Bhd (formerly known as Bumi Pipeline Services Sdn Bhd) on 10 February 2010.
- iii. invested RM30,000 for 30,000 ordinary shares of Dimara Building System Sdn Bhd representing 30% of the total issued and paid-up share capital in Dimara Building System Sdn Bhd on 18 June 2010.

A13. Changes in contingent liabilities or contingent assets

The changes in contingent liabilities since 31 December 2009 were as follows:

	16 Aug 10 RM'000	Changes RM'000	31 Dec 09 RM'000
Guarantees given in favour of financial institutions for credit facilities granted to associated companies	606,203	147,384	458,819
Guarantees given in favour of supplier of goods for credit terms granted to a third party	-	(500)	500
	<hr/> 606,203	146,884	<hr/> 459,319 <hr/>

A14. Capital commitments

	30 June 2010 RM'000	31 Dec 2009 RM'000
Approved commitments in respect of capital expenditure	169	345

B : Additional notes to Bursa Malaysia Securities Berhad listing requirements**B1. Review of performance of the company and its principal subsidiaries**

For the period ended 30 June 2010, the Group achieved a revenue of RM566.1 million and profit before tax of RM7.0 million as compared to the previous corresponding period of RM321.3 million and RM4.1 million respectively

The construction division recorded a revenue of RM523.9 million and profit before tax of RM6.0 million as compared to the previous corresponding period of RM278.2 million and RM1.7 million respectively. The improved performance of this division was mainly attributable to progressive profit recognised from the projects in progress.

The quarry and ready mix concrete division recorded a revenue of RM43.6 million and profit before tax of RM1.4 million as compared to the previous corresponding period of RM28.4 million and RM1.7 million respectively. The performance of this division remains satisfactory.

The polyol division recorded a revenue of RM6.2 million and incurred a loss of RM154,000 as compared to the previous corresponding period of RM8.4 million and RM65,000 respectively. The performance of the division was affected by lack of export market due to the global economic slowdown and intense competition in the local market

B2. Material changes in the quarterly results as compared with the immediate preceding quarter

During the quarter under review, the Group achieved a revenue of RM267.7 million as compared to the immediate preceding quarter of RM298.4 million.

The Group's recorded a profit before tax of RM4.4 million for the 2nd quarter ended 30 June 2010 as compared to the preceding quarter of RM2.6 million.

The improved performance was mainly attributable to progressive profit recognised from the projects in progress.

B3. Prospects

The Group will continue to focus on and enhance its main core businesses. The Group has successfully secured several new projects locally and overseas in Thailand, Pakistan and Brunei. We would also be launching our own development projects in Klang Valley, Johor Bahru and Kota Kinabalu. We have been granted a construction license in Saudi Arabia and we are confident to secure projects there. The current value of contract work in progress is approximately RM2.7 billion, which is expected to provide a steady stream of revenue for the Group over the next three years.

The construction of the 33km Kuala Lumpur – Kuala Selangor Expressway (KLS) dual carriageway linking the coastal area of North-West Selangor with Kuala Lumpur is on target to be fully operational by the 1st quarter of 2011. The Group is optimistic that KLS will contribute positively to the Group's earnings.

The Group has ventured into 2 units of 2MW power plants for power supply to the Perbandaran Letrik Negara, Indonesia (equivalent to Tenaga Nasional Bhd in Malaysia). The operation of the power plants will contribute positively to the Group's earnings in the future.

The Group is currently exploring business opportunities that would contribute recurring income to the Group.

B4. Profit forecast or profit guarantee**(a) Variance of actual profit from forecast profit**

Not applicable

(b) Shortfall in the profit guarantee

Not applicable

B5. Taxation

	Individual Period		Cumulative Period	
	Current Year	Preceding Year	Current Year	Preceding Year
	30 June 2010 RM'000	30 June 2009 RM'000	30 June 2010 RM'000	30 June 2009 RM'000
Malaysian tax expense				
- Current	409	195	553	328
- Deferred	(4)	(29)	(2)	(29)
Overseas tax expense	417	312	904	463
	822	478	1,455	762
Under-estimation of tax in prior years	-	10	1	7
	822	488	1,456	769

B6. Profit on sale of unquoted investments and / or properties

There were no sales of unquoted investments and properties during the financial period under review.

B7. Quoted securities

(a) There were no purchases or disposals of quoted securities for the financial period under review.

(b) Total investments in quoted securities as at 30 June 2010 were as follows:

	RM'000
(i) At cost	-
(ii) At carrying value / book value	-
(iii) At market value	-

B8. Status of corporate proposals

There were no pending corporate proposals.

B9. Group borrowings and debt securities

The group borrowings as at 30 June 2010 are as follows:

	<-----30 June 2010----->			31 Dec 2009
RM'000	Repayable within next 12 months	Repayable after next 12 months	Total outstanding	Total outstanding
(a) Long term loans (secured)	1,200	1,300	2,500	3,200
(b) Short term loans				
- Secured	10,050	-	10,050	13,632
- Unsecured	59,278	-	59,278	54,128
	69,328	-	69,328	67,760
(c) Project financing (secured)	197,948	913	198,861	126,132
Total borrowings	268,476	2,213	270,689	197,092

The borrowings were denominated in the following currencies:

	30 June 2010	31 December 2009
	RM'000	RM'000
Ringgit Malaysia	184,478	165,980
United States Dollar	5,825	9,134
Brunei Dollar	80,386	21,978
	<u>270,689</u>	<u>197,092</u>

B10. Off balance sheet financial instruments

There were no material financial instruments with off balance sheet risk as at date of this report.

B11. Changes in material litigation

Kimpoint Sdn Bhd ("Kimpoint") had on 17 September 1999 commenced legal proceedings against the Company vide Shah Alam High Court Suit No. MT2-22-1043-99 for recovery of purported fees of RM8,773,437 for alleged breach of an agreement entered into between Kimpoint and the Company on 27 June 1995. The Company had in turn filed a counter claim against Kimpoint on 11 January 2000 for recovery of fees of RM1,226,562 paid to Kimpoint due to Kimpoint's failure to perform its obligation. The Parties had failed in their negotiation to settle the matter amicably despite being directed by the Judge on 10 February 2010, 24 March 2010 and 14 April, 2010. The Judge then set the matter down for trial and directed the parties to file in their respective bundles of documents. As at todate, the Parties have complied with all directions of Court. The matter is fixed for case management on 27 September 2010 and trial on 11, 12 and 13 October 2010.

B12. Dividend

No dividend has been declared during the financial period under review.

B13. Earnings per share

	Individual Period		Cumulative Period	
	Current Year	Preceding Year	Current Year	Preceding Year
	30 June 2010 RM'000	30 June 2009 RM'000	30 June 2010 RM'000	30 June 2009 RM'000
a	<i>Basic earnings per share</i>			
Net profit for the year (RM'000)	3,139	1,568	4,846	2,583
Weighted average number of ordinary shares in issue ('000)	104,815	83,782	104,542	83,774
Basic earnings per share (sen)	2.99	1.87	4.64	3.08
b	<i>Diluted earnings per share</i>			
Net profit for the year (RM'000)	3,139		4,846	
Weighted average number of ordinary shares in issue ('000)	104,815		104,542	
Adjustment for share option ('000)	13		13	
Weighted average number of ordinary shares for diluted earnings per share ('000)	104,828		104,555	
Diluted earnings per share (sen)	2.99		4.63	

B14. AUTHORISED FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with resolution of the Directors on 23 August 2010.