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

CONDENSED CONSOLIDATED INCOME STATEMENT FOR PERIOD ENDED 31 MARCH 2011

	Individu Current Year Quarter 31/3/2011 RM'000	Period Preceding Year Corresponding Quarter 31/3/2010 RM'000	Cumulati Current Year To Date 31/3/2011 RM'000	ve Period Preceding Year Corresponding Period 31/3/2010 RM'000
Revenue	289,305	298,421	289,305	298,421
Cost of sales	(276,785)	(286,473)	(276,785)	(286,473)
Gross profit	12,520	11,948	12,520	11,948
Other operating income	1,833	2,080	1,833	2,080
Administrative and general expenses	(10,739)	(10,668)	(10,739)	(10,668)
Profit from operations	3,614	3,360	3,614	3,360
Share of results of: - associates	277	171	277	171
- jointly controlled entity	5	59	5	59
Investment income	76	111	76	111
Finance costs	(1,012)	(1,099)	(1,012)	(1,099)
Profit before tax	2,960	2,602	2,960	2,602
Taxation	(418)	(634)	(418)	(634)
Profit for the period	2,542	1,968	2,542	1,968
Profit for the period attributable to:				
Owners of the Parent	2,102	1,707	2,102	1,707
Non-controlling interests	440	261	440	261
Profit for the period	2,542	1,968	2,542	1,968
Earnings per share				
EPS – Basic (sen)	1.95	1.64	1.95	1.64
EPS – Diluted (sen)	N/A	-	N/A	-

(The condensed consolidated income statement should be read in conjunction with the audited financial statements for year ended 31 Dec 2010 and the accompanying explanatory notes attached to the interim financial statements)

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

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR PERIOD ENDED 31 MARCH 2011

Individ	ual Period	Cumulative Period	
Current Year	Preceding Year	Current Year	Preceding Year
Quarter	Corresponding	To Date	Corresponding
	Quarter		Period
31/3/2011		31/3/2011	31/3/2010
RM'000	RM'000	RM'000	RM'000
2,542	1,968	2,542	1,968
(103)	(593)	(103)	(593)
2,439	1,375	2,439	1,375
1,998	1,149	1,998	1,149
441	226	441	226
2,439	1,375	2,439	1,375
	Current Year Quarter 31/3/2011 RM'000 2,542 (103) 2,439	Quarter Corresponding Quarter 31/3/2011 RM'000 RM'000 2,542 1,968 (103) (593) 2,439 1,375 1,998 1,149 441 226	Current Year Quarter Preceding Year Corresponding Quarter Current Year To Date 31/3/2011 RM'000 31/3/2010 RM'000 31/3/2011 RM'000 2,542 1,968 2,542 (103) (593) (103) 2,439 1,375 2,439 1,998 1,149 1,998 441 226 441

(The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for year ended 31 Dec 2010 and the accompanying explanatory notes attached to the interim financial statements)

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

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION – 31 MARCH 2011

	As at	As at
	31 March 2011	31 Dec 2010
	RM'000	RM'000
	(Unaudited)	(Audited)
NON-CURRENT ASSETS		
Property, plant and equipment	59,187	56,466
Investment properties	112	112
Investments in associates	32,705	32,429
Investment in jointly controlled entity	359	363
Other investments	7,274	7,298
Land held for property development	9,035	13,081
Goodwill	350	350
Deferred tax asset	654	654
	109,676	110,753
CURRENT ASSETS		
Inventories	4,831	5,028
Development cost	4,165	-
Gross amount due from customers	131,882	104,745
Trade and other receivables	397,875	481,525
Tax recoverable	1,384	1,382
Fixed deposits	23,339	30,355
Cash and bank balances	38,268	42,232
	601,744	665,267
TOTAL ASSETS	711,420	776,020
EQUITY		
Share capital	108,000	107,036
Reserves	3,031	2,634
Equity attributable to owners of the Parent	111,031	109,670
Non-controlling interests	12,665	12,224
TOTAL EQUITY	123,696	121,894
NON-CURRENT LIABILITIES		
Hire purchase and finance lease liabilities	5,170	5,520
Bank term loans	1,556	1,934
Government grant	56	58
Deferred tax liabilities	1,032	1,099
	7,814	8,611
CURRENT LIABILITIES		
Gross amount due to customers	23,908	19,122
Trade and other payables	322,643	387,322
Hire purchase liabilities	5,194	3,383
Tax payable	1,709	1,962
Bank borrowings	226,456	233,726
	579,910	645,515
TOTAL LIABILITIES	587,724	654,126
TOTAL EQUITY AND LIABILITIES	711,420	776,020
Net assets per share attributable to owners of the parent		
(RM)	1.028	1.025

(The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for year ended 31 Dec 2010 and the accompanying notes attached to the interim financial statements)

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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2011

	<		Non-distribu	JTABLE	> Employee	DISTRIBUTABLE	ATTRIBUTABLE		
RM'000	Share Capital	Share Premium	OTHER CAPITAL RESERVE	Translation Reserve	SHARE OPTION RESERVE	ACCUMULATED Loss	TO OWNERS OF THE COMPANY	Non- Controlling Interests	TOTAL EQUITY
31 MARCH 2011									
Balance at 31.1.2011	107,036	2,975	15,682	(1,557)	677	(15,143)	109,670	12,224	121,894
Total comprehensive income for the financial period	-	-	-	(104)	-	2,102	1,998	441	2,439
Issuance of shares pursuant to exercise of ESOS	964	-	-	-	-	-	964	-	964
Dividends by the company	-	-	-	-	-	(1,601)	(1,601)	=	(1,601)
Balance at 31.3.2011	108,000	2,975	15,682	(1,661)	677	(14,642)	111,031	12,665	123,696
31 MARCH 2010									
Balance at 31.1.2010	104,194	2,975	15,682	(690)	-	(22,130)	100,031	11,187	111,218
Total comprehensive income for the financial period	-	-	-	(558)	-	1,707	1,149	226	1,375
Issuance of shares pursuant to exercise of ESOS	272	-	-	-	-	-	272	-	272
Dividends by the company	-	-	-	-	-	(1,560)	(1,560)	-	(1,560)
Acquisition of non-controlling interest	-	-	-	-	-	-	-	(112)	(112)
Balance at 31.3.2011	104,466	2,975	15,682	(1,248)	-	(21,983)	99,892	11,301	111,193

(The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for year ended 31 Dec 2010 and the accompanying notes attached to the interim financial statements)

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

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENED 31 MARCH 2011

	Current year To date	Preceding year To date
	31 March 2011	31 March 2010
CASH FLOWS FROM OPERATING ACTIVITIES	RM'000	RM'000
Net profit before tax	2,960	2,602
Adjustments for:		
Non-cash items	1,731	1,565
Non-operating items	3,358	3,562
Operating profit before changes in working capital	8,049	7,729
Net changes in current assets	56,533	(16,108)
Net changes in current liabilities	(59,956)	(8,050)
Cash (utilised in) / generated from operations	4,626	(16,429)
Interest paid	(3,254)	(3,582)
Tax paid	(742)	(316)
Net cash flows from operating activities	630	(20,327)
CASH FLOWS FROM INVESTING ACTIVITIES		
Equity investments	74	(145)
Other investments	4,864	(8,106)
	4,938	(8,251)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown / (Repayment) of bank borrowings, net	15,756	8,710
Payment of hire purchase instalments	(1,210)	(1,169)
Proceeds from issue of shares	964	272
Dividend paid	(1,601)	(1,560)
	13,909	6,253
EFFECTS OF CHANGES IN EXCHANGE RATES	(230)	(417)
NET CHANGES IN CASH AND CASH EQUIVALENTS	19,477	(22,325)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(58,254)	(59,274)
CASH AND CASH EQUIVALENTS AT END OF PERIOD Represented by:	(39,007)	(82,016)
FIXED DEPOSITS	155	155
CASH AND BANK BALANCES	38,268	50,331
BANK OVERDRAFTS	(77,430)	(132,502)
	(39,007)	(82,016)

(The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for year ended 31 Dec 2010 and the accompanying notes attached to the interim financial statements)

Bina Puri Holdings Bhd

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

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 2010.

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 2010. On 1 January 2011, the Group adopted the following new and revised FRSs and amendments to FRSs.

FRS 1 (Revised) First-time Adoption of Financial Reporting Standards

FRS 3 (Revised) Business Combinations

FRS 127 (Revised) Consolidated and Separate Financial Statements

Amendments to FRS 1 (Revised): Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters

Amendments to FRS 1: Additional Exemptions for First-time Adopters

Amendments to FRS 2: Scope of FRS 2 and FRS 3 (Revised)

Amendments to FRS 2: Group Cash-settled Share-based Payment Transactions

Amendments to FRS 5: Plan to Sell the Controlling Interest in a Subsidiary

Amendments to FRS 7: Improving Disclosures about Financial Instruments

Amendments to FRS 138: Consequential Amendments Arising from FRS 3 (Revised)

Amendments to IC Interpretation 9: Scope of IC Interpretation 9 and FRS 3 (Revised)

IC Interpretation 4 Determining Whether An Arrangement Contains a Lease

IC Interpretation 16 Hedges of a Net Investment in a Foreign Operation

IC Interpretation 17 Distributions of Non-cash Assets to Owners

IC Interpretation 18 Transfers of Assets from Customers

The above new/revised FRSs and Amendments to FRSs and IC Interpretations are not expected to have any significant impact on the financial statements of the Group.

A3. Seasonal or cyclical factors

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

A4. Unusual items affecting assets, liabilities, equity, net income or cash flow

There were no significant unusual items that affect the assets, liabilities, equity, net income or cash flow during the quarter under review.

A5. Material Changes in estimates

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

A6. Issuances, repurchases and repayments of debt and equity securities

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 except for the issuance of 964,100 new ordinary shares of RM1 each, pursuant to the exercise of the Employees' Share Option Scheme.

A7. Dividend paid

The interim dividend of 2% less 25% tax amounting to RM1,600,779 for financial year ended 31 Dec 2010 was paid on 18 January 2011

A8. SEGMENTAL ANALYSIS

The Group's operations comprise the following business segments:

- (i) Construction
- (ii) Property development
- (iii) Polyol manufacturing
- (iv) Quarry and ready mix concrete
- (v) Power supply

				Quarry and ready	Power			
31 March 2011		Property	Polyol	mix concrete	Supply			
	Construction	development	manufacturing	RM'000		Others	Elimination	Consolidated
	RM'000	RM'000	RM'000		RM'000	RM'000	RM'000	RM'000
REVENUE								
External sales	269,813	-	3,873	14,654	965	-	-	289,305
Inter-segment sales	282	-	-	7,668		-	(7,950)	-
-								
Total revenue	270,095	-	3,873	22,322	965	-	(7,950)	289,305
=								
RESULTS								
Segment operating profit	3,980	(199)	(45)	641	102	41	(906)	3,614
Investment income	76	-	-	-	-	-	-	76
Share of results of								
- associates	-	-	-	277	-		-	277
- jointly controlled entity	5	-	-	-	-	-	-	5
Finance costs	(885)	-	(29)	(93)	(5)	-	-	(1,012)
-								
Profit before taxation	3,176	(199)	(74)	825	97	41	(906)	2,960

				Quarry and ready	Power			
31 March 2010		Property	Polyol	mix concrete	Supply			
	Construction	development	manufacturing	RM'000		Others	Elimination	Consolidated
	RM'000	RM'000	RM'000		RM'000	RM'000	RM'000	RM'000
REVENUE								
External sales	279,138	-	2,774	16,509	-	-	-	298,421
Inter-segment sales	178	-	-	3,045	-	-	(3,223)	-
Total revenue	279,316	-	2,774	19,554	-	-	(3,223)	298,421
RESULTS								
Segment operating profit	3,056	(229)	(87)	618	-	2	-	3.360
Investment income	111	-	-	-	-	-	-	111
Share of results of								
- associates	70	-	-	101			-	171
- jointly controlled entity	59	-	-	-	-	-	-	59
Finance costs	(883)	-	(16)	(200)	-	-	-	(1,099)
Profit before taxation	2,413	(229)	(103)	519	-	2	-	2,602

A9. Material 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.

A10. Changes in the composition of the Group

There were no material changes in the composition of the Group during the period under review.

A11. Changes in contingent liabilities or contingent assets

The changes in contingent liabilities since 31 December 2010 were as follows:

	16 May 11	Changes	31 Dec 10
	RM'000	RM'000	RM'000
Guarantees given in favour of financial institutions for credit facilities granted to associated companies	884,132	139,645	744,487

A12. Capital commitments

Authorised capital commitments not recognized in the interim financial statements as at 31 December 2010 are as follows:

	31 March 11 RM'000	31 Dec 10 RM'000
Approved and contracted for: Purchase of development land	4,500	4,500

B: Additional notes to Bursa Malaysia Securities Berhad listing requirements

B1. Review of performance

For the period ended 31 March 2011, the Group achieved a revenue of RM289.3 million and profit before tax of RM3.0 million as compared to the previous corresponding period of RM298.4 million and RM2.6 million respectively.

The construction division recorded a revenue of RM270.1 million and profit before tax of RM3.2 million as compared to the previous corresponding period of RM279.3 million and RM2.4 million respectively. The improved performance of this division was mainly attributable to progressive profit recognised from the projects.

The quarry and ready mix concrete division recorded a revenue of RM22.3 million and profit before tax of RM0.8 million as compared to the previous corresponding period of RM19.6 million and RM0.5 million respectively. The performance of this division remains satisfactory.

The polyol division recorded a revenue of RM3.9 million and loss of RM74,000 as compared to the previous corresponding period of RM2.8 million and RM103,000 respectively. The performance of the division was affected by lack of export market, higher cost of raw materials and intense competition in the local market

The power supply division recorded a revenue of RM1 million and profit before tax of RM97,000 in the 1st quarter of 2011.

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 RM289.3 million as compared to the immediate preceding quarter of RM369.7 million. The decrease in revenue was mainly due to near completion of the construction of the 2,000 units of affordable houses in Brunei.

The Group's recorded a profit before tax of RM3.0 million for the 1st quarter 2011 as compared to the preceding quarter of RM2.9 million.

B3. Prospects

The Group will continue to focus on and enhance its main core businesses. The current value of contract work in progress is approximately RM2.45 billion, which is expected to provide a steady stream of revenue for the Group over the next three years.

We will be launching our own development projects in Klang Valley, Johor Bahru and Kota Kinabalu with an estimated projected gross development value of more than RM800 million. This would contribute to better profit margin for the Group.

The Group has also ventured into power supply to PT. PLN (PERSERO) in Indonesia (equivalent to Tenaga Nasional Bhd in Malaysia). The investment 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

The Group did not issue any profit forecast or profit guarantee in the current quarter or in the prior financial year.

B5. Taxation

	Individual Period		Cumulati	ve Period
	Current Year	Preceding	Current Year	Preceding
		Year		Year
	31 March 11	31 March 10	31 March 11	31 March 10
	RM'000	RM'000	RM'000	RM'000
Malaysian tax expense				
- Current	396	144	396	144
- Deferred	(66)	2	(66)	2
Overseas tax expense	88	487	88	487
	418	633	418	633
Under-estimation of tax				
in prior years		1	-	1
	418	634	418	634

The low effective tax rate was mainly due to the exempt income from foreign countries.

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 31 March 2011 were as follows:

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

B8. Status of corporate proposals

Corporate proposals announced but not yet completed are as follows:

- (i) Proposed termination of the Company's existing employees' share option scheme;
- (ii) Proposed establishment of a new executives' share option scheme of up to fifteen percent (15%) of the issued and paid-up share capital of the Company for eligible employees and/or Directors,
- (iii) Proposed purchase by the Company of the Company of up to ten percent (10%) of its issued and paid-up share capital; and
- (iv) Proposed disposal of equity interest in Maskimi Polyol Sdn Bhd and Bina Puri Power Sdn Bhd (formerly known as Bina Puri Mining Ventures Sdn Bhd) to Oriented Media Group Berhad.

The proposals are not inter-conditional upon each other.

B9. Group borrowings and debt securities

The group borrowings as at 31 March 2011 are as follows:

			31 Dec 2010		
		Repayable	Repayable	Total	Total
		within next	after next	outstanding	outstanding
	RM'000	12 months	12 months		
(a)	Long term loans				
	(secured)	1,529	1,556	3,085	3,466
(b)	Short term loans				
	- Secured	8,246	-	8,246	9,535
	- Unsecured	67,057	-	67,057	61,285
		75,303	-	75,303	70,820
(c)	Project financing				
	(secured)	149,624	-	149,624	161,374
	Total borrowings	226,456	1,556	228,012	235,660

The borrowings were denominated in the following currencies:

	31 March 2011	31 December 2010
	RM'000	RM'000
Ringgit Malaysia	196,908	182,105
United States Dollar	4,246	5,536
Brunei Dollar	26,858	48,019
	228,012	235,660

B10. Financial instruments

There were no outstanding derivatives as at the end of this reporting period.

B11. Gains and losses arising from fair value changes of financial liabilities

There was no gain/(loss) arising from fair value changes in financial liabilities in this reporting period.

B12. Breakdown of realised and unrealised profits or losses of the Group

31 March 2011	Realised RM'000	Unrealised RM'000	Total RM'000 (15,720)
Total accumulated losses of the Company and its subsidiaries	(13,174)	(2,546)	
Total share of retained profits / (accumulated losses) from associated companies	683	-	683
Total share of retained profits from jointly controlled entities	395	-	395
Total group accumulated losses	(12,096)	(2,546)	(14,642)
31 December 2010	Realised RM'000	Unrealised RM'000	Total RM'000
Total accumulated losses of the Company			
and its subsidiaries	(13,597)	(2,343)	(15,940)
1 *	(13,597) 406	(2,343)	(15,940) 406
and its subsidiaries Total share of retained profits / (accumulated		(2,343)	,
and its subsidiaries Total share of retained profits / (accumulated losses) from associated companies Total share of retained profits from jointly	406	(2,343)	406

B13. Changes in material litigation

(i) Shah Alam High Court Civil Suit No.: MT10-22-1043-1999 Kimpoint Sdn Bhd ("Kimpoint") v. Bina Puri Holdings Berhad

On 17 September 1999, Kimpoint commenced legal proceedings against the Company vide Shah Alam High Court Suit No. MT2-22-1043-99 for recovery of purported fees of RM8,773,438 for alleged breach of an agreement between Kimpoint and the Company dated 27 June 1995. The Company had in turn filed a counterclaim against Kimpoint on 11 January 2000 for recovery of fees of RM1,226,563 paid to Kimpoint due to Kimpoint's failure to perform its obligation. On 15 December 2010, the Court decided in favour of the Company by dismissing Kimpoint's claim against the Company with costs and also upheld the Company's counter claim against Kimpoint with interest.

B13. Changes in material litigation (Cont'd)

Shah Alam High Court Civil Suit No.: MT10-22-1043-1999 Kimpoint Sdn Bhd("Kimpoint") v. Bina Puri Holdings Berhad (Cont'd)

The Company issued a demand pursuant to Section 218 of the Companies Act 1965 for the counter-claim together with interest accrued thereon and the Plaintiff has failed to effect payment of the same. On 15 March 2011, the Company has filed a Winding up Petition against Kimpoint and the same is fixed for hearing on 15 June 2011.

(ii) Kuala Lumpur High Court Suit No.: S4-22-1076-2005 Ho Hup Construction Company Berhad ("Ho Hup") v. KM Quarry Sdn Bhd ("KM Quarry")

Ho Hup was claiming, *inter alia*, for RM3,433,336 for incomplete, inaccurate joint measurement and overvaluation amounting to RM2,439,294 in respect of works carried out by KM Quarry. KM Quarry's counter claimed, *inter alia*, for the following outstanding balance of RM3,774,875 in respect of works carried out by KM Quarry. On 29 March 2011, the Court gave Judgement in favour of KM Quarry for RM3,609,655 together with interest at 8% per annum from 25 November, 2005 till date of full ealization plus costs and also ordered that costs for the independent referee of RM233,455 be borne by Ho Hup. KM Quarry is proceeding to execute the Judgement.

(iii) EP Engineering Sdn Bhd ("EP") v. Bina Puri Sdn Bhd & Kris Heavy Engineering & Construction Sdn Bhd ("KH")

EP is claiming for an amount of RM16,834,453 together with interest thereon for lost and damages suffered by reason of KH's wrongful repudiation of a subcontract which was awarded by KH to EP. BPSB denies the claim on the ground that there is no contract in existence between EP and BPSB. Continued hearing of the arbitration has been fixed from 18 July 2011 to 5 August 2011.

B14. Dividend

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

B15. Earnings per share

		Individual Period		Cumulative Period	
		Current	Preceding	Current	Preceding
		Year	Year	Year	Year
		31 March 11	31 March 10	31 March 11	31 March 10
a	Basic earnings per share				
	Net profit for the period (RM'000)	2,102	1,707	2,102	1,707
	Weighted average number of				
	ordinary shares in issue ('000)	107,746	104,266	107,746	104,266
	Basic earnings per share (sen)	1.95	1.64	1.95	1.64

b Diluted earnings per share

Computation of diluted earnings per share is not applicable as there are no outstanding shares to be issued.

B16. Audit report qualification

The financial statements of the Group for the year ended 31 December 2010 were not subject to any audit qualification.

B17. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with resolution of the Directors on 23 May 2011.