METRO KAJANG HOLDINGS BERHAD (Company No. 50948-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME INTERIM REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2010

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.12.2010 RM'000 (UNAUDITED)	Preceding Year Corresponding Quarter 31.12.2009 RM'000 (UNAUDITED)	Current Year-to-Date 31.12.2010 RM'000 (UNAUDITED)	Preceding Year-to-Date 31.12.2009 RM'000 (UNAUDITED)
Revenue	**51,737**	94,955	**51,737**	94,955
Cost of sales	**(35,256)**	(68,611)	**(35,256)**	(68,611)
Gross profit	**16,481**	26,344	**16,481**	26,344
Other income	**581**	749	**581**	749
Distribution expenses	**(1,120)**	(1,328)	**(1,120)**	(1,328)
Administrative expenses	**(7,982)**	(7,912)	**(7,982)**	(7,912)
Other expenses	**(1,067)**	(479)	**(1,067)**	(479)
Profit from operations	**6,893**	17,374	**6,893**	17,374
Share of profit of an associate	**4,067**	3,232	**4,067**	3,232
Interest income	**184**	90	**184**	90
Interest expenses	**(2,668)**	(2,109)	**(2,668)**	(2,109)
Profit before tax	**8,476**	18,587	**8,476**	18,587
Tax expense	**(1,709)**	(4,957)	**(1,709)**	(4,957)
Profit for the period	**6,767**	13,630	**6,767**	13,630
Other comprehensive income, net of tax				
Foreign exchange translation differences	**2,758**	893	2,758	893
Total comprehensive income for the period	9,525	14,523	9,525	14,523
Profit attributable to:				
Owners of the parent	**6,855**	13,301	**6,855**	13,301
Minority interests	**(88)**	329	**(88)**	329
Profit for the period	**6,767**	13,630	**6,767**	13,630
	-	-	-	-
Total comprehensive income attributable to:				
Owners of the parent	**9,608**	14,194	**9,608**	14,194
Minority interests	**(83)**	329	**(83)**	329
Total comprehensive income for the period	**9,525**	14,523	**9,525**	14,523
	-	-	-	-
Earnings per share				
Basic Earnings per ordinary share (sen)	**2.85**	5.53	**2.85**	5.53
Diluted Earnings per ordinary share (sen)	-	-	-	-
Proposed/Declared Dividend per share (sen)	-	-	-	-

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements.

METRO KAJANG HOLDINGS BERHAD **(Company No. 50948-T)**
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
INTERIM REPORT AS AT 31 DECEMBER 2010

	(Unaudited) 31.12.2010 RM'000	(Restated) 30.09.2010 RM'000
Assets		
Property, plant and equipment	**129,546**	118,538
Intangible assets	**7,378**	7,378
Biological assets	**117,689**	106,896
Prepaid lease payments	**30,741**	30,775
Investment properties	**206,933**	206,933
Investment in associate	**29,188**	25,121
Other investment	**88**	88
Land held for property development	**260,216**	249,301
Deferred tax assets	**10,084**	9,589
Receivables, deposits and prepayments	**8,919**	7,197
Total Non-Current Assets	**800,782**	761,816
Property development costs	**87,010**	79,258
Inventories	**17,565**	16,393
Amount due from customers on contracts	**1,467**	1,576
Accrued billings	**3,433**	17,926
Receivables, deposits and prepayments	**79,952**	73,347
Current tax assets	**2,627**	2,204
Non-current assets classified as held for sale	**251**	251
Cash and cash equivalents	**80,961**	89,801
Total Current Assets	**273,266**	280,756
TOTAL ASSETS	**1,074,048**	1,042,572
Equity		
Share capital	**240,532**	240,532
Translation reserve	**(843)**	(3,596)
Revaluation reserve	**16,799**	16,799
Retained earnings	**424,277**	417,422
Equity attributable to Equity holders of the Company	**680,765**	671,157
Minority Interests	**372**	455
Total Equity	**681,137**	671,612
Liabilities		
Deferred tax liabilities	**45,988**	46,111
Deferred income	**3,009**	3,009
Provisions	**396**	391
Loans and borrowings - long-term	**180,836**	167,384
Total Non-Current Liabilities	**230,229**	216,895
Provisions	**7,661**	7,868
Amount due to customers on contracts	**1,355**	1,212
Dividend payable	**-**	9,020
Progress billings	**14,896**	2,474
Payables, deposits received and accruals	**63,498**	64,302
Amount owing to landowner	**1,760**	1,763
Loans and borrowings - short-term	**72,032**	66,124
Current tax liabilities	**1,480**	1,302
Total Current Liabilities	**162,682**	154,065
Total Liabilities	**392,911**	370,960
TOTAL EQUITY AND LIABILITIES	**1,074,048**	1,042,572
Net Assets per share attributable to shareholders of the Company (RM)	**2.83**	2.79

The condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements.

METRO KAJANG HOLDINGS BERHAD (Company No. 50948-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
INTERIM REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2010

	< ---- Attributable to owners of the parent					---- >	Minority Interests	Total Equity
		< ---- Non-distributable	---- >		Distributable			
Group	**Share Capital RM'000**	**Share Premium RM'000**	**Translation Reserve RM'000**	**Revaluation Reserve RM'000**	**Retained Earnings RM'000**	**Total RM'000**	**RM'000**	**RM'000**
Financial Period ended 31 December 2010								
At 1.10.2010 (restated)	240,532	-	(3,596)	16,799	417,422	671,157	455	671,612
Total comprehensive income	-	-	2,753	-	6,855	9,608	(83)	9,525
Transactions with owners								
Dividends	-	-	-	-	-	-	-	-
At 31.12.2010 (unaudited)	240,532	-	(843)	16,799	424,277	680,765	372	681,137

The retained earnings of the Group including share of retained earnings from associate are analysed as follows:

Realised	358,698
Unrealised	65,579
	424,277

Group	**Share Capital RM'000**	**Share Premium RM'000**	**Translation Reserve RM'000**	**Revaluation Reserve RM'000**	**Retained Earnings RM'000**	**Total RM'000**	**Minority Interests RM'000**	**Total Equity RM'000**
Financial Period ended 31 December 2009								
At 1.10.2009 (audited)	229,078	3,572	5,322	8,522	404,323	650,817	1,539	652,356
Total comprehensive income	-	-	893	-	13,301	14,194	329	14,523
Transactions with owners								
Dividends	-	-	-	-	-	-	-	-
At 31.12.2009 (unaudited)	229,078	3,572	6,215	8,522	417,624	665,011	1,868	666,879

The condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements.

METRO KAJANG HOLDINGS BERHAD (Company No. 50948-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
INTERIM REPORT FOR THE FIRST QUARTER
AND FINANCIAL PERIOD ENDED 31 DECEMBER 2010

	(UNAUDITED) 31.12.2010 RM'000	(UNAUDITED) 31.12.2009 RM'000
Cash Flows From Operating Activities		
Profit before taxation	8,476	18,587
Adjustments for non-cash items	(119)	319
Operating profit before changes in working capital	8,357	18,906
Net changes in working capital	8,412	7,307
Cash generated from operations	16,769	26,213
Interest paid	(2,802)	(2,135)
Interest received	273	90
Tax paid	(2,761)	(3,100)
Tax refund	165	267
Net cash from operating activities	11,644	21,335
Cash Flows From Investing Activities		
Additions to land held for property development	(10,411)	(7,255)
Acquisition of property, plant and equipment	(11,995)	(2,401)
Additions to biological assets	(7,758)	(14,642)
Dividends received	-	13,706
Proceeds from disposal of property, plant and equipment	121	1
Proceeds from disposal of non-current assets classified as held for sale	-	5,550
Net cash used in investing activities	(30,043)	(5,041)
Cash Flows From Financing Activities		
Dividend paid	(9,020)	(8,590)
Payments of finance lease liabilities	(125)	(162)
Net drawdown of bank borrowings	5,032	5,390
Net cash used in financing activities	(4,113)	(3,362)
Net (decrease)/increase in cash and cash equivalents	(22,512)	12,932
Effect of exchange rate fluctuations	(114)	(522)
Cash and cash equivalents at beginning of the year	85,635	65,695
Cash and cash equivalents at end of the year	63,009	78,105
Cash and cash equivalents comprises of the following: -		
Cash and bank balances	28,600	58,896
Cash held under housing development accounts	40,676	10,796
Cash held under sinking fund accounts	6	5
Deposits with licensed banks	10,608	11,521
Short term funds	1,071	6,275
Bank overdrafts	(17,952)	(9,388)
	63,009	78,105

The condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements.

EXPLANATORY NOTES

A1. BASIS OF PREPARATION

The quarterly financial statements have been prepared in accordance with Financial Reporting Standards ("FRS") 134 – Interim Financial Reporting and Appendix 9B of the Bursa Malaysia Securities Berhad Listing Requirements, and should be read in conjunction with Metro Kajang Holdings Berhad's audited financial statements for the financial year ended 30 September 2010.

CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation adopted by the Group in this interim financial statement are consistent with those adopted for the annual financial statements for the financial year ended 30 September 2010 except for the adoption of the following new and revised Financial Reporting Standards ("FRSs"), Amendments to FRSs and IC Interpretations and Technical Releases ("TR"):

FRS 1 First-time Adoption of Financial Reporting Standards
FRS 3 Business Combinations (Revised)
FRS 4 Insurance Contracts
FRS 7 Financial Instruments: Disclosures
FRS 101 Presentation of Financial Statements (Revised)
FRS 123 Borrowing Costs
FRS 127 Consolidated and Separate Financial Statements (Revised)
FRS 139 Financial Instruments: Recognition and Measurement
Amendments to FRS 1 and FRS 127: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
Amendments to FRS 2 Share-based Payment: Vesting Conditions and Cancellations
Amendments to FRS 2 Share-based Payment
Amendments to FRS 5 Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 7, FRS 139 and IC Interpretation 9
Amendments to FRS 132 Financial Instruments: Presentation
Amendments to FRS 138 Intangible Assets
Amendments to FRS 139 Financial Instruments: Recognition and Measurement, FRS 7 Financial Instruments: Disclosures and IC Interpretation 9 Reassessment of Embedded Derivatives
IC Interpretation 9 Reassessment of Embedded Derivatives
IC Interpretation 10 Interim Financial Reporting and Impairment
IC Interpretation 11: FRS 2 – Group and Treasury Share Transactions
IC Interpretation 12: Service Concession Arrangements
IC Interpretation 13 Customer Loyalty Programmes
IC Interpretation 14: FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
IC Interpretation 16: Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17: Distributions of Non-cash Assets to Owners
Amendments to IC Interpretation 9: Reassessment of Embedded Derivatives
Amendments to FRSs contained in the document entitled *"Improvements to FRSs (2009)"*
TR i-3 Presentation of Financial Statements of Islamic Financial Institutions

The adoption of the above FRSs, Amendments to FRSs, IC Interpretations and TR did not have any significant impact on the interim financial statements of the Group other than as stated below:

(a) FRS 101: Presentation of Financial Statements

The revised FRS 101 requires owner and non-owner changes in equity to be presented separately. The statement of changes of equity will include only details of transactions with owners, with all non-owner changes in equity presented as a single line item termed as total comprehensive income in the statement of changes in equity. In addition, the revised standard introduces the statement of comprehensive income: It presents all items of income and expense recognised in income statements, together with all other items of recognised income and expense, either in one single statement, or in two link statements. The Group has elected to present in one statement. Comparative information had been re-presented to conform with the revised Standard. New terminologies will replace ‘balance sheet’ with ‘statement of financial position’ and ‘cash flow statement’ with ‘statement of cash flows’.

(b) Amendments to FRS 1 First-time Adoption of Financial Reporting Standards and FRS 127 Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate

The amendment to FRS 127 removes the definition of cost method currently set out in FRS 127 and therefore, making the distinction between pre- and post-acquisition profit no longer required. Instead, an entity is required to recognise all dividends from subsidiaries, jointly-controlled entities or associates in its separate financial statements. The Group is applying the amendment prospectively.

(c) Amendments to FRS 117 Leases

The amendments remove the specific guidance on classifying leasehold land as operating lease. As such, leases of land will be classified as either finance or operating lease based on the general principle of FRS 117. Consequently, upon initial application, leasehold land where in substance a finance lease have been classified from “prepaid land lease payments” to “property, plant and equipment” and measured as such retrospectively. The change in accounting policy has been made retrospectively in accordance with the transitional provisions of the amendment. The reclassification does not have any impact on the financial performance and earnings per share of the Group. The adoption of the Amendments has the following effects on the consolidated statement of financial position as at 30 September 2010 arising from the above change in accounting policy:

	RM
Decrease in prepaid lease payment	14,990,164
Increase in property, plant and equipment	14,300,000
Decrease in revaluation reserve	517,623
Decrease in deferred tax liabilities	172,541

(d) FRS 3: Business Combinations (Revised) and FRS 127: Consolidated and Separate Financial Statements (Revised)

The revised FRS 3 introduces a number of significant changes to the accounting for business combinations with greater use of fair value. These changes include recognising all acquisition-related costs as expense, measuring any pre-existing interest at fair value and allowing measurement of non-controlling interest (previously known as minority interest) at either fair value or at its proportionate share of the acquiree’s net identifiable assets. The revised FRS 127 requires accounting for changes in ownership interests by the Group in a subsidiary, while maintaining control, to be recognised as an equity transaction. When the Group loses control of a subsidiary, any interest retained in the former subsidiary will be measured at fair value with the gain or loss recognised in profit or loss. The revised standard also requires all losses attributable to the minority shareholders to be absorbed by minority shareholders instead of by the parent. The Group is applying the changes of revised FRS 3 and FRS 127 prospectively.

(e) FRS 139: Financial Instrument: Recognition and Measurement

FRS 139 establishes principles for recognition and measuring of the Group's financial instruments. Financial instruments are recorded initially at fair value. Subsequent measurement of the financial instruments in the statement of financial position reflects the designation of the financial instruments. The adoption of this Standard does not have significant impact on the financial position and results of the Group. The details of the changes in accounting policies and the effects arising from the adoption of FRS 139 are as follows:

Financial assets

Financial assets are classified as financial assets at fair value through profit or loss, loans and receivables, held to maturity investments, available-for-sale (AFS) financial assets, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial assets include loans and receivables and AFS financial assets.

Loans and receivables

Loans and receivables are measured at fair value plus transaction costs initially and subsequently, at amortised cost using the effective interest method.

When loans and receivables are impaired, the carrying amount of the asset is reduced and the amount of the loss is recognised in profit or loss. Impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the asset's original effective interest rate.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss is recognised in profit or loss.

Available-for-sale (AFS) financial assets

Prior to 1 October 2010, AFS financial assets such as other investment were accounted for at cost less allowance for diminution in value. Under FRS 139, AFS financial asset is measured at fair value initially. Subsequent gains and losses arising from changes in fair value are recognised in other comprehensive income with the exception of impairment losses. When the investment is disposed off or is determined to be impaired, the cumulative gain or loss previously recognised in other comprehensive income and accumulated in the AFS reserve is reclassified to profit or loss.

Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial liabilities include trade and other payables and loans and borrowings.

The Group has not early adopted the following new and revised FRSs, Amendments to FRSs, IC Interpretations and Technical Releases ("TR") that are not yet effective in preparing these interim financial statements:

		For financial periods beginning on or after
FRS 124	Related Party Disclosures (Revised)	1 January 2012
Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters (Amendment to FRS 1)		1 January 2011
Improving Disclosures about Financial Instruments (Amendments to FRS 7)		1 January 2011
Additional Exemptions for First-time Adopters (Amendments to FRS 1)		1 January 2011
Group Cash-settled Share-based Payment Transactions (Amendments to FRS 2)		1 January 2011
Amendments to FRSs contained in the document entitled *"Improvements to FRSs (2010)"*		1 January 2011
IC Interpretation 4	Determining whether an Arrangement contains a Lease	1 January 2011
IC Interpretation 15	Arrangements for the Construction of Real Estate	1 January 2012
IC Interpretation 18	Transfers of Assets from Customers	1 January 2011
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments	1 July 2011
Prepayments of Minimum Funding Requirement (Amendments to IC Interpretation 14)		1 July 2011
TR 3	Guidance on Disclosures of Transition to IFRSs	31 December 2010
TR i-4	Shariah Compliant Sale Contracts	1 January 2011

The adoption of the above FRSs, Amendments to FRSs, IC Interpretations and TR is not expected to have any significant impact on the interim financial statements of the Group except for the following:

IC Interpretation 15, Agreements for the Construction of Real Estate

IC Interpretation 15 replaces the existing FRS 2001$_{2004}$, *Property Development Activities* and provides guidance on how to account for revenue and related expenses from sale of real estate before the construction of the real estate is completed. The adoption of IC Interpretation 15 will result in a change in accounting policy which will be applied retrospectively whereby the recognition of revenue from all property development activities of the Group will change from the percentage of completion method to the completed method or upon delivery. The MASB has published a notice of deferment of IC Interpretation 15 from 1 July 2010 to 1 January 2012. The deliberation on the implementation of this interpretation is currently ongoing. Pending the conclusion of the deliberation, the Group is not in a position to disclose the effect of the adoption of this interpretation.

A2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors have expressed an unqualified opinion on the Company's statutory financial statements for the financial year ended 30 September 2010 in their report dated 13 January 2011.

A3. SEASONAL OR CYCLICAL FACTORS

The Group's operations were not materially affected by seasonal or cyclical factors other than the general effects of the prevailing economic conditions.

A4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter and the financial year-to-date.

A5. CHANGES IN ESTIMATES

There were no material changes in estimates that have had material effect in the current quarter and the financial year-to-date.

A6. ISSUANCE AND REPAYMENT OF DEBT AND EQUITY SECURITIES

There were no issuance, cancellations, repurchases, resale and repayment of debt and equity securities.

A7. DIVIDEND PAID

On 28 October 2010, the Company paid a first interim dividend of 5.0 sen less 25% tax per ordinary share of RM1.00 each amounting to RM9,019,962 for the financial year ended 30 September 2010.

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A8. OPERATING SEGMENTS

(a) Segment Analysis – Business Segments

Financial period ended 31 December 2010

	Property development & construction RM'000	Hotel & property investment RM'000	Farming, food processing & retail RM'000	Trading RM'000	Manu-facturing RM'000	Plantation RM'000	Investment holding RM'000	Club, services & others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue										
Total external revenue	22,483	7,258	7,873	10,296	3,459	-	36	332	-	51,737
Inter-segment revenue	-	-	-	131	-	-	1,572	-	(1,703)	-
Total segment revenue	22,483	7,258	7,873	10,427	3,459	-	1,608	332	(1,703)	51,737
Results										
Segment result	2,823	3,026	899	433	343	(882)	57	105		6,804
Interest expense	(2,068)	(419)	(27)	-	-	-	(153)	-		(2,667)
Interest income	125	24	-	-	8	8	19	88		272
Share of profits of an associate	4,067	-	-	-	-	-	-	-		4,067
Segment result	4,947	2,631	872	433	351	(874)	(77)	193		8,476
Tax expense										(1,709)
Profit/(Loss) for the period										6,767
									Non-current assets held for sale	
Assets										
Segment assets	470,203	249,748	62,035	12,130	22,926	194,058	5,903	14,895	251	1,032,149
Investment in an associate	29,188									29,188
Deferred tax assets										10,084
Current tax assets										2,627
Total assets										1,074,048
Liabilities										
Segment liabilities	210,049	38,751	8,739	4,413	2,828	31,750	47,639	1,274		345,443
Deferred tax liabilities										45,988
Current tax liabilities										1,480
Total liabilities										392,911
Other segment information										
Depreciation and amortisation	336	237	734	6	144	191	5	1		1,654
Additons to non-current assets other than financial instruments and deferred tax assets	11,681	96	4,748	15	29	14,833	-	3		31,405

Note: The construction division has been combined with property development division to form a reportable segment as major part of its revenue is derived from internal property development projects.

A8. **OPERATING SEGMENTS** (continued)

(b) Segment Analysis – Business Segments (continued)

Financial period ended 31 December 2009

	Property development & construction RM'000	**Hotel & property investment RM'000**	**Farming, food processing & retail RM'000**	**Trading RM'000**	**Manu-facturing RM'000**	**Plantation RM'000**	**Investment holding RM'000**	**Club, services & others RM'000**	**Eli-minations RM'000**	**Consolidated RM'000**
Revenue										
Total external revenue	65,097	12,292	8,332	5,297	3,728	-	36	173	-	94,955
Inter-segment revenue	742	-	-	30	-	-	1,492	-	(2,264)	-
Total segment revenue	65,839	12,292	8,332	5,327	3,728	-	1,528	173	(2,264)	94,955
Results										
Segment result	11,838	3,317	2,166	378	730	(1,088)	(64)	97		17,374
Interest expense	(1,650)	(382)	(23)	-	-	-	(54)	-		(2,109)
Interest income	49	38	-	-	3	-	-	-		90
Share of profits of an associate	3,232	-	-	-	-	-	-	-		3,232
Segment result	13,469	2,973	2,143	378	733	(1,088)	(118)	97		18,587
Tax expense										(4,957)
Profit for the period										13,630
									Non-current assets held for sale	
Assets										
Segment assets	420,954	234,463	51,628	9,082	21,510	134,959	12,679	14,949	8,753	908,977
Investment in an associate	42,853									42,853
Deferred tax assets										8,894
Current tax assets										2,119
Total assets										962,843
Liabilities										
Segment liabilities	186,699	31,980	5,709	2,458	2,420	3,165	15,371	1,185		248,987
Deferred tax liabilities										41,499
Current tax liabilities										5,478
Total liabilities										295,964
Other segment information										
Depreciation and amortisation	436	208	532	5	146	404	4	1		1,736
Additons to non-current assets other than financial instruments and deferred tax assets	8,334	59	264	3	2	15,629	6	1		24,298

Note: The construction division has been combined with property development division to form a reportable segment as major part of its revenue is derived from internal property development projects.

A8. OPERATING SEGMENTS (continued)

(a) Segment Analysis – Geographical Segments

	Revenue		Non-current assets	
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	RM'000	RM'000	RM'000	RM'000
Malaysia	48,278	91,227	566,432	483,541
The Peoples' Republic of China	3,459	3,728	12,182	12,041
Republic of Indonesia	-	-	173,889	120,282
	51,737	94,955	752,503	615,864

The non-current assets do not include financial instruments and deferred tax assets.

A9. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

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

A10. MATERIAL EVENT SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the current quarter under review that have not been reflected in the financial statements.

A11. CHANGES IN THE COMPOSITION OF THE GROUP

There is no change in the composition of the Group in the current quarter and the financial year-to-date.

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A12. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

As at 21 February 2011, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements, the net changes in the contingent liabilities of the Company to financial institutions and suppliers for banking and trade credit facilities granted to subsidiary companies since the preceding financial year ended 30 September 2010 recorded an increase of approximately RM26.2 million. Total credit facilities with corporate guarantees granted to subsidiaries and utilised by subsidiaries as at 21 February 2011 was approximately RM323.2 million and RM225.5 million respectively.

OTHER CONTINGENT LIABILITIES

The Company's subsidiary in Indonesia has on 2 September 2010 received tax assessment letters for value added tax (VAT) amounting to Rp6,388.5 million plus a surcharge penalty of Rp6,388.5 million, totaling Rp12,777 million (equivalent to RM4.3 million) for the period from January to December 2008 from the local tax office arising from the tax audit which denied the subsidiary's input VAT credit. The denial is on the ground that the input VAT incurred for planting activities which produces/sells Fresh Fruit Bunch (FFB) is not creditable. The subsidiary does not agree with the assessment and has filed an objection in view that there was no sale of FFB occurs yet. In addition, the intended principal activity of the subsidiary is to produce and sell crude palm oil. Therefore, no provision was made in the financial statements. As of to-date, the subsidiary is still waiting for the decision from the tax office.

A13. CAPITAL COMMITMENTS

The capital commitment of the Group as at 31 December 2010 is as follows:

	RM'000
Approved, contracted but not provided for:	
- Property, plant and equipment for Livestock farming and Food Processing divisions	6,800
- Property, plant and equipment for Plantation division	33,800
Approved but not contracted for:	
- Biological assets and property, plant and equipment for Plantation division	69,700
	110,300

A14. RELATED PARTY TRANSACTIONS

There were no related party transactions in the current quarter and the financial year-to-date.

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ADDITIONAL INFORMATION REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1. REVIEW OF PERFORMANCE OF THE COMPANY AND ITS PRINCIPAL SUBSIDIARIES FOR:

(i) 1st quarter ended 31.12.2010

Group

The Group recorded lower revenue and profit before tax of RM51.7 million and RM8.5 million as compared to the preceding year corresponding quarter of RM95.0 million and RM18.6 million respectively. The decrease in revenue by 46% and profit before tax by 54% was mainly due to lower revenue and profit contribution from the property and construction divisions as a result of lower percentage of recognition on newly launched projects following the completion of certain ongoing projects.

(ii) financial period ended 31.12.2010 by Segments

Property and construction

The property and construction division recorded a decrease in revenue of 65% to RM22.5 million compared to the preceding year corresponding quarter of RM65.1 million. The profit before tax which included the share of after tax profit of an associated company decrease by 64% to RM4.9 million compared to the preceding year corresponding quarter of RM13.5 million mainly due to lower profit contribution from the property and construction division following the completion of certain ongoing projects and the newly launched projects are still at preliminary stage of development. These projects include the followings:

- Hill Park Home Phase 1 (launched in January 2010, residential development with an estimated gross development value of RM79.0 million);
- Sentosa Heights (launched in July 2010, high-end residential development with an estimated gross development value of RM83.0 million);
- Pelangi Semenyih 2 (launched in September 2010/December 2010, new township mixed development with an estimated gross development value of RM94.0 million for Phase 1A & 1B and RM42.0 million for Phase 1C);
- Saville @ Melawati (launched in October 2010, service apartment and shop-office with an estimated gross development value of RM103.0 million for Phase 1); and
- Areca Residence (launched by the associated company in November 2010, 102 units high-end semi-detached with an estimated gross development value of RM185.0 million),

The Group has successfully launched another new township mixed development project namely, Kajang 2 in December 2010 with an estimated gross development value of RM62.0 million for Phase 1.

As at 31.12.2010, the Group has locked-in unbilled sales value of RM157.6 million from which attributed sales revenue and profits will be recognised progressively as their development percentage of completion progresses.

As at 17.2.2011, Hill Park Home, Sentosa Heights, Pelangi Semenyih 2, Saville @ Melawati, Areca Residence and Kajang 2 has achieved 100%, 40%, 78%, 60%, 77% and 52% take up rate respectively.

Hotel, club and investment

This division recorded lower revenue and profit before tax of RM7.3 million and RM2.6 million as compared to the preceding year corresponding quarter of RM12.3 million and RM3.0 million respectively. The decrease in revenue by 41% was mainly due to the sale of investment properties in the preceding year corresponding quarter of RM5.6 million. The decrease in profit before tax by 13% was mainly due to accrual of refurbishment expenses for the Group’s hotel property.

Livestock farming, food processing and retail
This division recorded lower revenue and profit before tax of RM7.9 million and RM872,000 as compared to the preceding year corresponding quarter of RM8.3 million and RM2.1 million respectively. The decrease in revenue by 5% and profit before tax by 59% was mainly due to lower profit contribution from the farming division and the retail division has yet to achieve economies scale in its overheads. The lower profit contribution from the farming division was mainly due to the deferment of the selling of livestock in order to achieve higher weight and thus better profit margin.

Manufacturing
This division recorded lower revenue and profit before tax of RM3.5 million and RM351,000 as compared to the preceding year corresponding quarter of RM3.7 million and RM733,000 respectively. The decrease in revenue by 5% and profit before tax by 52% was mainly due to increase in cost of production as a result of an increase in raw material prices and labour costs.

Trading
This division recorded higher revenue and profit before tax of RM10.3 million and RM433,000 as compared to the preceding year corresponding quarter of RM5.3 million and RM378,000 respectively. The increase in revenue by 94% and profit before tax by 15% was mainly due to higher product mixed of low profit margin building materials.

Plantation
As at to date, this division has planted approximately 14,400 hectares out of the plantable area of 15,200 hectares (total land area of 15,942.6 hectares) and the Group expects the planting of oil palm trees to be completed by second quarter of the financial year ending 30 September 2011.

B2. COMMENT ON MATERIAL CHANGES IN THE PROFIT BEFORE TAX OF THE CURRENT QUARTER COMPARED WITH PRECEDING QUARTER

	1st quarter ended 31.12.2010 RM'000	4th quarter ended 30.9.2010 RM'000
Profit Before Tax	8,476	18,110

The profit before tax for the current quarter was lower at RM8.5 million compared to RM18.1 million in the preceding quarter mainly attributable to the recognition of gains on changes in fair value of investment properties and gain on transfer of property, plant and equipment to investment property totaling RM11.4 million in the preceding quarter.

B3. CURRENT YEAR PROSPECTS

The Board of Directors is confident that the Group will achieve satisfactory results for the financial year ending 30 September 2011.

B4. VARIANCE OF ACTUAL PROFIT FROM PROFIT FORECAST AND PROFIT GUARANTEE

This is not applicable to the Group.

B5. TAXATION

The taxation of the Group comprises of the following: -

		Current Quarter 31.12.2010 RM'000	Financial year-to-date 31.12.2010 RM'000
(i)	Current taxation		
	- Income taxation	2,350	2,350
(ii)	Deferred taxation	(641)	(641)
		1,709	1,709
(iii)	Under provision in prior year	-	-
		1,709	1,709

The effective tax rate applicable to the Group for the financial year-to-date is higher than the statutory rate of taxation as certain expenses were disallowed for tax purposes and non recognition of deferred tax benefits on tax losses suffered by certain subsidiaries.

B6. SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There were no disposals of properties as at 31 December 2010.

B7. QUOTED INVESTMENTS

There were no quoted investments as at 31 December 2010.

B8. STATUS OF CORPORATE PROPOSALS ANNOUNCED

There were no corporate proposals announced which is pending completion as at the date of issue of this announcement except the following: -

The Proposed Bonus Issue of 24,053,204 new Ordinary Shares (Share) on the basis of one (1) Bonus Share for every ten (10) existing Shares held at a date to be determined later.

The Proposed Bonus Issue is not expected to have any material effect on the earnings of the Group for the financial year ending 30 September 2011, save for the proportionate reduction in earnings per Share as a result of the increase in the number of Shares in issue pursuant to the Proposed Bonus Issue.

The Proposed Bonus Issue is expected to be completed prior to the Company's forthcoming Annual General Meeting to be held on 29 March 2011.

B9. GROUP BORROWINGS AND DEBT SECURITIES

The Group's loans and borrowings (including finance lease liabilities) as at 31 December 2010 are as follows: -

		RM'000
Short-term	- unsecured	35,222
	- secured	36,810
Long-term	- secured	180,836
Total		252,868

The Group's borrowings include foreign currency bank borrowings as follows: -

	Denominated in United States Dollar ('000)	Denominated in Ringgit Malaysia ('000)
Short-term – secured	1,500	4,632
Long-term – secured	18,000	55,588
Total	19,500	60,220

B10. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

The Group has no off balance sheet financial instruments as at the date of this report.

B11. MATERIAL LITIGATION

There was no material litigation involving the Group during the current quarter under review.

B12. DIVIDEND

The Board of Directors does not recommend any dividend payment for the current quarter ended 31 December 2010.

B13. EARNINGS PER SHARE ("EPS")

	Current year Quarter 31.12.2010 Unaudited	Preceding year Quarter 31.12.2009 Audited	Current year-to-date 31.12.2010 Unaudited	Preceding year-to-date 31.12.2009 Audited
BASIC EPS				
Profit attributable to ordinary equity holders of the parent (RM'000)	**6,855**	13,301	**6,855**	13,301
Weighted average number of ordinary shares ('000)	**240,532**	229,078	**240,532**	229,078
BASIC EPS (sen)	**2.85**	5.53*	**2.85**	5.53*

* *The preceding year's EPS has been adjusted to effect the Bonus Issue of 11,453,907 new ordinary shares in order to be comparable to current year's EPS.*

DILUTED EPS (sen)

Not applicable

B14. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 28 February 2011.