MKH BERHAD **(formerly known as Metro Kajang Holdings Berhad) (Company No. 50948-T)**
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
INTERIM REPORT FOR THE THIRD QUARTER
AND FINANCIAL PERIOD ENDED 30 JUNE 2011

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 30.06.2011 RM'000 (UNAUDITED)	Preceding Year Corresponding Quarter 30.06.2010 RM'000 (UNAUDITED)	Current Year-to-Date 30.06.2011 RM'000 (UNAUDITED)	Preceding Year-to-Date 30.06.2010 RM'000 (UNAUDITED)
Revenue	**91,031**	59,510	**217,182**	217,450
Cost of sales	**(64,104)**	(38,672)	**(151,206)**	(152,753)
Gross profit	**26,927**	20,838	**65,976**	64,697
Other income	**1,098**	1,022	**3,581**	2,484
Distribution expenses	**(5,584)**	(2,603)	**(8,521)**	(5,486)
Administrative expenses	**(11,499)**	(10,962)	**(31,041)**	(31,158)
Other expenses	**(1,952)**	(903)	**(3,911)**	(3,192)
Profit from operations	**8,990**	7,392	**26,084**	27,345
Share of profit of an associate	**3,438**	(211)	**10,277**	3,417
Interest income	**421**	180	**1,118**	389
Interest expenses	**(3,777)**	(2,678)	**(9,881)**	(6,929)
Profit before tax	**9,072**	4,683	**27,598**	24,222
Tax expense	**(2,489)**	(792)	**(6,450)**	(5,712)
Profit for the period	**6,583**	3,891	**21,148**	18,510
Other comprehensive income, net of tax				
Foreign exchange translation differences	**2,285**	(790)	**4,828**	(1,733)
Total comprehensive income for the period	**8,868**	3,101	**25,976**	16,777
Profit attributable to:				
Owners of the parent	**6,519**	3,899	**21,026**	17,882
Non-controlling interest	**64**	(8)	**122**	628
Profit for the period	**6,583**	3,891	**21,148**	18,510
	-	-	-	-
Total comprehensive income attributable to:				
Owners of the parent	**8,799**	3,109	**25,841**	16,148
Non-controlling interest	**69**	(8)	**135**	629
Total comprehensive income for the period	**8,868**	3,101	**25,976**	16,777
	-	-	-	-
Earnings per share				
Basic Earnings per ordinary share (sen)	**2.46**	1.47	**7.95**	6.76
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.

MKH BERHAD (formerly known as Metro Kajang Holdings Berhad) (Company No. 50948-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
INTERIM REPORT AS AT 30 JUNE 2011

	(Unaudited) 30.06.2011 RM'000	(Restated) 30.09.2010 RM'000
Assets		
Property, plant and equipment	**158,604**	118,538
Intangible assets	**7,378**	7,378
Biological assets	**153,368**	106,896
Prepaid lease payments	**30,349**	30,775
Investment properties	**206,933**	206,933
Investment in associate	**35,398**	25,121
Other investment	**88**	88
Land held for property development	**257,162**	249,301
Deferred tax assets	**10,926**	9,589
Receivables, deposits and prepayments	**9,268**	7,197
Total Non-Current Assets	**869,474**	761,816
Property development costs	**129,140**	79,258
Inventories	**17,667**	16,393
Amount due from customers on contracts	**1,467**	1,576
Accrued billings	**8,402**	17,926
Receivables, deposits and prepayments	**108,365**	73,347
Current tax assets	**2,226**	2,204
Non-current assets classified as held for sale	**251**	251
Cash and cash equivalents	**65,945**	89,801
Total Current Assets	**333,463**	280,756
TOTAL ASSETS	**1,202,937**	1,042,572
Equity		
Share capital	**264,585**	240,532
Translation reserve	**1,219**	(3,596)
Revaluation reserve	**16,799**	16,799
Retained earnings	**414,395**	417,422
Equity attributable to Equity holders of the Company	**696,998**	671,157
Non-Controlling Interest	**590**	455
Total Equity	**697,588**	671,612
Liabilities		
Deferred tax liabilities	**45,258**	46,111
Deferred income	**4,750**	3,009
Provisions	**405**	391
Loans and borrowings - long-term	**219,986**	167,384
Total Non-Current Liabilities	**270,399**	216,895
Provisions	**7,661**	7,868
Amount due to customers on contracts	**1,355**	1,212
Dividend payable	**-**	9,020
Progress billings	**16,146**	2,474
Payables, deposits received and accruals	**82,554**	64,302
Amount owing to landowner	**-**	1,763
Loans and borrowings - short-term	**122,677**	66,124
Current tax liabilities	**4,498**	1,302
Total Current Liabilities	**234,950**	154,065
Total Liabilities	**505,349**	370,960
TOTAL EQUITY AND LIABILITIES	**1,202,937**	1,042,572
Net Assets per share attributable to shareholders of the Company (RM)	**2.63**	2.54*

** The preceding year's net assets per share has been adjusted to effect the Bonus Issue of 24,053,204 new ordinary shares in order to be comparable to current year's net assets per share.*

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.

MKH BERHAD (formerly known as Metro Kajang Holdings Berhad) (Company No. 50948-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
INTERIM REPORT FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2011

	< ---- Attributable to owners of the parent ---- >						Non-	Total
		< ---- Non-distributable ---- >			Distributable		Controlling	Equity
	Share	Share	Translation	Revaluation	Retained		Interests	
	Capital	Premium	Reserve	Reserve	Earnings	Total		
Group	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Financial Period ended 30 June 2011								
At 1.10.2010 (restated)	240,532	-	(3,596)	16,799	417,422	671,157	455	671,612
Issuance of shares pursuant to Bonus Issue	24,053	-	-	-	(24,053)	-	-	-
Total comprehensive income	-	-	4,815	-	21,026	25,841	135	25,976
At 30.06.2011 (unaudited)	264,585	-	1,219	16,799	414,395	696,998	590	697,588
Financial Period ended 30 June 2010								
At 1.10.2009 (audited)	229,078	3,572	5,322	8,522	404,323	650,817	1,539	652,356
Issuance of shares pursuant to Bonus Issue	11,454	(3,572)	-	-	(7,882)	-	-	-
Total comprehensive income	-	-	(1,734)	-	17,882	16,148	629	16,777
Transactions with owners								
Dilution arising from changes in composition of the Group	-	-	-	-	(577)	(577)	(1,423)	(2,000)
At 30.06.2010 (unaudited)	240,532	-	3,588	8,522	413,746	666,388	745	667,133

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.

MKH BERHAD **(formerly known as Metro Kajang Holdings Berhad) (Company No. 50948-T)**
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
INTERIM REPORT FOR THE THIRD QUARTER
AND FINANCIAL PERIOD ENDED 30 JUNE 2011

	(UNAUDITED) 30.06.2011 RM'000	(UNAUDITED) 30.06.2010 RM'000
Cash Flows From Operating Activities		
Profit before taxation	27,598	24,222
Adjustments for non-cash items	993	8,519
Operating profit before changes in working capital	28,591	32,741
Net changes in working capital	(20,930)	24,880
Cash generated from operations	7,661	57,621
Interest paid	(10,546)	(7,214)
Interest received	643	389
Tax paid	(6,531)	(8,051)
Tax refund	998	477
Net cash (used in)/from operating activities	(7,775)	43,222
Cash Flows From Investing Activities		
Acquisition of additional investment in subsidiaries	-	(2,000)
Additions to land held for property development	(34,955)	(57,731)
Acquisition of property, plant and equipment	(44,693)	(13,179)
Additions to biological assets	(40,323)	(34,929)
Dividends received	-	18,131
Proceeds from disposal of property, plant and equipment	366	38
Proceeds from disposal of non-current assets classified as held for sale	-	5,550
Proceeds from disposal of other investment	-	76
Net cash used in investing activities	(119,605)	(84,044)
Cash Flows From Financing Activities		
Dividend paid	(9,020)	(8,590)
Payments of finance lease liabilities	(503)	(492)
Proceeds from Government grant	1,741	1,009
Net drawdown of bank borrowings	77,473	55,495
Net cash from financing activities	69,691	47,422
Net (decrease)/increase in cash and cash equivalents	(57,689)	6,600
Effect of exchange rate fluctuations	283	(513)
Cash and cash equivalents at beginning of the period	85,635	65,695
Cash and cash equivalents at end of the period	28,229	71,782
Cash and cash equivalents comprises of the following: -		
Cash and bank balances	22,802	41,335
Cash held under housing development accounts	29,610	19,726
Cash held under sinking fund accounts	11	12
Deposits with licensed banks	11,833	7,301
Short term funds	1,689	11,950
Bank overdrafts	(37,716)	(8,542)
	28,229	71,782

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 201_{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 except the Bonus Issue of 24,053,204 new Ordinary Shares on the basis of one (1) Bonus Share for every ten (10) existing Shares held as at 5pm on 14 March 2011. The Bonus Issue was completed on 15 March 2011.

A7. DIVIDEND PAID

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

THE REST OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

A8. OPERATING SEGMENTS

(a) Segment Analysis – Business Segments

Financial period ended 30 June 2011

	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	Non-reportable segment RM'000	Eliminations RM'000	Consolidated RM'000
Revenue										
Total external revenue	118,667	21,519	26,454	41,321	8,091	-	110	1,020	-	217,182
Inter-segment revenue	-	-	-	147	-	-	7,226	-	(7,373)	-
Total segment revenue	118,667	21,519	26,454	41,468	8,091	-	7,336	1,020	(7,373)	217,182
Results										
Segment result	12,030	8,583	2,993	2,166	462	(1,527)	696	681		26,084
Interest expense	(7,280)	(1,362)	(117)	-	-	-	(1,122)	-		(9,881)
Interest income	900	114	1	-	50	27	26	-		1,118
Share of profits of an associate	10,277	-	-	-	-	-	-	-		10,277
Segment result	15,927	7,335	2,877	2,166	512	(1,500)	(400)	681		27,598
Tax expense										(6,450)
Profit for the period										21,148
									Non-current assets held for sale	
Assets										
Segment assets	517,330	253,480	64,638	19,227	21,998	255,802	2,469	19,192	251	1,154,387
Investment in an associate	35,398									35,398
Deferred tax assets										10,926
Current tax assets										2,226
Total assets										1,202,937
Liabilities										
Segment liabilities	283,463	37,893	12,941	8,212	2,003	44,980	64,999	1,102		455,593
Deferred tax liabilities										45,258
Current tax liabilities										4,498
Total liabilities										505,349
Other segment information										
Depreciation and amortisation	992	684	2,099	17	300	576	16	4		4,688
Additions to non-current assets other than financial instruments and deferred tax assets	36,449	511	9,980	16	36	74,290	3	3		121,288

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 30 June 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	Non-reportable segment RM'000	Eli-minations RM'000	Consolidated RM'000
Revenue										
Total external revenue	139,337	25,345	24,531	18,341	9,125	-	110	661	-	217,450
Inter-segment revenue	1,105	95,997	-	46	-	-	8,105	-	(105,253)	-
Total segment revenue	140,442	121,342	24,531	18,387	9,125	-	8,215	661	(105,253)	217,450
Results										
Segment result	16,682	8,838	3,153	870	1,430	(3,534)	(336)	242	-	27,345
Interest expense	(5,302)	(1,120)	(65)	(1)	-	(1)	(440)	-	-	(6,929)
Interest income	180	156	1	-	25	18	9	-	-	389
Share of profits of an associate	3,417	-	-	-	-	-	-	-	-	3,417
Segment result	14,977	7,874	3,089	869	1,455	(3,517)	(767)	242	-	24,222
Tax expense										(5,712)
Profit for the period										18,510
									Non-current assets held for sale	
Assets										
Segment assets	443,476	232,312	52,489	10,120	20,341	170,671	2,421	12,597	8,689	953,116
Investment in an associate	38,614									38,614
Deferred tax assets										9,382
Current tax assets										3,220
Total assets										1,004,332
Liabilities										
Segment liabilities	192,596	30,213	6,317	2,856	1,763	22,161	35,521	1,206	-	292,633
Deferred tax liabilities										41,347
Current tax liabilities										3,219
Total liabilities										337,199
Other segment information										
Depreciation and amortisation	1,029	612	1,559	16	437	1,493	13	5	-	5,164
Additions to non-current assets other than financial instruments and deferred tax assets	59,163	277	3,218	4	31	43,230	6	-	-	105,929

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**	
	30.06.2011	**30.06.2010**	**30.06.2011**	**30.06.2010**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Malaysia	209,091	208,325	566,548	524,224
The Peoples' Republic of China	8,091	9,125	11,763	11,157
Republic of Indonesia	-	-	235,483	144,992
	217,182	217,450	813,794	680,373

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

The change in the composition of the Group in the current quarter and the financial year-to-date is as follow:-

(i) On 17 December 2010, the subsidiaries, Detik Merdu Sdn. Bhd. (“DMSB”) and Metro Kajang (Oversea) Sdn. Bhd. (“MKOSB”) incorporated a new subsidiary, PT Nusantara Makmur Jaya (“PTNMJ”) under the Laws of the Republic of Indonesia. PTNMJ will have an issued and paid-up share capital of IDR3,576 million (equivalent to USD400,000) divided into 400,000 shares of IDR8,940 (equivalent to USD1.00) each. DMSB and MKOSB will be holding 99.75% and 0.25% of the paid-up share capital of PTNMJ respectively. As a result, PTNMJ became a wholly-owned subsidiary of the Company.

THE REST OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

A12. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

As at 18 August 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 RM101.8 million. Total credit facilities with corporate guarantees granted to subsidiaries and utilised by subsidiaries as at 18 August 2011 was approximately RM463.6 million and RM301.1 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 Rp12,777.0 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.

In July 2011, the subsidiary received the final tax assessment letter on subsidiary's appeal from the Provincial Tax Authority and the total assessed non-claimable VAT plus surcharge penalty (tax penalty) were amounting to Rp3,927.3 million (equivalent RM1.4 million based on exchange rate of RM1 to Rp2,800) as compared to the original tax assessment totaling Rp12,777.0 million.

A13. CAPITAL COMMITMENTS

The capital commitment of the Group as at 30 June 2011 is as follows:

	RM'000
Approved, contracted but not provided for:	
- Property, plant and equipment for Livestock farming and Food Processing divisions	2,200
- Property, plant and equipment for Plantation division	19,200
Approved but not contracted for:	
- Biological assets and property, plant and equipment for Plantation division	32,500
	53,900

A14. RELATED PARTY TRANSACTIONS

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

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) Third quarter ended 30 June 2011

Group

The Group's revenue for the current quarter increased by 53% to RM91.0 million compared to the preceding year corresponding quarter of RM59.5 million. The profit before tax increased by 94% to RM9.1 million compared to the preceding year corresponding quarter of RM4.7 million due principally to higher profit recognition from the property and construction division and profit contribution from the associated company.

(ii) Financial period ended 30 June 2011 by Segments

Property and construction

Despite the lower revenue achieved by this division of RM118.7 million compared to the preceding year-to-date of RM139.3 million, this division recorded an increase in profit before tax of RM15.9 million as compared to the preceding year-to-date of RM15.0 million mainly due to higher profit contribution from the associated company of RM10.3 million compared to the preceding year-to-date of RM3.4 million.

The Group's property and construction division profit before tax excluding the share of after tax profit of associated company was lower at RM5.7 million compared to the preceding year-to-date of RM11.6 million due to higher charged out of sales and marketing expenses by the property division on launching of its property development projects and higher interest expense incurred. The profit recognition on the Group's newly launched projects namely, Sentosa Heights, Pelangi Semenyih 2, Hill Park Home Phase 2, Saville @ Melawati and Kajang 2 are still at preliminary stage of development.

As at 30.6.2011, the Group has locked-in unbilled sales value of RM325.1 million from which attributed sales revenue and profits will be recognised progressively as their development percentage of completion progresses.

Hotel and property investment

This division recorded lower revenue and profit before tax of RM21.5 million and RM7.3 million as compared to the preceding year-to-date of RM25.3 million and RM7.9 million respectively. The decrease in revenue by 15% was mainly due to the sale of investment properties in the preceding year-to-date of RM5.6 million. The decrease in profit before tax by 8% was mainly due to accrual of refurbishment expenses for the Group's hotel property.

Livestock farming, food processing and retail

Despite the higher revenue achieved by this division of RM26.5 million as compared to the preceding year-to-date of RM24.5 million, this division recorded lower profit before tax of RM2.9 million as compared to the preceding year-to-date of RM3.1 million mainly due to lower profit contribution from the retail division which has yet to achieve economies of scale in its overheads.

Manufacturing

This division recorded lower revenue and profit before tax of RM8.1 million and RM512,000 as compared to the preceding year-to-date of RM9.1 million and RM1.5 million respectively. The decrease in revenue by 11% and profit before tax by 66% 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 RM41.3 million and RM2.2 million as compared to the preceding year-to-date of RM18.3 million and RM869,000 respectively. The increase in revenue by 126% and profit before tax by 153% was mainly due to increase in sales of building materials that have higher product mixed of low profit margin building materials.

Plantation

As at to date, this division has planted approximately 14,600 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 this financial year ending 30 September 2011 and the commissioning of CPO mill will be completed by 4th quarter of 2011.

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

	3rd quarter ended 30.06.2011 RM'000	2nd quarter ended 31.03.2011 RM'000
Profit Before Tax	9,072	10,050

The profit before tax for the current quarter was lower at RM9.1 million compared to RM10.1 million in the preceding quarter mainly attributable to higher charged out of sales and marketing expenses by the property division on launching of its property development projects.

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 30.06.2011 RM'000	Financial year-to-date 30.06.2011 RM'000
(i)	Current taxation		
	- Income taxation	3,019	8,471
(ii)	Deferred taxation	(766)	(2,257)
		2,253	6,214
(iii)	Under provision in prior year	236	236
		2,489	6,450

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 30 June 2011.

B7. QUOTED INVESTMENTS

There were no quoted investments as at 30 June 2011.

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.

B9. GROUP BORROWINGS AND DEBT SECURITIES

The Group's loans and borrowings (including finance lease liabilities) as at 30 June 2011 are as follows: -

		RM'000
Short-term	- unsecured	48,851
	- secured	73,826
Long-term	- secured	219,986
Total		342,663

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	4,535
Long-term – secured	24,500	74,071
Total	26,000	78,606

B10. DERIVATIVE FINANCIAL INSTRUMENTS

The Group has no derivative financial instruments as at the date of this report.

B11. FAIR VALUE CHANGES OF FINANCIAL LIABILITIES

The Group has no financial liabilities which are measured at fair value through profit or loss as at the date of this report.

B12. REALISED AND UNREALISED PROFITS OR LOSSES

The breakdown of realised and unrealised retained earnings of the Group as at the reporting date is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad ("Bursa Malaysia") dated 25 March 2010 and prepared in accordance with the Guidance on Special Matter No. 1, *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements*, issued by the Malaysian Institute of Accountants.

On 20 December 2010, Bursa Malaysia further issued guidance on the disclosure and the format required.

The breakdown of the retained earnings of the Group is as follows:

	As at 30.06.2011 RM'000	**As at 31.03.2011 RM'000**
Total retained earnings of the Company and its subsidiaries:		
- realised	466,921	462,502
- unrealised	56,651	56,078
	523,572	518,580
Total share of retained earnings from an associate:		
- realised	25,651	22,214
	549,223	540,794
Consolidation adjustments	(134,828)	(132,918)
Total Group retained earnings as per consolidated accounts	414,395	407,876

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

B13. MATERIAL LITIGATION

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

B14. DIVIDEND

The Board of Directors does not recommend any dividend payment for the current quarter ended 30 June 2011.

B15. EARNINGS PER SHARE ("EPS")

	Current year Quarter 30.06.2011 Unaudited	Preceding year Quarter 30.06.2010 Audited	Current year-to-date 30.06.2011 Unaudited	Preceding year-to-date 30.06.2010 Audited
BASIC EPS				
Profit attributable to ordinary equity holders of the parent (RM'000)	**6,519**	3,899	**21,026**	17,882
Weighted average number of ordinary shares ('000)	**264,585**	240,532	**264,585**	240,532
BASIC EPS (sen)	**2.46**	1.47*	**7.95**	6.76*

** The preceding year's EPS has been adjusted to effect the Bonus Issue of 24,053,204 new ordinary shares in order to be comparable to current year's EPS.*

DILUTED EPS (sen)

Not applicable

B16. 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 25 August 2011.