

KUMPULAN HARTANAH SELANGOR BERHAD

Company No: 559747-W

**A) Unaudited Condensed Consolidated Income Statement
For the quarter ended 30 June 2010**

PARTICULARS	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2009 RM'000	CURRENT YEAR TO DATE 30/06/2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2009 RM'000
Revenue	108,470	9,908	154,805	19,372
Cost of sales	<u>(81,102)</u>	<u>(4,323)</u>	<u>(110,427)</u>	<u>(13,752)</u>
Gross profit	27,368	5,585	44,378	5,620
Other income	4,089	38,776	6,467	41,049
Administrative expenses	(5,107)	(6,809)	(11,491)	(11,914)
Other operating expenses	(16,984)	(11,268)	(23,553)	(19,162)
Operating profit	9,366	26,284	15,801	15,593
Finance costs	<u>(4,147)</u>	<u>(3,910)</u>	<u>(8,075)</u>	<u>(8,495)</u>
Profit before tax	5,219	22,374	7,726	7,098
Income tax	<u>(2,998)</u>	<u>(7,309)</u>	<u>(3,459)</u>	<u>(5,423)</u>
Profit for the period	2,221	15,065	4,267	1,675
Attributable to:				
Owner of the Parent	(156)	9,445	1,542	(3,365)
Minority interest	<u>2,377</u>	<u>5,620</u>	<u>2,725</u>	<u>5,040</u>
	2,221	15,065	4,267	1,675
Earning per share attributable to owner of the Parent (sen):				
Basic, for profit/ (loss) for the period	(0.03)	2.10	0.34	(0.75)
Diluted, for profit/ (loss) for the period	N/A	N/A	N/A	N/A

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements)

KUMPULAN HARTANAH SELANGOR BERHAD

Company No: 559747-W

**B) Unaudited Condensed Consolidated Statement Of Comprehensive Income
For the quarter ended 30 June 2010**

PARTICULARS	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2009 RM'000	CURRENT YEAR TO DATE 30/06/2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2009 RM'000
Profit for the period	2,221	15,065	4,267	1,675
Other comprehensive income for the period, net of tax				
- (Loss)/gain on fair value in financial assets available-for-sale	(537)	-	513	-
Total comprehensive income for the period	1,684	15,065	4,780	1,675
Attributable to:				
Owner of the Parent	(568)	9,445	1,935	(3,365)
Minority interest	2,252	5,620	2,845	5,040
	1,684	15,065	4,780	1,675
Earning per share attributable to owner of the Parent (sen):				
Basic, for profit/ (loss) for the period	(0.13)	2.10	0.43	(0.75)
Diluted, for profit/ (loss) for the period	N/A	N/A	N/A	N/A

(The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements)

KUMPULAN HARTANAH SELANGOR BERHAD

Company No: 559747-W

**Unaudited Condensed Consolidated Statement of Financial Position
As at 30 June 2010**

	As at 30.06.10 RM'000	As at 31.12.09 RM'000 (Audited)
NON CURRENT ASSETS		
Property, plant and equipment	5,153	5,216
Investment properties	2,366	7,644
Prepaid land lease payments	658	665
Land held for property development	259,271	270,620
Goodwill	99,963	99,963
Associated companies	2,000	2,000
Other investments	875	1,466
Available-for-sale investment	1,018	-
Deferred tax assets	117	117
	371,421	387,691
CURRENT ASSETS		
Inventories	53,697	75,129
Property development costs	444,730	505,624
Receivables	316,060	304,651
Tax recoverable	195	162
Deposits, cash and bank balances	34,418	51,396
	849,100	936,962
TOTAL ASSETS	1,220,521	1,324,653
EQUITY AND LIABILITIES		
Share capital	450,000	450,000
Share premium	306,112	306,112
Share option reserve	626	626
Equity contribution	(9,954)	-
Accumulated losses	(320,899)	(322,743)
	425,885	433,995
Minority interest	50,546	50,035
Total equity	476,431	484,030
Non-current liabilities		
Long term borrowings (interest bearing)	115,500	154,033
Financial liabilities at amortised cost	25,545	26,245
Deferred taxation	27,259	32,182
	168,304	212,460
CURRENT LIABILITIES		
Payables	464,481	552,734
Borrowings (interest bearing)	91,417	62,648
Taxation	19,888	12,781
	575,786	628,163
Total liabilities	744,090	840,623
TOTAL EQUITY AND LIABILITIES	1,220,521	1,324,653

(The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements)

KUMPULAN HARTANAH SELANGOR BERHAD

Company No: 559747-W

**Unaudited Condensed Consolidated Statement of Changes In Equity
For the quarter ended 30 June 2010**

	[----- Attributable to Owner of the Parent -----]						Total RM'000	Minority Interest RM'000	Total Equity RM'000
	[----- Non-distributable -----]		[----- Distributable -----]						
	Share Capital RM'000	Share Premium RM'000	Share Options Reserve RM'000	Available-For- Sale Reserves	Equity Contribution RM'000	Accumulated (Losses) / Profit RM'000			
At 1 January 2009	450,000	306,112	626	-	-	(344,191)	412,547	48,840	461,387
Total comprehensive income for the period	-	-	-	-	-	(3,365)	(3,365)	5,040	1,675
At 30 June 2009	450,000	306,112	626	-	-	(347,556)	409,182	53,880	463,062
At 1 January 2010									
- as previously stated	450,000	306,112	626	-	-	(322,743)	433,995	50,035	484,030
- effect of adopting FRS 139	-	-	-	-	(9,954)	(91)	(10,045)	-	(10,045)
At 1 January 2010, as restated	450,000	306,112	626	-	(9,954)	(322,834)	423,950	50,035	473,985
Total comprehensive income for the period	-	-	-	513	-	1,422	1,935	2,845	4,780
Dividend of subsidiaries	-	-	-	-	-	-	-	(2,334)	(2,334)
At 30 June 2010	450,000	306,112	626	513	(9,954)	(321,412)	425,885	50,546	476,431

(The Unaudited Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements)

KUMPULAN HARTANAH SELANGOR BERHAD

Company No: 559747-W

**Unaudited Condensed Consolidated Statement of Cash Flows
For the quarter ended 30 June 2010**

	30.06.10	30.06.09
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	7,726	7,098
Adjustments for:		
Depreciation of property, plant and equipment	441	415
Depreciation of investment properties	30	105
Amortisation of prepaid land lease payments	14	7
Provision for impairment of inventories	-	5,846
Finance costs	8,075	8,495
Operating profit before working capital changes	16,286	21,966
Changes in Working Capital		
Inventories	21,432	3,273
Receivables	(11,409)	19,492
Property developments projects	72,243	22,742
Payables	(95,315)	(22,612)
Net cash generated from operations	3,237	44,861
Interest paid	(7,353)	(8,451)
Tax paid	(1,513)	(1,697)
Net cash flow (used in)/generated from operating activities	(5,629)	34,713
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(337)	(307)
Disposal of property, plant and equipment	700	40
Net cash flow generated/(used in) from investing activities	363	(267)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of borrowings	(5,532)	(6,531)
Net cash flow used in financing activities	(5,532)	(6,531)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(10,798)	27,915
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	14,553	(22,085)
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	3,755	5,830

Cash and cash equivalents at the end of the financial period comprise the following:

	As at	As at
	30.06.10	30.06.09
	RM'000	RM'000
Cash and bank balances	10,139	8,022
Debt Service Reserve Accts ("DSRA") - Note 1	5,201	3,226
Deposits	19,079	45,459
Bank overdrafts	(30,664)	(50,877)
	3,755	5,830

Note 1: The accounts is for the purpose of RM250 million Term Loan Facility with CIMB Bank Berhad. This account shall be maintained with the bank throughout the tenure of the Term Loan Facility.

(The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements)