

KUMPULAN HARTANAH SELANGOR BERHAD

Company No: 559747-W

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

PARTICULARS	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/09/2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2009 RM'000	CURRENT YEAR TO DATE 30/09/2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/09/2009 RM'000
Revenue	8,610	15,255	163,415	34,627
Cost of sales	<u>(4,683)</u>	<u>(13,391)</u>	<u>(115,110)</u>	<u>(27,144)</u>
Gross profit	3,927	1,864	48,305	7,483
Other income	1,859	641	8,326	41,690
Administrative expenses	(5,030)	(5,385)	(16,521)	(17,298)
Other expenses	(2,323)	(4,656)	(25,875)	(23,818)
Operating profit/(loss)	(1,567)	(7,536)	14,235	8,057
Finance costs	<u>(4,336)</u>	<u>(3,743)</u>	<u>(12,411)</u>	<u>(12,238)</u>
Profit/(loss) before tax	(5,903)	(11,279)	1,824	(4,181)
Income tax and zakat	<u>(382)</u>	4,989	<u>(3,842)</u>	<u>(434)</u>
Loss for the period	<u>(6,285)</u>	<u>(6,290)</u>	<u>(2,018)</u>	<u>(4,615)</u>
Attributable to:				
Owner of the Parent	(6,548)	(7,687)	(5,006)	(11,052)
Minority interest	<u>263</u>	<u>1,397</u>	<u>2,988</u>	<u>6,437</u>
	<u>(6,285)</u>	<u>(6,290)</u>	<u>(2,018)</u>	<u>(4,615)</u>
Earning per share attributable to owner of the Parent (sen):				
Basic, for profit/ (loss) for the period	<u>(1.46)</u>	<u>(1.71)</u>	<u>(1.11)</u>	<u>(2.46)</u>
Diluted, for profit/ (loss) for the period	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

(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 September 2010**

PARTICULARS	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/09/2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2009 RM'000	CURRENT YEAR TO DATE 30/09/2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/09/2009 RM'000
(Loss)/profit for the period	(6,285)	(6,290)	(2,018)	(4,615)
Other comprehensive income for the period, net of tax				
- (Loss)/gain on fair value in financial assets available-for-sale	(283)	-	230	-
Total comprehensive income for the period	(6,568)	(6,290)	(1,788)	(4,615)
Attributable to:				
Owner of the Parent	(6,764)	(7,687)	(4,828)	(11,052)
Minority interest	196	1,397	3,040	6,437
	(6,568)	(6,290)	(1,788)	(4,615)
Earning per share attributable to owner of the Parent (sen):				
Basic, for profit/ (loss) for the period	(1.50)	(1.71)	(1.07)	(2.46)
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 September 2010**

	As at 30.09.10 RM'000	As at 31.12.09 RM'000 (Audited)
NON CURRENT ASSETS		
Property, plant and equipment	4,947	5,216
Investment properties	2,355	7,644
Prepaid land lease payments	658	665
Land held for property development	259,317	270,620
Goodwill	99,963	99,963
Associated companies	2,000	2,000
Other investments	875	1,466
Available-for-sale investment	735	-
Deferred tax assets	117	117
	370,967	387,691
CURRENT ASSETS		
Inventories	52,464	75,129
Property development costs	514,574	505,624
Receivables	282,873	304,651
Tax recoverable	206	162
Deposits, cash and bank balances	28,752	51,396
	878,870	936,962
TOTAL ASSETS	1,249,837	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	(327,662)	(322,743)
	419,122	433,995
Minority interest	48,409	50,035
Total equity	467,531	484,030
Non-current liabilities		
Long term borrowings (interest bearing)	141,250	154,033
Long term payables	-	26,245
Financial liabilities at amortised cost	25,505	-
Deferred taxation	27,246	32,182
	194,001	212,460
CURRENT LIABILITIES		
Payables	460,016	552,734
Borrowings (interest bearing)	108,670	62,648
Taxation	19,619	12,781
	588,305	628,163
Total liabilities	782,306	840,623
TOTAL EQUITY AND LIABILITIES	1,249,837	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 September 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	-	-	-	-	-	(11,052)	(11,052)	6,437	(4,615)
At 30 September 2009	450,000	306,112	626	-	-	(355,243)	401,495	55,277	456,772
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	-	-	-	230	-	(5,058)	(4,828)	3,040	(1,788)
Dividend of subsidiaries	-	-	-	-	-	-	-	(4,666)	(4,666)
At 30 September 2010	450,000	306,112	626	230	(9,954)	(327,892)	419,122	48,409	467,531

(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 September 2010**

	30.09.10 RM'000	30.09.09 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(loss) before tax	1,824	(4,181)
Adjustments for:		
Depreciation of property, plant and equipment	643	674
Depreciation of investment properties	44	76
Amortisation of prepaid land lease payments	20	8
Provision for impairment of inventories	-	5,846
Finance costs	12,411	12,238
Operating profit before working capital changes	14,944	14,661
Changes in Working Capital		
Inventories	22,665	4,003
Receivables	21,711	29,636
Property developments projects	2,352	5,047
Payables	(102,651)	(14,756)
Net cash (used in) / generated from operations	(40,979)	38,591
Interest paid	(11,265)	(12,123)
Tax paid	(1,984)	(4,416)
Net cash flow (used in)/generated from operating activities	(54,229)	22,052
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(407)	(365)
Disposal of property, plant and equipment	6,700	157
Net cash flow generated/(used in) from investing activities	6,293	(208)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	45,000	-
Repayment of borrowings	(11,780)	(11,015)
Net cash flow used in financing activities	33,220	(11,015)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(14,716)	10,829
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	14,553	(22,085)
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	(163)	(11,256)

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

	As at 30.09.10 RM'000	As at 30.09.09 RM'000
Cash and bank balances	19,421	9,525
Debt Service Reserve Accts ("DSRA") - Note 1	5,201	5,201
Deposits	4,129	17,487
Bank overdrafts	(28,915)	(43,469)
	(163)	(11,256)

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)