

**KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

**A) UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS  
FOR THE QUARTER ENDED 30 JUNE 2013**

PARTICULARS	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/2013 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2012 RM'000	CURRENT YEAR TO DATE 30/06/2013 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2012 RM'000
Revenue	10,145	25,931	12,003	35,828
Cost of sales	<u>(6,628)</u>	<u>(12,531)</u>	<u>(8,313)</u>	<u>(20,028)</u>
Gross profit	<b>3,517</b>	<b>13,400</b>	<b>3,690</b>	<b>15,800</b>
Other income	2,061	2,569	15,255	3,935
Administrative expenses	(4,477)	(4,485)	(8,480)	(8,433)
Other expenses	(2,536)	(1,843)	(4,277)	(3,318)
Finance costs	<u>(2,780)</u>	<u>(3,252)</u>	<u>(5,701)</u>	<u>(6,530)</u>
Profit/(loss) before tax	<b>(4,215)</b>	<b>6,389</b>	<b>487</b>	<b>1,454</b>
Income tax and zakat	<u>55</u>	<u>(1,440)</u>	<u>69</u>	<u>(1,773)</u>
Profit/(loss) for the period	<b><u>(4,160)</u></b>	<b><u>4,949</u></b>	<b><u>556</u></b>	<b><u>(319)</u></b>
Attributable to:				
Owner of the Parent	(3,601)	4,070	(984)	(1,145)
Non-controlling interests	<u>(559)</u>	<u>879</u>	<u>1,540</u>	<u>826</u>
	<b><u>(4,160)</u></b>	<b><u>4,949</u></b>	<b><u>556</u></b>	<b><u>(319)</u></b>
Earning/(loss) per share attributable to owner of the Parent (sen):				
Basic, for profit/(loss) for the period	<b><u>(0.80)</u></b>	<b><u>0.90</u></b>	<b><u>(0.22)</u></b>	<b><u>(0.25)</u></b>
Diluted, for profit/(loss) for the period	<b><u>N/A</u></b>	<b><u>N/A</u></b>	<b><u>N/A</u></b>	<b><u>N/A</u></b>

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements)

**KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

**B) UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME  
FOR THE QUARTER ENDED 30 JUNE 2013**

PARTICULARS	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/2013 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2012 RM'000	CURRENT YEAR TO DATE 30/06/2013 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2012 RM'000
Profit/(loss) for the period	(4,160)	4,949	556	(319)
Other comprehensive income for the period, net of tax				
- Gain/(loss) on fair value changes in available-for-sale financial assets	202	(69)	216	43
Total comprehensive income for the period	<u><b>(3,958)</b></u>	<u><b>4,880</b></u>	<u><b>772</b></u>	<u><b>(276)</b></u>
Attributable to:				
Owner of the Parent	(3,443)	4,016	(816)	(1,112)
Non-controlling interests	<u>(515)</u>	<u>864</u>	<u>1,588</u>	<u>836</u>
	<u><b>(3,958)</b></u>	<u><b>4,880</b></u>	<u><b>772</b></u>	<u><b>(276)</b></u>

(The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements)

**KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
AS AT 30 JUNE 2013**

	<b>As at 30.06.13 RM'000</b>	<b>As at 31.12.12 RM'000 (Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	2,912	3,300
Land held for property development	211,160	214,596
Investment properties	1,087	1,095
Goodwill	80,423	80,423
Investment in associated companies	2,000	2,000
Other investments	965	960
Deferred tax assets	1,199	1,199
Trade and other receivables	45,696	45,696
Amount due from ultimate holding corporation	115,101	115,101
Investment securities	2,311	2,046
	<b>462,854</b>	<b>466,416</b>
<b>Current assets</b>		
Inventories	48,021	51,526
Property development costs	314,863	308,418
Receivables	72,526	81,769
Tax recoverable	201	201
Deposits, cash and bank balances	24,709	18,464
	<b>460,320</b>	<b>460,378</b>
<b>Total assets</b>	<b>923,174</b>	<b>926,794</b>
<b>Equity and liabilities</b>		
Share capital	450,000	450,000
Share premium	306,112	306,112
Other reserves	(3,053)	(3,221)
Accumulated losses	(448,508)	(447,524)
	<b>304,551</b>	<b>305,367</b>
Non-controlling interests	51,965	50,377
<b>Total equity</b>	<b>356,516</b>	<b>355,744</b>
<b>Non-current liabilities</b>		
Long term borrowings	94,009	109,016
Payables	188,063	187,868
Deferred taxation	21,216	21,297
	<b>303,288</b>	<b>318,181</b>
<b>Current liabilities</b>		
Payables	195,879	176,295
Borrowings	57,848	64,655
Taxation	9,643	11,919
	<b>263,370</b>	<b>252,869</b>
<b>Total liabilities</b>	<b>566,658</b>	<b>571,050</b>
<b>Total equity and liabilities</b>	<b>923,174</b>	<b>926,794</b>
Net assets per share attributable to owners of the parent (RM)	0.677	0.679

(The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements)

**KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 30 JUNE 2013**

	Total equity	Equity attributable to owners of the parent	Share capital	[----- Non-distributable -----]					[- Distributable -]	
				Share premium	Other reserves, total	Equity distribution to parent	Share Option reserve	Fair value adjustment reserve	Accumulated losses	Non-controlling interests
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 January 2012	359,603	308,625	450,000	306,112	(3,319)	(5,068)	626	1,123	(444,168)	50,978
Total comprehensive income	(276)	(1,112)	-	-	33	-	-	33	(1,145)	836
At 30 June 2012	<u>359,327</u>	<u>307,513</u>	<u>450,000</u>	<u>306,112</u>	<u>(3,286)</u>	<u>(5,068)</u>	<u>626</u>	<u>1,156</u>	<u>(445,313)</u>	<u>51,814</u>
At 1 January 2013	355,744	305,367	450,000	306,112	(3,221)	(5,068)	626	1,221	(447,524)	50,377
Total comprehensive income	772	(816)	-	-	168	-	-	168	(984)	1,588
At 30 June 2013	<u>356,516</u>	<u>304,551</u>	<u>450,000</u>	<u>306,112</u>	<u>(3,053)</u>	<u>(5,068)</u>	<u>626</u>	<u>1,389</u>	<u>(448,508)</u>	<u>51,965</u>

(The Unaudited Condensed Consolidated Statements of Changes In Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached the interim financial statements)

**KUMPULAN HARTANAH SELANGOR BERHAD**

Company No: 559747-W

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE PERIOD ENDED 30 JUNE 2013**

	<b>30.06.13</b>	<b>30.06.12</b>
	RM'000	RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit/(loss) before tax	487	1,454
<b>Adjustments for:</b>		
Depreciation of property, plant and equipment	309	330
Amortisation of investment properties	8	29
Finance costs	5,701	6,530
Operating profit before working capital changes	6,505	8,344
<b>Changes in Working Capital</b>		
Inventories	3,505	(25,828)
Receivables	8,440	37,172
Property developments projects	(3,010)	(2,082)
Payables	19,834	11,481
<b>Net cash generated from operations</b>	<b>35,274</b>	<b>29,087</b>
Interest paid	(4,804)	(6,069)
Tax paid	(1,868)	(3,296)
<b>Net cash flow generated from operating activities</b>	<b>28,602</b>	<b>19,722</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant & equipment	(550)	(36)
<b>Net cash flow used in from investing activities</b>	<b>(550)</b>	<b>(36)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Drawdown of borrowings	-	-
Repayment of borrowing	(15,000)	(15,000)
<b>Net cash flow used in from financing activities</b>	<b>(15,000)</b>	<b>(15,000)</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>13,052</b>	<b>4,686</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD</b>	<b>(1,186)</b>	<b>(3,074)</b>
<b>CASH AND CASH EQUIVALENTS AT END OF THE PERIOD</b>	<b>11,866</b>	<b>1,612</b>

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

	<b>As at</b>	<b>As at</b>
	<b>30.06.13</b>	<b>30.06.12</b>
	RM'000	RM'000
Cash and bank balances	18,934	12,405
Debt Service Reserve Accts ("DSRA") - Note 1	5,200	5,200
Deposits	575	6,000
Bank overdrafts	(12,843)	(21,993)
	<b>11,866</b>	<b>1,612</b>

*Note 1: This account relates to the RM250 million Term Loan Facility with CIMB Bank Berhad and shall be maintained with the bank throughout the tenure of the facility.*

**(The Unaudited Condensed Consolidated Statements of Cash Flow should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements)**