

**Quarterly financial report for financial quarter ended 30 September 2010**  
 ( The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
 FOR THE QUARTER ENDED 30 SEPTEMBER 2010**

	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	23,894	15,319	23,894	15,319
Operating expenses	(19,625)	(14,444)	(19,625)	(14,444)
Other operating income	466	1,207	466	1,207
Profit from operations	4,735	2,082	4,735	2,082
Finance cost	(2,008)	(1,485)	(2,008)	(1,485)
Profit before taxation	2,727	597	2,727	597
Taxation	(743)	(191)	(743)	(191)
<b>Profit for the year</b>	<b>1,984</b>	<b>406</b>	<b>1,984</b>	<b>406</b>
<b>Total comprehensive income for the year</b>	<b>1,984</b>	<b>406</b>	<b>1,984</b>	<b>406</b>
Profit attributable to:				
Owner of the parent	1,984	406	1,984	406
Minority interest	-	-	-	-
	<b>1,984</b>	<b>406</b>	<b>1,984</b>	<b>406</b>
Total comprehensive income attributable to:				
Owner of the parent	1,984	406	1,984	406
Minority interest	-	-	-	-
	<b>1,984</b>	<b>406</b>	<b>1,984</b>	<b>406</b>
EPS - Basic (sen)	0.99	0.20	0.99	0.20
(Net profit for the period/ Weighted average number of ordinary shares in issue)	(1,984/201,341)	(406/201,858)	(1,984/201,341)	(406/201,858)

(The Condensed Consolidated Income Statements should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)

**BCB BERHAD**

(Company No : 172003-W)  
(Incorporated in Malaysia)



**Quarterly financial report for financial quarter ended 30 September 2010**  
( The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 30 SEPTEMBER 2010

	(UNAUDITED) AS AT 30.09.2010 RM'000	(AUDITED) AS AT 30.06.2010 RM'000
Property, plant and equipment	51,546	51,659
Prepaid land lease payments	-	-
Investment properties	27,417	27,417
Land held for development	107,371	106,856
Deferred tax asset	-	-
<b>Current assets</b>		
Property development costs	151,922	153,059
Inventories	44,514	46,176
Tax Recoverable	1,841	2,208
Trade and other receivables	97,541	90,907
Deposits with licensed banks	-	-
Cash and bank balances	5,726	9,147
	<u>301,544</u>	<u>301,497</u>
<b>Current liabilities</b>		
Trade and other payables	27,835	28,477
Short term borrowings	57,868	39,985
Bank overdrafts	21,352	19,276
Provision for taxation	801	300
	<u>107,856</u>	<u>88,038</u>
<b>Net current assets</b>	<u>193,688</u>	<u>213,459</u>
	<u>380,022</u>	<u>399,391</u>
<b>Shareholders' Funds</b>		
Share capital	206,250	206,250
Treasury shares	(2,472)	(2,299)
Revaluation reserves	6,769	6,769
Retained earnings	116,368	114,384
	<u>326,915</u>	<u>325,104</u>
Long term borrowings	50,224	71,404
Deferred tax liabilities	2,883	2,883
	<u>380,022</u>	<u>399,391</u>
<b>Net assets per share (RM)</b>	<u>1.59</u>	<u>1.58</u>
(Total Equity/ Number of ordinary share issued)	<u>(326,915/ 206,250)</u>	<u>(325,104/ 206,250)</u>

( The Condensed Consolidated Balance Sheets should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)

**Quarterly financial report for financial quarter ended 30 September 2010**  
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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2010**

	Share capital RM'000	Non-distributable		Distributable	Total RM'000
		Revaluation surplus RM'000	Treasury shares RM'000	Retained earnings RM'000	
At 01.07.2010	206,250	6,769	(2,299)	114,384	325,104
Total comprehensive income				1,984	1,984
Transactions with owners:					
Share buy-back			(173)		(173)
At 30.9.2010	206,250	6,769	(2,472)	116,368	326,915
At 01.07.2009	206,250	6,744	(2,252)	112,263	323,005
Reversal of deferred tax		25			25
Share buy-back			(47)		(47)
Net profit for the period				2,121	2,121
At 30.9.2009	206,250	6,769	(2,299)	114,384	325,104

( The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2010**

	3 MONTHS ENDED 30.09.2010 RM'000	3 MONTHS ENDED 30.09.2009 RM'000
<b>Operating activities</b>		
Profit after taxation	1,984	406
Adjustments for non-cash items	2,432	228
Operating profit before working capital changes	<u>4,416</u>	<u>634</u>
Net change in working capital	<u>(6,429)</u>	<u>3,842</u>
	(2,013)	4,476
Tax refunded	-	671
Taxes paid	<u>868</u>	<u>(1,053)</u>
<b>Net cash from operating activities</b>	<u>(1,145)</u>	<u>4,094</u>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(389)	(48)
Proceeds of property, plant and equipment disposal	22	718
Land held for development	(515)	(94)
	<u>(882)</u>	<u>576</u>
<b>Financing activities</b>		
Proceeds from borrowings	32,190	17,975
Repayment of borrowings	(33,411)	(19,097)
Purchase of treasury shares	(173)	(1)
Others		(80)
	<u>(1,394)</u>	<u>(1,203)</u>
<b>Net increase/ (decrease) in cash and cash equivalents</b>	(3,421)	3,467
<b>Cash and cash equivalents at beginning of period</b>	9,147	(33,318)
<b>Cash and cash equivalents at end of period</b>	<u>5,726</u>	<u>(29,851)</u>

( The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2010)