

Interim Report For The Financial Period Ended 31 March 2012

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2012

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31.03.2012 RM'000	31.03.2011 RM'000	31.03.2012 RM'000	31.03.2011 RM'000
Revenue	32,264	34,972	89,695	80,349
Operating expenses	(26,430)	(29,742)	(76,482)	(67,018)
Other operating income	2,076	211	6,648	794
Profit from operations	7,910	5,441	19,861	14,125
Finance cost	(2,730)	(2,269)	(9,635)	(5,950)
Profit before taxation	5,180	3,172	10,226	8,175
Taxation	(1,226)	(749)	(2,589)	(2,172)
Profit for the period	3,954	2,423	7,637	6,003
Total comprehensive income for the year	3,954	2,423	7,637	6,003
Profit attributable to:				
Owners of the Company	3,647	2,423	7,157	6,003
Non Controlling Interest	307	-	480	-
	3,954	2,423	7,637	6,003
Total comprehensive income attributable to:				
Owner of the parent	3,647	2,423	7,157	6,003
Non Controlling Interest	307	-	480	-
	3,954	2,423	7,637	6,003
EPS - Basic (sen)	1.81	1.20	3.56	2.98

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2011)



Interim Report For The Financial Period Ended 31 March 2012

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 MARCH 2012

	(UNAUDITED) AS AT 31.03.2012 RM'000	(AUDITED) AS AT 30.06.2011 RM'000
Non Current Assets		
Property, plant and equipment	50,379	51,621
Investment properties	24,658	27,417
Land held for development	58,898	113,423
Deferred tax assets	118	118
Current assets		
Property development costs	401,055	207,246
Inventories	68,507	39,279
Tax recoverable	752	286
Trade and other receivables	89,110	116,217
Fixed deposits with licensed banks	1,920	1,500
Cash and bank balances	7,534	6,761
	568,878	371,289
Current liabilities		
Trade and other payables	69,190	35,955
Short term borrowings	50,050	35,770
Bank overdrafts	53,797	54,000
Provision for taxation	-	-
	173,037	125,725
Net current assets	395,842	245,564
Total Assets	529,894	438,143
Shareholders' Funds		
Share capital	206,250	206,250
Treasury shares	(3,114)	(3,113)
Revaluation reserves	6,788	6,788
Retained earnings	127,524	120,366
Non Controlling Interest	7,342	-
	344,790	330,291
Long term borrowings	181,927	104,497
Deferred tax liabilities	3,177	3,355
	185,104	107,852
Total Equities and Liabilities	529,894	438,143
Net assets per share (RM)	1.67	1.60
(Total Equity/ Number of ordinary share issued)	(344,790)/ 206,250)	(330,291/ 206,250)

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2011)

Interim Report For The Financial Period Ended 31 March 2012

(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2012**

	Share capital RM'000	Non-distributable		Distributable	Total RM'000	Non Controlling Interest RM'000	Total Equity RM'000
		Revaluation surplus RM'000	Treasury shares RM'000	Retained earnings RM'000			
At 01.07.2011	206,250	6,788	(3,113)	120,367	330,292	-	330,292
Reversal of deferred tax	-	-	-	-	-	-	-
Share buy-back	-	-	(1)	-	(1)	-	(1)
Acquisition of Subsidiary	-	-	-	-	-	6,562	6,562
Additional Capital Investment from a non-controlling interest of a subsidiary	-	-	-	-	-	300	300
Total comprehensive income	-	-	-	7,157	7,157	480	7,637
At 31.03.2012	206,250	6,788	(3,114)	127,524	337,448	7,342	344,790
At 01.07.2010	206,250	6,769	(2,299)	114,384	325,104	-	325,104
Share buy-back	-	-	(173)	-	(173)	-	(173)
Net profit for the period	-	-	-	6,003	6,003	-	6,003
At 31.03.2011	206,250	6,769	(2,472)	120,387	330,934	-	330,934

(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 2011)



Interim Report For The Financial Period Ended 31 March 2012

(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2012**

	6 MONTHS ENDED 31.03.2012 RM'000	6 MONTHS ENDED 31.03.2011 RM'000
Operating activities		
Profit after taxation	7,637	6,003
Adjustments for non-cash items	5,746	9,440
	<hr/>	<hr/>
Operating profit before working capital changes	13,383	15,443
Trade & other receivables	27,107	(22,640)
Inventories	(29,228)	7,267
Property development cost	(139,284)	(52,864)
Trade payables and Other payables	33,235	2,789
	<hr/>	<hr/>
Net change in working capital	(94,787)	(50,005)
	<hr/>	<hr/>
Net Interest Paid	(9,583)	(5,949)
Tax refunded	-	334
Taxes paid	(1,466)	(1,291)
Net cash used in operating activities	<hr/> (105,836)	<hr/> (56,911)
Investing activities		
Cash from acquisition of subsidiary	311	-
Additional Capital investment from a Non Controlling Interest of a Subsidiary	300	-
Purchase of property, plant and equipment	(761)	(1,213)
Proceeds of property, plant and equipment disposal and investment properties	3,280	135
Land held for development	-	(2,590)
	<hr/>	<hr/>
Net cash (used in)/ from investing activities	<hr/> 3,130	<hr/> (3,668)
Financing activities		
Proceeds from borrowings	112,372	83,025
Repayment of borrowings	(8,270)	(52,062)
Purchase of treasury shares	-	(173)
	<hr/>	<hr/>
Net cash from financing activities	<hr/> 104,102	<hr/> 30,790
Net (decrease)/ increase in cash and cash equivalents	<hr/> 1,396	<hr/> (29,789)
Cash and cash equivalents at beginning of period	<hr/> (45,739)	<hr/> (10,129)
Cash and cash equivalents at end of period	<hr/> (44,343)	<hr/> (39,918)

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2011)

Notes to the Interim Report For The Financial Period Ended 31 March 2012

(The figures have not been audited)

EXPLANATORY NOTES

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standards ("FRS") 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2011.

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 30 June 2011, except for the adoption of the following new Financial Reporting Standards (FRSs), Amendments to FRSs, IC Interpretations and Technical Release with effect from 1 July 2011, as disclosed below.

On 1 July 2011, the Group adopted the new or amended FRS and IC Interpretations that are mandatory for application on 1 January 2011 and 1 July 2011. This includes the following FRSs and IC Interpretations:

Amendments to FRS 1	Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters and Additional Exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share-based Payment transaction
Amendments to FRS 7	Improving Disclosures about Financial Instruments
IC Interpretation 4	Determining whether an Arrangement Contains A Lease
IC Interpretation 18	Transfer of Assets from Customers
Amendments to FRS 1	First-time Adoption of Financial Reporting Standards: Cost of an investment in a subsidiary, jointly controlled entity or associate
Amendments to FRS 3	Business Combinations
Amendments to FRS 7	Financial Instruments
Amendments to FRS 101	Presentations of Financial Statements
Amendments to FRS 121	The Effects of Changes in Foreign Exchange Rates
Amendments to FRS 128	Investments in Associates
Amendments to FRS 131	Interest in Joint Ventures
Amendments to FRS 132	Financial Instruments: Presentation
Amendments to FRS 134	Interim Reporting
Amendments to FRS 139	Financial Instruments: Recognition and Measurement
Amendments to IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	FRS 119 - The Limit on a Defined Benefit Assets, Minimum Funding Requirements and their Interaction
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
Improvements to FRSs (2010)	

On 19 November 2011, MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework") in conjunction with the MASB's plan to converge with International Financial Reporting Standards ("IFRS") in 2012. The MFRS Framework comprises Standards as issued by the International Accounting Standards Board ("IASB") that are effective on 1 January 2012 and new/revised Standards that will be effective after 1 January 2012.

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual financial periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein referred as "Transitioning Entities"). The adoption of the MFRS Framework by Transitioning Entities is deferred by another year and hence, will be mandatory only for annual financial period beginning on or after 1 January 2013.

The Group, which is a transitioning entity, elected to continue preparing its financial statements in accordance with the FRS framework for annual financial periods beginning before 1 January 2013. As such, the Group will present its first financial statements in accordance with the MFRS Framework for the financial year beginning on 1 January 2013. The Group is currently in the process of determining the impact arising from the initial application of MFRS Framework

FRSs, Amendments to FRSs, IC Interpretations and Technical Releases issues but not yet effective

At the date of authorisation of these interim financial statements, the following FRSs, Amendments to FRSs, Interpretations and Technical Releases were issued but not yet effective and have not been applied by the Group:

FRSs/IC Interpretations	Descriptions	Effective for annual period beginning on or after
FRS 124	Related party disclosures	1 January 2012
Amendments to FRS 1	Severe Hyperinflations and Removal of Fixed Dates for First-time Adopters	1 January 2012
Amendments to FRS 7 Disclosures	Transfers of Financial Assets	1 January 2012
Amendments to FRS 112 Deferred Tax	Recovery of Underlying Assets	1 January 2012
IC Interpretation 15	Agreements for Construction of Real Estate	1 January 2012
Amendments to FRS 101	Presentation of Items of Other Comprehensive Income	1 July 2012
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosure of Interests in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
FRS 119	Employee Benefits (as amended in November 2011)	1 January 2013
FRS 127	Separate Financial Statements (as amended in November)	1 January 2013
FRS 128	Investments in Associates and Joint Ventures (as amended in November 2011)	1 January 2013
IC Interpretation 20	Stripping Cost in the Production Phase of a Surface Mine	1 January 2013
Amendments to FRS 7 Disclosures	Offsetting Financial Assets and Financial Liabilities	1 January 2013
Mandatory Effective Date of FRS 9 and Transition Disclosures		1 January 2013
Amendments to FRS 132 Offsetting Financial Assets and Financial Liabilities		1 January 2014
FRS 9 Financial Instruments		1 January 2015

As the date of authorisation of these interim financial report, the following FRSs, IC interpretations and Amendments to IC Interpretation were issued but not yet effective and have not been applied by the Group for the financial year ending 30 June 2012. These standards will not have material impact on the financial statements in the period of initial application, except as discussed below:

IC interpretation 15: Agreements for Construction

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of FRS 111: Construction Contracts or FRS 118: Revenue

At the end of reporting period, the Group recognises revenue and associated cost from the construction of real estate by reference to the stage of completion of construction works. The Group is in the process of assessing the impact of implementing this Interpretation.

2. Status of Audit Qualifications

The audited financial statements of the Group for the year ended 30 June 2011 was not subject to any audit qualification.

3. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

4. Unusual Items

There was no unusual item affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

5. Material changes in past estimates and their effect on the current interim period.

There was no material effect on the current interim period from estimates of amounts reported in prior interim periods of the current financial year or prior financial years.

6. Issuances or Repayments of Debts and Equity Securities

There was no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

Share Buy-back

As to-date of this report, the Company had bought back a total of 6,011,600 shares from the open market at an average purchase price of RM0.52 per share. The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM3,114,272. The shares bought back are held as treasury shares in accordance with Section 67A of the Companies Act, 1965.

7. Dividend

The Board does not recommend any interim dividend for the financial quarter under review.

8. Segment Information

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance.

For management purposes, the Group has identified the following four reportable segments as follows:

- a) Property Development : Property Development, Letting of Properties and Project Management
- b) Construction: : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Hotel : Providing Hotel Services, Food and Beverages and Catering Services
- d) Others : These are dormant companies for future use.

	Property development and management activities	Construction and related activities	Hotel	Others	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
9 Months Ended 31.03.2012						
Revenue						
External revenue	76,547	5,818	7,330	-	-	89,695
Inter-segment revenue	-	48,306	-	-	(48,306)	-
Total	76,547	54,124	7,330	-	(48,306)	89,695
Adjusted EBITDA	15,550	4,318	1,473	-	-	21,341

	Property development and management activities	Construction and related activities	Hotel	Others	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
9 Months Ended 31.03.2011						
Revenue						
External revenue	68,488	4,724	7,137	-	-	80,349
Inter-segment revenue	-	31,585	-	-	(31,585)	-
Total	68,488	36,309	7,137	-	(31,585)	80,349
Adjusted EBITDA	11,748	2,077	1,681	(7)	-	15,499

Total segment assets	Property development and management activities RM'000	Construction and related activities RM'000	Hotel RM'000	Others RM'000	Elimination RM'000	Total RM'000
31.03.2012	805,189	186,639	35,282	382	(324,561)	702,931
31.03.2011	639,890	195,853	35,636	387	(310,016)	561,750

Total segment liabilities	Property development and management activities RM'000	Construction and related activities RM'000	Hotel RM'000	Others RM'000	Elimination RM'000	Total RM'000
31.03.2012	488,980	178,229	15,493	-	(324,561)	358,141
31.03.2011	334,826	190,161	15,845	1	(310,016)	230,817

A reconciliation of total adjusted EBITDA

	31.03.2012 RM'000	31.03.2011 RM'000
Adjusted EBITDA	21,341	15,499
Finance income	36	128
Finance cost	(9,635)	(5,950)
Tax	(2,589)	(2,172)
Depreciation	(1,516)	(1,502)
Amortisation	-	-
Net profit for the financial period	7,637	6,003

Reportable segments assets are reconciled to total assets as follows:

	31.03.2012 RM'000	31.03.2011 RM'000
Total segment assets	702,179	559,222
Tax recoverable	752	2,528
Consolidated total assets (as per Statement of Financial Position)	702,931	561,750

Reportable segments liabilities are reconciled to total liabilities as follows:

	31.03.2012 RM'000	31.03.2011 RM'000
Total segment liabilities	358,141	230,817
Consolidated total liabilities (as per Statement of Financial Position)	358,141	230,817

9. Carrying Amount of Revalued Assets

Property, plant and equipment, which are stated at revalued amounts, have been brought forward without amendments from the previous annual financial statements.

10. Material events not reflected in interim period.

On April 17, 2012, the Group announced the full completion of a debt settlement of RM10,869,007.75 owing by Marvel Plus Distribution Sdn Bhd ("MPD") to BCB Construction Sdn Bhd ("BCB Construction"), a wholly owned subsidiary of BCB Berhad. The debt settlement involved the transfer of 23 units of uncompleted (work-in-progress) double storey terraced shop offices, 4 units of completed double storey semi-detached houses, 2 units of completed three storey semi-detached houses and 2 units of completed double storey detached houses all located in Taman Saujana, Mukim of Kluang, District of Kluang, Johor Darul Takzim based on a cumulative consideration value of RM10,571,125.00 and cash payment by MPD to BCB of RM297,882.75. With the conclusion of this settlement exercise, the earlier announcement of the Company dated October 26, 2010 is deemed to be fully settled.

11. Changes in the Composition of the Group

On 25 August 2011, Global Earnest Sdn. Bhd, a property development outfit operating in the vicinity of Johor Bahru became a subsidiary of BCB Berhad with the completion of the recent corporate exercise. BCB Berhad currently holds 86.19% equity in the company.

On 2 August 2011, BCB Berhad had entered into a joint ventured agreement with Land Shine Limited, a company with affiliations to a prominent property developer in Xiamen, China to jointly develop the newly acquired 151.28 acres land in the vicinity of Kota Kemuning. This joint venture development will be undertaken by a company, BCB Development Sdn Bhd, with both BCB Berhad and Land Shine Limited holding 70% and 30% equity in it respectively.

12. Contingent Liabilities

There were no significant changes in contingent liabilities in respect of the Group since the last annual Statement of Financial Position date.

13. Capital Commitments

On March 11, 2011, the Group entered into a sale and purchase agreement (SPA) with TPPT Sdn Bhd ("the vendor") to purchase 151 acres of leasehold land adjoining Kota Kemuning township and held under H.S(D) 69603 and H.S(D) 69604 respectively in the Mukim and District of Klang, Selangor Darul Ehsan, for a total consideration of RM108,000,000. A sum of RM10,800,000 being 10% of the purchase consideration was paid to the vendor on March 11, 2011. On August 19, 2011, a further 20% of the purchase consideration was paid to the vendor.

The balance 70% of the purchase consideration (RM75,600,000) was paid on 25 August 2011

Details of the capital commitment are as follows:

	RM'000
- 151 acres leasehold land adjoining Kota Kemuning, Selangor	108,000
- Less: 30% of purchase consideration paid	(32,400)
- Less: 70% of purchase consideration paid	(75,600)
- Contribution fees to Majlis Bandaraya Shah Alam for outstanding infrastructure development cost	5,000
Total capital commitments	<u>5,000</u>

14. Recurrent Related Party Transactions

a) Nature of relationships of BCB Group with the interested related parties

- (i) Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad. He is deemed interested by virtue of his relationship with his spouse and his children namely Datin Lim Sui Yong, Tan Vin Sern and Tan Lindy, as they are the directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Datin Lim Sui Yong and Tan Vin Sern are also the major shareholders of MPDSB. Dato' Tan Seng Leong is also a director of Ju-Ichi Enterprise Sdn Bhd ("JIESB").
- (ii) Tan Vin Sern is a director of BCB Berhad and all its subsidiary companies. He is the son of Dato' Tan Seng Leong and brother of Tan Lindy. He is also a director of MPDSB and JIESB.
- (iii) Tan Lindy is a Director of BCB Berhad and all its subsidiary companies. She is the daughter of Dato' Tan Seng Leong and the sister of Tan Vin Sern. She is also a director of MPDSB and JIESB.
- (iv) Tan Lay Hiang is a Director of BCB Berhad and certain of its subsidiary companies. She is the sister-in-law to Datin Lim Sui Yong.
- (v) Tan Lay Kim is a Director of BCB Berhad and certain of its subsidiary companies. She is the sister-in-law to Datin Lim Sui Yong.
- (vi) Chang Shao-Yu is a Director of Marvel Plus. He is the spouse of Tan Lindy and son-in-law of Dato' Tan Seng Leong and Datin Lim Sui Yong.
- (vii) Tan Vin Shyan is a Director of BCB Berhad and all its subsidiary companies and Director of Ju-Ichi. He is the son of Dato' Tan Seng Leong and Datin Lim Sui Yong and brother of Tan Lindy and Tan Vin Sern.

b) The related party transactions between BCB Group and the interested related parties are as follows:

	Quarterly Period Ended 31.03.2012 RM'000	Quarterly Period Ended 31.03.2011 RM'000
<u>Marvel Plus Development Sdn Bhd</u>		
BCB Construction Sdn Bhd		
- Building construction services	1,975	775
BCB Road Builder Sdn Bhd		
- Road construction services	25	-
<u>Ju-Ichi Enterprise Sdn Bhd</u>		
BCB Berhad (Hotel Division)		
- Car park management & security services	7	-
BCB Berhad		
- Rental of office space	75	82
BCB Construction Sdn Bhd		
- Building construction services	169	-

ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

1. Review of Performance of the Group for the Quarter and Financial Year-To-Date

- 1. a** The Group turnover decreased by 8% to RM32.26 million for the third quarter of 2012 as compared to the corresponding quarter of last year. However, the Group recorded a 63% increase in profit before tax of RM5.18 million in the current quarter as compared to a profit before tax of RM3.17 million in the corresponding quarter of last year.

The Group's quarterly performance as per segmental divisions is as follows:

Property Development division's revenue decreased by 11% to RM27.68 million in Q3 2012 (Q3 2011: RM31.25 million). Profit before tax increased by 42% to RM4.11 million (Q3'2011: RM2.89 million). The increase in profit before tax was mainly due to better sales margin.

Construction division's revenue increased by 46% to RM2.14 million in Q3 2012 (Q3 2011: RM1.46 million), as this division was realigned to provide closer support to the Group's various property development projects.

Hotel division's revenue increased by 8% to RM2.45million in Q3 2012 (Q3 2011: RM2.26 million). Profit before tax increased by 77% to RM 0.23 million in Q3 2012 (Q3 2011: RM0.13 million). The increase in profit before tax was mainly attributed by better revenue.

- 1. b** For the financial year to-date, the Group's revenue increased by 12% to RM89.70 million (2011: RM 80.35 million) while the Group's profit before tax increased by 25% to RM10.23 million (2011: RM8.18 million).

The Group's financial year to-date performance as per segmental divisions is as follows:

Property Development division's revenue increased by 12% to RM76.55 million as at Q3 2012 (2011: RM68.49 million). Profit before tax for the financial year to-date increased by 24% to RM7.57 million (2011: RM6.10 million). The increase in profit before tax is mainly due to higher demand and better pricing for the Group's various project launches.

Construction division's revenue increased by 23% to RM5.82 million as at Q3 2012 (2011: RM4.72 million). Profit before tax for the financial year to-date increased to 1.93 million (2011: RM1.11 million). The increase in profit before tax is mainly due to higher revenue during the quarter.

Hotel division's revenue increase by 3% to RM7.33 million as at Q3 2012 (Q3 2011: RM7.14 million). However, profit before tax for the financial year to-date decrease by 24% to RM 0.73 million (Q3 2011: RM0.96 million). The decrease profit before tax is mainly due to an overall increase in overheads for the rooms and food and beverage divisions.

2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter

Group profit before tax increased from 1.33 million in the preceding quarter to RM5.18 million in the current quarter. This is mainly due to better sales margins.

3. Prospects for the Financial Year

The Board is optimistic of the Group's performance for this financial year.

In the coming months, the Group will facilitate launching and development of its Klang Valley properties. The Group is optimistic that these projects as well as existing ones will contribute positively to its earnings.

4. Variance on Profit Forecast

The Group did not issue any profit forecast or profit guarantee.

5. Profit for the period

Profit before taxation is derived after taking into consideration of the following:

	Current period ended 31/03/2012 RM'000	Cumulative year to date 31/03/2011 RM'000
Interest Income	32	59
Other Income	1,925	6,435
Gain or loss on disposal of properties	119	154
Interest expenses	(2,730)	(9,635)
Depreciation and amortisation	(509)	(1,516)

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter ended 31 March 2012.

6. Taxation

Taxation consists of the followings:

	Quarter Current year RM'000	Quarter Preceding year corresponding RM'000	Cumulative Current year to- date RM'000	Cumulative Preceding year corresponding RM'000
Income tax				
- current financial period	1,226	749	2,589	2,172
- prior year	-	-	-	-
Deferred taxation				
- current financial period	-	-	-	-
- prior year	-	-	-	-
	<u>1,226</u>	<u>749</u>	<u>2,589</u>	<u>2,172</u>

The effective tax rate for the financial quarter ended 31 March 2012 was higher than the statutory tax rate mainly due to certain expenses disallowed for tax purposes.

6. Profit / (loss) on sale of unquoted investments and / or properties.

There was no disposal of unquoted investment or property during the financial quarter under review other than in the ordinary course of the Group's business.

7. Quoted Securities

There were no purchase and disposal of quoted securities for the financial quarter under review.

8. Status of Corporate Proposal

There were no corporate proposals for the financial quarter under review.

9. Dividend

The Board of Directors has not recommended any interim dividend for the current quarter or financial period to-date.

10. Group Borrowings

The tenure of Group borrowings classified as short and long term categories are as follows:-

Short term borrowings	RM'000
- Secured	103,847
- Unsecured	-
	<u>103,847</u>
Long-term borrowings	
- Secured	181,926
- Unsecured	-
	<u>181,926</u>
Total	<u>285,773</u>

11. Financial instruments with off balance sheet risk.

There was no off balance sheet financial instrument during the financial quarter under review.

12. Material litigation

The Group had on June 1, 2011 agreed to an out-of-court settlement with the plaintiff (Sime Hok Sdn Bhd) in regards to a long outstanding legal suit which culminated from the late handover of consideration property (houses and shoplots) units in a land joint venture development in Pontian, Johor.

As at June 30, 2011, the Group had handed over 12 completed properties and paid the lump sum cash payment of RM2.0 million to the plaintiff.

As at reporting date, the Group is still in discussion with the plaintiff in regards to the status of another 2 completed property units which has yet to be handed over.

13. Earnings per share

	Individual Current year quarter RM'000	Individual Preceding year corresponding quarter RM'000	Cumulative Current year to- date RM'000	Cumulative Preceding year corresponding RM'000
a) Basic earnings per share				
Net profit attributable to owners for the period	3,647	2,423	7,157	6,003
Weighted average number of ordinary shares in issue	201,058	201,282	201,058	201,275
Basic earnings per share (sen)	1.81	1.20	3.56	2.98
b) Diluted earnings per share				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A

14. Realised and Unrealised Profits

	As At End of Current Quarter 30/06/2012 RM'000
Total retained earnings of BCB Berhad and its subsidiaries:	
- Realised	132,499
- Unrealised	(3,177)
	129,322
Total share of retained profits from associated companies:	
- Realised	-
- Unrealised	-
	-
Total share of retained profits from jointly controlled entities:	
- Realised	-
- Unrealised	-
	-
Less: Consolidation Adjustments	(1,798)
Total group retained profits as per consolidated accounts	127,524