

## OSK PROPERTY HOLDINGS BERHAD (201666-D)

### QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010 UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS

	<b>Current quarter ended 31/03/2010 RM'000</b>	Comparative quarter ended 31/03/2009 RM'000	<b>Current year to date ended 31/03/2010 RM'000</b>	Preceding year to date ended 31/03/2009 RM'000
Revenue	<b>31,423</b>	23,336	<b>31,423</b>	23,336
Cost of sales	<b>(24,720)</b>	(16,594)	<b>(24,720)</b>	(16,594)
Gross profit	<b>6,703</b>	6,742	<b>6,703</b>	6,742
Other income	<b>2,629</b>	2,529	<b>2,629</b>	2,529
Selling and marketing expenses	<b>(1,647)</b>	(772)	<b>(1,647)</b>	(772)
Administrative expenses	<b>(2,878)</b>	(2,895)	<b>(2,878)</b>	(2,895)
Finance costs	<b>(1,143)</b>	(1,676)	<b>(1,143)</b>	(1,676)
<b>Profit before taxation</b>	<b>3,664</b>	3,928	<b>3,664</b>	3,928
Income tax expense	<b>(1,114)</b>	(1,274)	<b>(1,114)</b>	(1,274)
<b>Profit for the period</b>	<b>2,550</b>	2,654	<b>2,550</b>	2,654
<b>Profit attributable to:</b>				
<b>Equity owners of the Company</b>	<b>1,882</b>	2,660	<b>1,882</b>	2,660
<b>Minority interests</b>	<b>668</b>	(6)	<b>668</b>	(6)
	<b>2,550</b>	2,654	<b>2,550</b>	2,654
<b>Earnings per share (sen) attributable to equity owners of the Company (Note B14):</b>				
Basic	<b>1.00</b>	1.42	<b>1.00</b>	1.42
Diluted	<b>1.00</b>	1.42	<b>1.00</b>	1.42

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

**OSK PROPERTY HOLDINGS BERHAD (201666-D)**

**QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010  
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE  
INCOME**

	<b>Current quarter ended 31/03/2010 RM'000</b>	<b>Comparative quarter ended 31/03/2009 RM'000</b>	<b>Current year to date ended 31/03/2010 RM'000</b>	<b>Preceding year to date ended 31/03/2009 RM'000</b>
<b>Profit after tax for the period</b>	<b>2,550</b>	2,654	<b>2,550</b>	2,654
<b>Other comprehensive income for the period, net of tax</b>	-	-	-	-
<b>Total comprehensive income for the period, net of tax</b>	<b>2,550</b>	2,654	<b>2,550</b>	2,654
Total comprehensive income/(loss) attributable to:				
Equity owners of the Company	<b>1,882</b>	2,660	<b>1,882</b>	2,660
Minority interests	<b>668</b>	(6)	<b>668</b>	(6)
	<b>2,550</b>	2,654	<b>2,550</b>	2,654

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

**OSK PROPERTY HOLDINGS BERHAD (201666-D)****QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010  
UNAUDITED CONDENSED STATEMENTS OF FINANCIAL POSITION**

	As at <b>31/03/2010</b>	As at 31/03/2009	(Audited) As at 31/12/2009
	<b>RM'000</b>	RM'000	RM'000
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property and equipment	<b>3,287</b>	2,176	3,094
Investment properties	<b>8,710</b>	8,796	8,731
Land held for property development	<b>346,326</b>	355,810	344,675
Intangible assets	<b>67</b>	80	57
Deferred tax assets	<b>3,021</b>	2,161	3,021
	<b>361,411</b>	369,023	359,578
<b>Current assets</b>			
Property development costs	<b>59,218</b>	91,396	69,578
Inventories	<b>284</b>	382	284
Trade receivables	<b>23,112</b>	25,141	23,126
Accrued billings	<b>3,999</b>	4,300	2,738
Other receivables, deposits and prepayments	<b>6,631</b>	3,036	3,292
Tax recoverable	<b>1,608</b>	2,587	1,843
Cash, bank balances and deposits	<b>55,989</b>	49,916	44,726
	<b>150,841</b>	176,758	145,587
<b>TOTAL ASSETS</b>	<b>512,252</b>	545,781	505,165

# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010 UNAUDITED CONDENSED STATEMENTS OF FINANCIAL POSITION (CONT'D)

	(Audited)		
	As at	As at	As at
	31/03/2010	31/03/2009	31/12/2009
	RM'000	RM'000	RM'000
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity owners of the Company</b>			
Share capital	187,380	200,002	200,002
Less: Treasury shares, at cost	-	(8,260)	(8,261)
	<b>187,380</b>	191,742	191,741
Warrants A	-	14,998	-
Reserves	130,369	109,195	123,785
	<b>317,749</b>	315,935	315,526
<b>Minority interests</b>	<b>3,249</b>	467	2,580
<b>Total equity</b>	<b>320,998</b>	316,402	318,106
<b>Non-current liabilities</b>			
Seven (7)-Year Serial Al-Bai' Bithaman Ajil Islamic Debt Securities ("BaIDS")	-	24,080	-
Term loans	66,029	64,302	59,423
Deferred tax liabilities	38,278	39,648	38,459
	<b>104,307</b>	128,030	97,882
<b>Current liabilities</b>			
Trade payables	15,401	17,912	19,591
Progress billings	6,028	19,736	3,483
Other payables, deposits and accruals	13,789	10,059	12,900
Short term borrowings	51,510	51,836	52,373
Tax payable	219	1,806	830
	<b>86,947</b>	101,349	89,177
<b>Total liabilities</b>	<b>191,254</b>	229,379	187,059
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>512,252</b>	545,781	505,165
Net asset per share (RM) attributable to equity owners of the Company	<b>1.70</b>	1.69	1.68

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

**OSK PROPERTY HOLDINGS BERHAD (201666-D)**

**QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010  
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**

	Attributable to equity owners of the Company						Minority interests	Total equity	
	Share capital	Treasury shares	Warrants A	Share premium	Capital Redemption Reserve	Retained profits			Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b><u>Current year to date ended</u></b>									
<b><u>31 March 2010 (unaudited)</u></b>									
At 1 January 2010									
As previously reported	200,002	(8,261)	-	15,245	-	108,539	315,525	2,581	318,106
Adoption of FRS 139	-	-	-	-	-	342	342	-	342
As restated	200,002	(8,261)	-	15,245	-	108,881	315,867	2,581	318,448
Total comprehensive income	-	-	-	-	-	1,882	1,882	668	2,550
Cancellation of treasury shares	-	8,261	-	(8,261)	-	-	-	-	-
Transfer to capital redemption reserve	(12,622)	-	-	-	12,622	-	-	-	-
At 31 March 2010	187,380	-	-	6,984	12,622	110,763	317,749	3,249	320,998
<b><u>Preceding year to date ended</u></b>									
<b><u>31 March 2009 (unaudited)</u></b>									
At 1 January 2009	200,001	(7,949)	14,998	15,245	-	91,290	313,585	473	314,058
Total comprehensive income	-	-	-	-	-	2,660	2,660	(6)	2,654
Shares buyback of the Company	-	(311)	-	-	-	-	(311)	-	(311)
Shares issued pursuant to exercise of Warrants A	1	-	-	-	-	-	1	-	1
At 31 March 2009	200,002	(8,260)	14,998	15,245	-	93,950	315,935	467	316,402

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

## OSK PROPERTY HOLDINGS BERHAD (201666-D)

### QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010 UNAUDITED CONDENSED STATEMENT OF CASH FLOWS

	<b>Current year to date ended 31/03/2010 RM'000</b>	Preceding year to date ended 31/03/2009 RM'000	(Audited) Preceding year ended 31/12/2009 RM'000
<b>Cash Flows From Operating Activities</b>			
Profit before taxation	<b>3,664</b>	3,928	11,923
Adjustments for non-cash and non-operating items	<b>1,409</b>	1,336	4,936
Operating profit before working capital changes	<b>5,073</b>	5,264	16,859
Changes in working capital :-			
Net change in property development costs	<b>8,951</b>	4,059	37,699
Net change in receivables	<b>(6,563)</b>	657	2,397
Net change in payables	<b>(406)</b>	(4,083)	1,302
Net change in accrued/progress billings	<b>1,284</b>	10,111	(4,579)
Net cash generated from operations	<b>8,339</b>	16,008	53,678
Interest paid	<b>(819)</b>	(886)	(3,449)
Interest received	<b>232</b>	256	637
Tax paid	<b>(1,670)</b>	(1,283)	(7,969)
Tax refunded	<b>-</b>	-	924
Net cash generated from operating activities	<b>6,082</b>	14,095	43,821
<b>Cash Flows From Investing Activities</b>			
Proceeds from disposal of plant and equipment	<b>1</b>	-	1
Purchase of property and equipment	<b>(300)</b>	(314)	(1,503)
Purchase of intangible assets	<b>(15)</b>	(18)	(16)
Purchase of investment properties	<b>-</b>	(41)	(41)
Net cash used in investing activities	<b>(314)</b>	(373)	(1,559)

# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010 UNAUDITED CONDENSED STATEMENT OF CASH FLOWS (CONT'D)

	<b>Current year to date ended 31/03/2010</b>	Preceding year to date ended 31/03/2009	(Audited) Preceding year ended 31/12/2009
	<b>RM'000</b>	RM'000	RM'000
<b>Cash Flows From Financing Activities</b>			
Payment of BaIDS expenses	-	-	(30)
Payment of BaIDS profits	-	-	(1,750)
Payment of Primary Bonds	-	-	(32,475)
Payment of borrowing expenses	-	(350)	(686)
Payment of share issue expenses	-	-	(1)
Proceeds from conversion of Warrants A	-	1	1
Shares buyback	-	(310)	(312)
Drawdown/(repayment) of term loans	<b>6,595</b>	-	(3,075)
(Repayment)/drawdown of revolving credits	<b>(1,100)</b>	5,000	11,750
Dividends paid	-	-	(2,811)
Net cash generated from/(used in) financing activities	<b>5,495</b>	4,341	(29,389)
<b>Net change in cash and cash equivalents</b>	<b>11,263</b>	18,063	12,873
<b>Cash and cash equivalents at beginning of the period/year</b>	<b>44,726</b>	31,853	31,853
<b>Cash and cash equivalents at end of the period/year</b>	<b>55,989</b>	49,916	44,726
Cash and cash equivalents at end of the period/year comprised:			
Cash on hand and at banks	<b>2,854</b>	2,872	3,402
Sinking Fund Account			
- Cash at bank	<b>1</b>	4	1
- Short term placements with licensed investment bank	<b>17,579</b>	<b>26,348</b>	8,941
Fixed deposit for Profit Service Reserve and Reserve Accounts	<b>873</b>	625	873
Housing Development Accounts	<b>23,393</b>	16,715	25,003
Short term placements with licensed investment bank	<b>11,289</b>	3,352	6,506
	<b>55,989</b>	49,916	44,726

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010

### PART A – Explanatory Notes Pursuant to Financial Reporting Standard 134 (“FRS 134”) Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”)

#### A1. Accounting policies

The quarterly report is unaudited and has been prepared in accordance with the requirements of Financial Reporting Standard (“FRS”) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”). The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2009 and the accompanying explanatory notes. These explanatory notes provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2009.

The significant accounting policies and methods of computation adopted by the Group in this quarterly report are consistent with those of the annual financial statements for the year ended 31 December 2009 except for the adoption of the following FRSs, amendments to FRSs and Issues Committee (“IC”) Interpretations, which are effective for annual periods beginning on and after:

#### **1 July 2009**

FRS 8 Operating Segments

#### **1 January 2010**

FRS 4 Insurance Contracts

FRS 7 Financial Instruments: Disclosure

FRS 101 Presentation of Financial Statements

FRS 123 Borrowing Costs

FRS 139 Financial Instruments: Recognition and Measurement

Amendments to FRS 1 First-time Adoption of Financial Reporting Standards

Amendments to FRS 2 Share-based Payment: Vesting Conditions and Cancellations

Amendments to FRS 5 Non-current Assets Held for Sale and Discontinued Operations

Amendments to FRS 7 Financial Instruments: Disclosures

Amendments to FRS 8 Operating Segments

Amendments to FRS 107 Statement of Cash Flows

Amendments to FRS 108 Accounting Policies, Changes in Accounting Estimates and Errors

Amendments to FRS 110 Events after the Reporting Period

Amendments to FRS 116 Property, Plant and Equipment

Amendments to FRS 117 Leases

Amendments to FRS 118 Revenue

Amendments to FRS 119 Employee Benefits

Amendments to FRS 120 Accounting for Government Grants and Disclosure of Government Assistance

Amendments to FRS 123 Borrowing Costs

Amendments to FRS 127 Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate

Amendments to FRS 128 Investments in Associates

Amendments to FRS 129 Financial Reporting in Hyperinflationary Economies

Amendments to FRS 131 Interests in Joint Ventures

Amendments to FRS 132 Financial Instruments: Presentation



# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010

### A1. Accounting policies (contd.)

#### 1 January 2010 (cont'd)

Amendments to FRS 132	Financial Instruments: Presentation – paragraphs 95A, 97AA and 97AB
Amendments to FRS 134	Interim Financial Reporting
Amendments to FRS 136	Impairment of Assets
Amendments to FRS 138	Intangible Assets
Amendments to FRS 139	Financial Instruments: Recognition and Measurement
Amendments to FRS 140	Investment Property
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 11	FRS 2 – Group and Treasury Share Transactions
IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

FRS 4, Amendments to FRS 120 and FRS 129 and IC Interpretations 13 and 14 are not applicable to the Group. The adoption of amendments to FRSs and IC Interpretations did not have any significant effect on the financial performance or position of the Group. The adoption of FRSs are discussed below:

- (a) FRS 8 requires disclosure of information about the Group's operating segments and replaced the requirement to determine primary (business) and secondary (geographical) reporting segments of the Group. The Group concluded that the operating segments determined in accordance with FRS 8 are the same as the business segments previously adopted. Adoption of FRS 8 did not have any effect on the financial position or performance of the Group.
- (b) FRS 7 requires disclosures in financial statements that enable users to evaluate the significance of financial instruments for the entity's financial position and performance, and the nature and extent of risks arising from financial instruments to which an entity is exposed during the period and at the reporting date, and how the entity manages those risks. The principles in this FRS complement the principles for recognising, measuring and presenting financial assets and financial liabilities in FRS 132 Financial Instruments: Presentation and FRS 139 Financial Instruments: Recognition and Measurement.

FRS 7 requires disclosures on the significance of financial instruments for financial position (i.e. Categories of financial assets and financial liabilities, financial assets or financial liabilities at fair value through profit or loss, reclassification, derecognition, collateral, allowance account for credit losses, compound financial instruments with multiple embedded derivatives and defaults and breaches); performance (i.e. Items of income, expense, gains or losses); and other disclosures (i.e. Accounting policies, Hedge accounting and Fair value).

FRS 7 also requires disclosures on the risks that arise from financial instruments and how they have been managed. These risks typically include, but are not limited to, credit risk, liquidity risk and market risk. The adoption of FRS 7 did not impact the financial position or results of the Group.

# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010

### A1. Accounting policies (contd.)

- (c) FRS 101 requires the Group to present all owner changes in equity and all non-owner changes be presented in either in one statement of comprehensive income or in two separate statements of income and comprehensive income. FRS 101 also requires that the income tax effect of each component of comprehensive income be disclosed. FRS 101 requires retrospective restatement of comparative statement of financial position as at the beginning of the earliest comparative period.

The Group has adopted to present the comprehensive income in two separate statements of income and comprehensive income where the individual components of comprehensive income and the related tax effects have been disclosed therein. The Group has not provided a restated comparative set of financial position for the earliest comparative period, as it has not adopted any new accounting policies retrospectively, or has made a retrospective restatement, or retrospectively reclassified items in the financial statements. The adoption of FRS 101 did not impact the financial position or results of the Group as the changes introduced are presentational in nature.

- (d) FRS 139 establishes the principles for recognising and measuring financial assets, financial liabilities and some contracts to buy or sell non-financial items. The adoption of FRS 139 has resulted in change in accounting policies. Retrospective application of FRS 139 is not permitted and financial effects for the current year to date are shown in financial statements and prior year effects are reflected as restatement of opening reserves as disclosed in statement of changes in equity for the current year to date.

FRS 139 requires that financial assets classified as held-to-maturity, available-for-sale and loans and receivables are measured at amortised cost using the effective interest method. Interest income from loans and receivables of the Group continued to be recognised based on contractual interest rates. With adoption of FRS 139, interest income is recognised using effective interest rates. This change in accounting policy has been accounted for prospectively.

The Group has yet to adopt the following FRSs, Amendments to FRSs and IC Interpretations which are effective for annual periods beginning on and after:

#### **1 March 2010**

Amendments to FRS 132 Financial Instruments: Presentation – paragraphs 11, 16 and 97E

#### **1 July 2010**

FRS 1	First-time Adoption of Financial Reporting Standards
FRS 3	Business Combinations
FRS 127	Consolidated and Separate Financial Statements
Amendments to FRS 2	Share-based Payment
Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 138	Intangible Assets
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 15	Agreements for the Construction of Real Estate
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners

# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010

### A1. Accounting policies (contd.)

#### 1 July 2010 (contd.)

Amendments to IC Interpretation 9      Reassessment of Embedded Derivatives

#### 1 January 2011

Amendments to FRS 1      Limited Exemption from Comparative FRS 7  
Disclosure for First-time Adopters  
Amendments to FRS 7      Improving Disclosures about Financial Instruments

FRS 1 and IC Interpretations 12 and 16 are not applicable to the Group. The other FRSs, amendments to FRSs, IC Interpretations above are expected to have no significant impact on the financial statements upon their initial application.

### A2. Seasonal or cyclical factors

There were no significant seasonal or cyclical factors that materially affected the business of the Group for the current year to date.

### A3. Unusual items affecting the financial statements

There were no unusual items affecting the financial statements for the current year to date.

### A4. Material changes in estimates of amounts reported

There were no significant changes in estimates of amounts reported in prior interim periods or prior year that have a material effect in the current year to date.

### A5. Changes in debt and equity securities

#### Shares buyback / Cancellation of Treasury shares

In March 2010, 12,622,200 ordinary shares repurchased representing the cumulative treasury shares held as at 2 March 2010 were cancelled in accordance with Section 67A of the Companies Act, 1965, at a total value of RM8,260,790. The issued and paid-up share capital of the Company is reduced by the shares cancelled and the same amount of which is transferred to the Capital Redemption Reserve.

Details of the shares repurchased and cancelled during the current year to date are as follows:

	Number of shares	Purchase Price			Cost RM
		Highest price RM	Lowest price RM	Average cost RM	
As at 1 January 2010	12,622,200	1.20	0.28	0.65	8,260,790
Cancelled	(12,622,200)	1.20	0.28	0.65	(8,260,790)
As at 31 March 2010	-	-	-	-	-

Other than the above, there were no issuances, repurchases, cancellations, resale and repayments of debt and equity securities for the current year to date.

# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010

### A6. Dividends paid

There were no payment of dividend during the current quarter ended 31 March 2010.

### A7. Segmental information

Segmental information is presented in respect of the Group's business segments. Segment revenue and results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The Group comprises the following main business segments:

- (i) Property development - the development of residential and commercial properties
- (ii) Property investment and management
- (iii) Holding entity

<b><u>Current year to date ended</u></b> <b><u>31 March 2010 (unaudited)</u></b>	Property development	Property investment & management	Holding entity	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>					
External revenue	31,392	-	31	-	31,423
Inter-segment revenue	-	-	426	(426)	-
<b>Total</b>	<b>31,392</b>	<b>-</b>	<b>457</b>	<b>(426)</b>	<b>31,423</b>

#### Results

Profit before finance costs	4,702	74	283	(252)	4,807
Less: Finance costs	(1,376)	-	-	233	(1,143)
Profit before taxation	3,326	74	283	(19)	3,664
Income tax expense					(1,114)
Profit after taxation					2,550
Minority interest					(668)
Profit attributable to equity owners of the Company					<b>1,882</b>

<b><u>Preceding year to date ended</u></b> <b><u>31 March 2009</u></b> <b><u>(unaudited)</u></b>	Property development	Property investment & management	Holding entity	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>					
External revenue	23,327	-	9	-	23,336
Inter-segment revenue	-	-	693	(693)	-
<b>Total</b>	<b>23,327</b>	<b>-</b>	<b>702</b>	<b>(693)</b>	<b>23,336</b>

#### Results

Profit before finance costs	5,423	52	502	(373)	5,604
Less: Finance costs	(2,030)	-	-	354	(1,676)
Profit before taxation	3,393	52	502	(19)	3,928
Income tax expense					(1,274)
Profit after taxation					2,654
Minority interest					6
Profit attributable to equity owners of the Company					<b>2,660</b>

## **OSK PROPERTY HOLDINGS BERHAD (201666-D)**

### **QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010**

#### **A8. Valuations of property, plant and equipment**

There were no revalued property, plant and equipment as at 31 March 2010.

#### **A9. Material events subsequent to the end of the period**

On 6 April 2010, the Company had made full and final redemption of the remaining RM17.5 million nominal value Tranche 3 under the Serial Bai-Bithaman Ajil Islamic Debt Securities (“BaIDS”).

#### **A10. Changes in the composition of the Group**

##### Acquisition of Jelang Vista Sdn. Bhd.

On 17 March 2010, the Company acquired the entire issued and paid-up share capital of Jelang Vista Sdn. Bhd. (“JVSB”) comprising two (2) ordinary shares of RM1.00 each for a cash consideration of RM2.00.

JVSB was incorporated in Malaysia under the Companies Act, 1965 on 8 February 2010 with an authorised share capital of RM100,000.00 divided into 100,000 ordinary shares of RM1.00 each. JVSB is presently a dormant company and its intended principal business activities are property management and development.

Effectively, JVSB has become a wholly-owned subsidiary company of the Company.

#### **A11. Changes in contingent liabilities or contingent assets**

There were no changes in contingent liabilities or contingent assets as at the end of current year to date.

## **OSK PROPERTY HOLDINGS BERHAD (201666-D)**

### **QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010**

#### **PART B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”)**

##### **B1. Review of the performance of the Company and its principal subsidiaries**

*(Commentary on current quarter and current year to date)*

The Group’s revenue for the current quarter was RM31.42 million with the resultant pre-tax profit of RM3.66 million as compared to the revenue of RM23.34 million and pre-tax profit of RM3.93 million reported in the corresponding quarter last year. The higher revenue was mainly attributed to higher sales registered for the Sutera Damansara and Bangi Lakehill Villas projects as certain phases achieved advanced stages of completion while the lower pre-tax profit was mainly due to higher selling and marketing expenses incurred during the period.

##### **B2. Material changes in the quarterly results**

*(Comparison on current quarter with the immediate preceding quarter)*

The Group recorded a pre-tax profit of RM3.66 million for the current quarter as compared to pre-tax profit of RM4.09 million in the immediate preceding quarter due to lower sales recognised.

##### **B3. Current year prospects and progress on previously announced revenue or profit forecast**

###### **(a) Current year prospects**

*(Commentary on the remaining year)*

The Group as at 31 March 2010 has secured locked-in sales amounting to RM116.8 million which will be proportionately reflected in the Group’s financial statements, according to its respective construction progress. The Group expects to record satisfactory performance for the financial year 2010.

###### **(b) Progress and steps to achieve revenue or profit estimate, forecast, projection and internal targets previously announced**

There was no revenue or profit forecast announced by the Group.

# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010

**B4. Statement of the Board of Directors' opinion on achievability of revenue or profit estimate, forecast, projection and internal targets previously announced**

There was no revenue or profit forecast announced by the Group.

**B5. Profit forecast / profit guarantee**

There was no profit forecast or profit guarantee issued by the Group.

**B6. Taxation**

	Current quarter ended 31/03/2010 RM'000	Current year to date ended 31/03/2010 RM'000
In respect of the current quarter/year to date		
- Malaysian income tax	1,295	1,295
- Deferred tax	(181)	(181)
	<u>1,114</u>	<u>1,114</u>

For the current year to date, the effective tax rate of the Group is higher than the statutory tax rate of 25% mainly due to non-deductible expenses for tax purposes.

**B7. Sale of unquoted investments and/or properties**

There were no sales of unquoted investment or properties during the current year to date.

**B8. Quoted securities**

There were no purchases or sales of quoted securities during the current year to date.

**B9. Status of corporate proposals**

There were no corporate proposals previously announced but not completed as at 10 May 2010.

**B10. Borrowings and debt securities**

The Group's borrowings and debt securities as at the end of the current period under review are as follows:

	RM'000
<b>(a) Long term borrowings:</b>	
<b>Secured</b>	
Bridging loan	6,481
Term loans	59,548
	<u>66,029</u>
<b>(b) Short term borrowings:</b>	
<b>Secured</b>	
BaIDS	17,510
Term loan	6,500
Revolving credit	18,000
	<u>42,010</u>
<b>Unsecured</b>	
Revolving credit	9,500
	<u>51,510</u>
<b>Total</b>	<u>117,539</u>

## **OSK PROPERTY HOLDINGS BERHAD (201666-D)**

### **QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010**

#### **B11. Off balance sheet financial instruments**

As at 10 May 2010, the Group did not enter into any contract involving financial instruments with off balance sheet risk.

#### **B12. Material litigation**

As at 10 May 2010, the Group was not engaged in any material litigation either as plaintiff or defendant and the directors are not aware of any proceeding pending or threatened against the Group or any facts likely to give rise to any proceeding which might materially and adversely affect the financial position or business operations of the Group.

#### **B13. Dividends**

No dividend has been declared or paid for the current year to date ended 31 March 2010 (Comparative quarter ended 31 March 2009: Nil)



# OSK PROPERTY HOLDINGS BERHAD (201666-D)

## QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2010

### B14. Earnings Per Share (“EPS”)

	<b>Current quarter ended <u>31/03/2010</u></b>	Comparative quarter ended <u>31/03/2009</u>	<b>Current year to date ended <u>31/03/2010</u></b>	Preceding year to date ended <u>31/03/2009</u>
<b>Basic EPS</b>				
Profit attributable to equity owners of the Company (RM'000)	<b>1,882</b>	2,660	<b>1,882</b>	2,660
Weighted average number of ordinary shares in issue ('000 shares)	<b>187,380</b>	187,424	<b>187,380</b>	187,424
Basic EPS (sen)	<b>1.00</b>	1.42	<b>1.00</b>	1.42
<b>Diluted EPS</b>				
Profit attributable to equity owners of the Company (RM'000)	<b>1,882</b>	2,660	<b>1,882</b>	2,660
Weighted average number of ordinary shares in issue ('000 shares)	<b>187,380</b>	187,424	<b>187,380</b>	187,424
Effect of dilution on assumed exercise of warrants ('000 shares)	- *	- *	- *	- *
Adjusted weighted average number of ordinary shares in issue and issuable ('000 shares)	<b>187,380</b>	187,424	<b>187,380</b>	187,424
Diluted EPS (sen)	<b>1.00</b>	1.42	<b>1.00</b>	1.42

\* For the current quarter and current year to date ended 31 March 2010, the outstanding warrants have been excluded from the computation of fully diluted earnings per ordinary share as their effect would be anti-dilutive.

### B15. Auditors' report of preceding annual financial statements

The auditors' report on the financial statements for the year ended 31 December 2009 was not qualified.

**By Order of the Board**

**DATO' NIK MOHAMED DIN BIN DATUK NIK YUSOFF**  
**Executive Chairman**

Kuala Lumpur  
17 May 2010