

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010 UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS

	Current quarter ended 30/09/2010 RM'000	Comparative quarter ended 30/09/2009 RM'000	Current year to date ended 30/09/2010 RM'000	Preceding year to date ended 30/09/2009 RM'000
Revenue	42,364	39,718	102,527	85,947
Cost of sales	(31,145)	(34,746)	(75,901)	(70,110)
Gross profit	11,219	4,972	26,626	15,837
Other income	2,506	2,344	7,857	7,172
Selling and marketing expenses	(981)	(1,576)	(4,347)	(2,699)
Administrative expenses	(3,397)	(2,767)	(8,966)	(8,559)
Finance costs	(689)	(1,170)	(2,200)	(3,918)
Profit before taxation	8,658	1,803	18,970	7,833
Income tax expense	(2,955)	(883)	(5,567)	(2,613)
Profit for the period	5,703	920	13,403	5,220
Profit attributable to:				
Equity owners of the Company	4,089	(182)	9,100	3,833
Minority interests	1,614	1,102	4,303	1,387
	5,703	920	13,403	5,220
Earnings per share (sen) attributable to equity owners of the Company (Note B14):				
Basic	2.18	(0.10)	4.86	2.05
Diluted	2.18	(0.10)	4.86	2.05

(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 THIRD QUARTER ENDED 30 SEPTEMBER 2010
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE
INCOME**

	Current quarter ended 30/09/2010 RM'000	Comparative quarter ended 30/09/2009 RM'000	Current year to date ended 30/09/2010 RM'000	Preceding year to date ended 30/09/2009 RM'000
Profit after tax for the period	5,703	920	13,403	5,220
Other comprehensive income for the period, net of tax	-	-	-	-
Total comprehensive income for the period, net of tax	5,703	920	13,403	5,220
Total comprehensive income/(loss) attributable to:				
Equity owners of the Company	4,089	(182)	9,100	3,833
Minority interests	1,614	1,102	4,303	1,387
	5,703	920	13,403	5,220

(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 THIRD QUARTER ENDED 30 SEPTEMBER 2010 UNAUDITED CONDENSED STATEMENTS OF FINANCIAL POSITION

	As at 30/09/2010	As at 30/09/2009	(Audited) As at 31/12/2009
	RM'000	RM'000	RM'000
ASSETS			
Non-current assets			
Property and equipment	4,034	3,130	3,094
Investment properties	8,667	8,753	8,731
Land held for property development	332,383	358,726	344,675
Intangible assets	82	92	57
Deferred tax assets	5,218	2,661	3,021
	350,384	373,362	359,578
Current assets			
Property development costs	97,026	67,794	69,578
Inventories	284	284	284
Trade receivables	24,876	23,099	23,126
Accrued billings	4,685	2,019	2,738
Other receivables, deposits and prepayments	3,236	4,223	3,292
Tax recoverable	713	3,405	1,843
Cash, bank balances and deposits	49,034	41,211	44,726
	179,854	142,035	145,587
TOTAL ASSETS	530,238	515,397	505,165

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010 UNAUDITED CONDENSED STATEMENTS OF FINANCIAL POSITION (CONT'D)

	(Audited)		
	As at	As at	As at
	30/09/2010	30/09/2009	31/12/2009
	RM'000	RM'000	RM'000
EQUITY AND LIABILITIES			
Equity attributable to equity owners of the Company			
Share capital	187,380	200,002	200,002
Less: Treasury shares, at cost	(1)	(8,260)	(8,261)
	187,379	191,742	191,741
Reserves	134,224	122,555	123,785
	321,603	314,297	315,526
Minority interests	6,902	1,860	2,580
Total equity	328,505	316,157	318,106
Non-current liabilities			
Term loans	81,804	67,618	59,423
Deferred tax liabilities	37,344	39,023	38,459
	119,148	106,641	97,882
Current liabilities			
Trade payables	22,324	16,078	19,591
Progress billings	12,645	16,593	3,483
Other payables, deposits and accruals	25,682	9,294	12,900
Short term borrowings	18,501	49,225	52,373
Tax payable	3,433	1,409	830
	82,585	92,599	89,177
Total liabilities	201,733	199,240	187,059
TOTAL EQUITY AND LIABILITIES	530,238	515,397	505,165
Net asset per share (RM) attributable to equity owners of the Company	1.72	1.68	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 THIRD QUARTER ENDED 30 SEPTEMBER 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
<u>Current year to date ended</u>									
<u>30 September 2010 (unaudited)</u>									
At 1 January 2010									
As previously reported	200,002	(8,261)	-	15,245	-	108,540	315,526	2,580	318,106
Effect of first adoption of FRS 139 - net impact arising from initial measurement of Other Financial Liability and Loans & Receivables at fair value less transaction costs	-	-	-	-	-	491	491	67	558
As restated	200,002	(8,261)	-	15,245	-	109,031	316,017	2,647	318,664
Total comprehensive income	-	-	-	-	-	9,100	9,100	4,303	13,403
Dividend paid	-	-	-	-	-	(3,513)	(3,513)	-	(3,513)
Cancellation of treasury shares	-	8,261	-	(8,261)	-	-	-	-	-
Transfer to capital redemption reserve	(12,622)	-	-	-	12,622	-	-	-	-
Shares buyback of the Company	-	(1)	-	-	-	-	(1)	-	(1)
Acquisition of additional shares in a subsidiary company	-	-	-	-	-	-	-	(48)	(48)
At 30 September 2010	187,380	(1)	-	6,984	12,622	114,618	321,603	6,902	328,505
<u>Preceding year to date ended</u>									
<u>30 September 2009 (unaudited)</u>									
At 1 January 2009	200,001	(7,949)	14,998	15,245	-	91,290	313,585	473	314,058
Total comprehensive income	-	-	(14,998)	-	-	18,831	3,833	1,387	5,220
Dividend paid	-	-	-	-	-	(2,811)	(2,811)	-	(2,811)
Shares buyback of the Company	-	(311)	-	-	-	-	(311)	-	(311)
Shares issued pursuant to exercise of Warrants A	1	-	-	-	-	-	1	-	1
At 30 September 2009	200,002	(8,260)	-	15,245	-	107,310	314,297	1,860	316,157

(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 THIRD QUARTER ENDED 30 SEPTEMBER 2010
UNAUDITED CONDENSED STATEMENT OF CASH FLOWS**

	Current year to date ended 30/09/2010 RM'000	Preceding year to date ended 30/09/2009 RM'000	(Audited) Preceding year ended 31/12/2009 RM'000
Cash Flows From Operating Activities			
Profit before taxation	18,970	7,833	11,923
Adjustments for non-cash and non-operating items	2,650	3,853	4,936
Operating profit before working capital changes	21,620	11,686	16,859
Changes in working capital :-			
Net change in property development costs	(1,446)	25,180	37,699
Net change in receivables	(1,786)	1,510	2,397
Net change in payables	3,815	(6,016)	1,302
Net change in accrued/progress billings	7,215	9,251	(4,579)
Net cash generated from operations	29,418	41,611	53,678
Interest paid	(2,860)	(2,644)	(3,449)
Interest received	600	460	637
Tax paid	(6,271)	(4,963)	(7,969)
Tax refunded	1,126	-	924
Net cash generated from operating activities	22,013	34,464	43,821
Cash Flows From Investing Activities			
Proceeds from disposal of plant and equipment	2	1	1
Purchase of property and equipment	(1,238)	(1,460)	(1,503)
Purchase of intangible assets	(39)	(42)	(16)
Purchase of investment properties	-	(41)	(41)
Net cash used in investing activities	(1,275)	(1,542)	(1,559)

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010 UNAUDITED CONDENSED STATEMENT OF CASH FLOWS (CONT'D)

	Current year to date ended 30/09/2010 RM'000	Preceding year to date ended 30/09/2009 RM'000	(Audited) Preceding year ended 31/12/2009 RM'000
Cash Flows From Financing Activities			
Payment of BaIDS expenses	(3)	(50)	(30)
Payment of BaIDS profits	(438)	(1,313)	(1,750)
Payment of Primary Bonds	(17,500)	(32,475)	(32,475)
Payment of borrowing expenses	(40)	(686)	(686)
Payment of share issue expenses	-	-	(1)
Proceeds from conversion of Warrants A	-	1	1
Shares buyback	-	(310)	(312)
Drawdown/(repayment) of term loans	18,413	3,630	(3,075)
(Repayment)/drawdown of revolving credits	(13,349)	10,450	11,750
Dividends paid	(3,513)	(2,811)	(2,811)
Net cash used in financing activities	(16,430)	(23,564)	(29,389)
Net change in cash and cash equivalents	4,308	9,358	12,873
Cash and cash equivalents at beginning of the period/year	44,726	31,853	31,853
Cash and cash equivalents at end of the period/year	49,034	41,211	44,726
Cash and cash equivalents at end of the period/year comprised:			
Cash on hand and at banks	5,278	5,500	3,402
Sinking Fund Account			
- Cash at bank	-	1	1
- Short term placements with licensed investment bank	-	-	8,941
Fixed deposit for Profit Service Reserve and Reserve Accounts	-	1,255	873
Housing Development Accounts	13,179	23,010	25,003
Short term placements with licensed investment bank	30,577	11,445	6,506
	49,034	41,211	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 THIRD QUARTER ENDED 30 SEPTEMBER 2010

A1. Accounting policies (contd.)

1 January 2010 (cont'd)

Amendments to FRS 128	Investments in Associates
Amendments to FRS 129	Financial Reporting in Hyperinflationary Economies
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
TR i-3	Presentation of Financial Statements of Islamic Financial Institutions

The adoption of the above FRSs, amendments to FRSs and IC Interpretations did not have any significant effect on the financial performance or position of the Group except for those 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).

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

A1. Accounting policies (contd.)

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.

- (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 opted 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 FRSSs, Amendments to FRSSs, IC Interpretations and TRs 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

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

A1. Accounting policies (contd.)

1 July 2010 (contd.)

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
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 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments to FRS 7	Improving Disclosures about Financial Instruments
IC Interpretation 4	Determining whether an Arrangement contains a Lease
IC Interpretation 18	Transfers of Assets from Customers
TR 3	Guidance on Disclosures of Transition to IFRSs
TR i-4	Shariah Compliant Sale Contracts

The 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.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

A5. Changes in debt and equity securities (contd.)

Shares buyback / Cancellation of Treasury shares (contd.)

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 – 2 March 2010	(12,622,200)	1.20	0.28	0.65	(8,260,790)
Repurchased - May 2010	1,000	0.54	0.54	0.58	576
As at 30 September 2010	1,000	0.54	0.54	0.58	576

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

A6. Dividends paid

A final dividend of 2.5 sen per share less 25% income tax amounting to RM3,513,368 in respect of preceding financial year ended 31 December 2009 was paid on 18 May 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

<u>Current year to date ended</u>	Property	Property	Holding	Elimination	Consolidated
<u>30 September 2010</u>	development	investment &	entity	RM'000	RM'000
<u>(unaudited)</u>	RM'000	management	RM'000	RM'000	RM'000
Revenue					
External revenue	102,389	-	138	-	102,527
Inter-segment revenue	-	162	1,104	(1,266)	-
Total	102,389	162	1,242	(1,266)	102,527
Results					
Profit before finance costs	20,919	481	706	(936)	21,170
Less: Finance costs	(2,918)	-	-	718	(2,200)
Profit before taxation	18,001	481	706	(218)	18,970
Income tax expense					(5,567)
Profit after taxation					13,403
Minority interest					(4,303)
Profit attributable to equity owners of the Company					9,100

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

A7. Segmental information (contd.)

<u>Preceding year to date ended</u> <u>30 September 2009</u> <u>(unaudited)</u>	<u>Property</u> <u>development</u> <u>RM'000</u>	<u>Property</u> <u>investment &</u> <u>management</u> <u>RM'000</u>	<u>Holding</u> <u>entity</u> <u>RM'000</u>	<u>Elimination</u> <u>RM'000</u>	<u>Consolidated</u> <u>RM'000</u>
Revenue					
External revenue	85,876	-	71	-	85,947
Inter-segment revenue	-	-	1,844	(1,844)	-
Total	<u>85,876</u>	<u>-</u>	<u>1,915</u>	<u>(1,844)</u>	<u>85,947</u>
Results					
Profit before finance costs	11,293	266	1,218	(1,026)	11,751
Less: Finance costs	<u>(4,903)</u>	<u>-</u>	<u>-</u>	<u>985</u>	<u>(3,918)</u>
Profit before taxation	6,390	266	1,218	(41)	7,833
Income tax expense					<u>(2,613)</u>
Profit after taxation					5,220
Minority interest					<u>(1,387)</u>
Profit attributable to equity owners of the Company					<u>3,833</u>

A8. Valuations of property, plant and equipment

There were no revalued property, plant and equipment as at 30 September 2010.

A9. Material events subsequent to the end of the period

There were no material events subsequent to the end of the quarter.

A10. Changes in the composition of the Group

(a) Acquisition and subscription of additional new ordinary shares in 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 total 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 development and property management.

On 18 June 2010, the Company subscribed for additional 249,998 new ordinary shares of RM1.00 each in JVSB for a total cash consideration of RM249,998. The equity stake of the Company in JVSB remained at 100%.

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

A10. Changes in the composition of the Group (contd.)

(b) Acquisition of additional new ordinary shares in Rimulia Sdn. Bhd.

On 1 June 2010, the Company acquired additional 40,000 ordinary shares of RM1.00 each in Rimulia Sdn. Bhd. ("RSB") from Encik Mohamed Nazari bin Noordin, representing 4% of the issued and paid-up share capital of RSB for a total cash consideration of RM1.00.

Effectively, the Company's equity interest in RSB has increased to 55% as at 30 September 2010 from 51% as of 31 December 2009.

A11. Changes in contingent liabilities or contingent assets

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

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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)

For the nine months ended 30 September 2010, the Group achieved pre-tax profit of RM18.97 million on revenue of RM102.53 million, compared to a pre-tax profit of RM7.83 million on revenue of RM85.95 million recorded in the preceding corresponding period. The higher revenue achieved in the current period under review is contributed by improved sales registered for all the Group’s projects.

B2. Material changes in the quarterly results

(Comparison on current quarter with the immediate preceding quarter)

For the current quarter, the Group recorded pre-tax profit of RM8.66 million against RM6.65 million recorded in the immediate preceding quarter. The 30% increase in pre-tax profit is mainly due to higher sales and advanced stages of construction for certain phases in Sutera Damansara, Bandar Puteri Jaya and Bangi Lakehill Villas projects.

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

(a) Current year prospects

(Commentary on the remaining year)

In view of favourable take up rates of the Group’s diverse residential and commercial properties, the Group is optimistic of satisfactory results for the current financial year ending 31 December 2010. As at 30 September 2010, the Group has secured sales amounting to RM166.39 million, which will be recognized progressively in the Group’s financial statements over its construction period.

The Board is confident of the Group’s prospects given the success of its various projects. The Group has in its pipeline new medium to high-end residential and commercial projects which will be launched over the next 12 months.

(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.

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.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

B6. Taxation

	Current quarter ended 30/09/2010 RM'000	Current year to date ended 30/09/2010 RM'000
In respect of the current quarter/year to date		
- Malaysian income tax	5,495	8,878
- Deferred tax	(2,540)	(3,311)
	<u>2,955</u>	<u>5,567</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 16 November 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
(a) Long term borrowings:	
Secured	
Term loans	<u>81,804</u>
(b) Short term borrowings:	
Secured	
Term loan	3,250
Revolving credit	<u>8,751</u>
	12,001
Unsecured	
Revolving credit	<u>6,500</u>
	<u>18,501</u>
Total	<u>100,305</u>

B11. Off balance sheet financial instruments

As at 16 November 2010, the Group did not enter into any contract involving financial instruments with off balance sheet risk.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

B12. Material litigation

As at 16 November 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

The Board had on 24 September 2010 declared and announced an interim dividend of 2.5 sen per ordinary share less 25% income tax amounting to RM3,513,399 in respect of financial year ending 31 December 2010. The said dividend was paid on 27 October 2010. (Comparative quarter ended 30 September 2009: Nil)

OSK PROPERTY HOLDINGS BERHAD (201666-D)**QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010****B14. Earnings Per Share (“EPS”)/Loss Per Share (“LPS”)**

	Current quarter ended <u>30/09/2010</u>	Comparative quarter ended <u>30/09/2009</u>	Current year to date ended <u>30/09/2010</u>	Preceding year to date ended <u>30/09/2009</u>
Basic EPS/(LPS)				
Profit/(loss) attributable to equity owners of the Company (RM'000)	4,089	(182)	9,100	3,833
Weighted average number of ordinary shares in issue ('000 shares)	187,379	187,380	187,379	187,395
Basic EPS/(LPS) (sen)	2.18	(0.10)	4.86	2.05
Diluted EPS/(LPS)				
Profit/(loss) attributable to equity owners of the Company (RM'000)	4,089	(182)	9,100	3,833
Weighted average number of ordinary shares in issue ('000 shares)	187,379	187,380	187,379	187,395
Effect of dilution on assumed exercise of warrants ('000 shares)	- *	- *	- *	- *
Adjusted weighted average number of ordinary shares in issue and issuable ('000 shares)	187,379	187,380	187,379	187,395
Diluted EPS/(LPS) (sen)	2.18	(0.10)	4.86	2.05

* For the current quarter and current year to date ended 30 September 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
23 November 2010