

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011 UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS

	Current quarter ended 31/03/2011 RM'000	Comparative quarter ended 31/03/2010 RM'000	Current year to date ended 31/03/2011 RM'000	Preceding year to date ended 31/03/2010 RM'000
Revenue	61,157	31,423	61,157	31,423
Cost of sales	(46,780)	(24,720)	(46,780)	(24,720)
Gross profit	14,377	6,703	14,377	6,703
Other income	2,518	2,629	2,518	2,629
Selling and marketing expenses	(1,865)	(1,647)	(1,865)	(1,647)
Administrative expenses	(2,961)	(2,878)	(2,961)	(2,878)
Finance costs	(23)	(1,143)	(23)	(1,143)
Profit before taxation	12,046	3,664	12,046	3,664
Income tax expense	(3,318)	(1,114)	(3,318)	(1,114)
Profit for the period	8,728	2,550	8,728	2,550
Profit attributable to:				
Equity owners of the Company	4,397	1,882	4,397	1,882
Non-controlling interests	4,331	668	4,331	668
	8,728	2,550	8,728	2,550
Earnings per share (sen) attributable to equity owners of the Company (Note B15):				
Basic	2.35	1.00	2.35	1.00
Diluted	2.35	1.00	2.35	1.00

(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 2011
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE
INCOME**

	Current quarter ended 31/03/2011 RM'000	Comparative quarter ended 31/03/2010 RM'000	Current year to date ended 31/03/2011 RM'000	Preceding year to date ended 31/03/2010 RM'000
Profit after tax for the period	8,728	2,550	8,728	2,550
Other comprehensive income for the period, net of tax	-	-	-	-
Total comprehensive income for the period, net of tax	8,728	2,550	8,728	2,550
Total comprehensive income/(loss) attributable to:				
Equity owners of the Company	4,397	1,882	4,397	1,882
Non-controlling interests	4,331	668	4,331	668
	8,728	2,550	8,728	2,550

(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 2011
UNAUDITED CONDENSED STATEMENTS OF FINANCIAL POSITION**

	(Audited)		
	As at	As at	As at
	<u>31/03/2011</u>	<u>31/03/2010</u>	<u>31/12/2010</u>
	RM'000	RM'000	RM'000
ASSETS			
Non-current assets			
Property and equipment	4,210	3,287	4,291
Investment properties	8,624	8,710	8,645
Land held for property development	329,808	346,326	328,063
Intangible assets	156	67	89
Deferred tax assets	6,566	3,021	6,566
Trade receivables	-	-	1,899
Other receivables, deposits and prepayments	86	-	1,423
	<u>349,450</u>	<u>361,411</u>	<u>350,976</u>
Current assets			
Property development costs	84,109	59,218	113,546
Inventories	162	284	162
Trade receivables	40,488	23,112	29,320
Accrued billings	8,375	3,999	3,344
Other receivables, deposits and prepayments	12,105	6,631	1,687
Tax recoverable	1,136	1,608	1,234
Cash, bank balances and deposits	63,366	55,989	53,286
	<u>209,741</u>	<u>150,841</u>	<u>202,579</u>
TOTAL ASSETS	<u>559,191</u>	<u>512,252</u>	<u>553,555</u>

OSK PROPERTY HOLDINGS BERHAD (201666-D)**QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011
UNAUDITED CONDENSED STATEMENTS OF FINANCIAL POSITION (CONT'D)**

	As at 31/03/2011 RM'000	As at 31/03/2010 RM'000	(Audited) As at 31/12/2010 RM'000
EQUITY AND LIABILITIES			
Equity attributable to equity owners of the Company			
Share capital	187,380	187,380	187,380
Less: Treasury shares, at cost	(1)	-	(1)
	187,379	187,380	187,379
Reserves	138,628	130,369	134,231
	326,007	317,749	321,610
Non-controlling interests	15,122	3,249	10,791
Total equity	341,129	320,998	332,401
Non-current liabilities			
Term loans	92,944	66,029	91,676
Trade payables	2,572	-	3,669
Other payables, deposits and accruals	4,151	-	11,333
Deferred tax liabilities	36,190	38,278	36,810
	135,857	104,307	143,488
Current liabilities			
Trade payables	24,173	15,401	18,930
Progress billings	11,721	6,028	25,103
Other payables, deposits and accruals	20,977	13,789	15,385
Short term borrowings	22,700	51,510	17,950
Tax payable	2,634	219	298
	82,205	86,947	77,666
Total liabilities	218,062	191,254	221,154
TOTAL EQUITY AND LIABILITIES	559,191	512,252	553,555
Net asset per share (RM) attributable to equity owners of the Company	1.74	1.70	1.72

(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 2011
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Attributable to equity owners of the Company						Non- controlling interests	Total equity
	Share capital	Treasury shares	Share premium	Capital Redemption Reserve	Retained profits	Total	RM'000	RM'000
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>Current year to date ended</u>								
<u>31 March 2011 (unaudited)</u>								
At 1 January 2011	187,380	(1)	6,984	12,622	114,625	321,610	10,791	332,401
Total comprehensive income	-	-	-	-	4,397	4,397	4,331	8,728
At 31 March 2011	187,380	(1)	6,984	12,622	119,022	326,007	15,122	341,129
<u>Preceding year to date ended</u>								
<u>31 March 2010 (unaudited)</u>								
At 1 January 2010								
As previously reported	200,002	(8,261)	15,245	-	108,539	315,525	2,581	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	-	-	-	-	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

(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 2011 UNAUDITED CONDENSED STATEMENT OF CASH FLOWS

	Current year to date ended 31/03/2011 RM'000	Preceding year to date ended 31/03/2010 RM'000	(Audited) Preceding year ended 31/12/2010 RM'000
Cash Flows From Operating Activities			
Profit before taxation	12,046	3,664	26,712
Adjustments for non-cash and non-operating items	(34)	1,409	3,168
Operating profit before working capital changes	12,012	5,073	29,880
Changes in working capital :-			
Net change in inventories	-	-	122
Net change in property development costs	29,306	8,951	(24,763)
Net change in receivables	(18,348)	(6,563)	(8,008)
Net change in payables	2,558	(406)	18,868
Net change in accrued/progress billings	(18,412)	1,284	21,013
Net cash generated from operations	7,116	8,339	37,112
Interest paid	(1,612)	(819)	(4,256)
Interest received	293	232	864
Tax paid	(1,834)	(1,670)	(13,640)
Tax refunded	328	-	1,159
Net cash generated from operating activities	4,291	6,082	21,239
Cash Flows From Investing Activities			
Proceeds from disposal of plant and equipment	-	1	8
Purchase of property and equipment	(56)	(300)	(1,769)
Purchase of intangible assets	(77)	(15)	(50)
Net cash used in investing activities	(133)	(314)	(1,811)

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011 UNAUDITED CONDENSED STATEMENT OF CASH FLOWS (CONT'D)

	Current year to date ended 31/03/2011	Preceding year to date ended 31/03/2010	(Audited) Preceding year ended 31/12/2010
	RM'000	RM'000	RM'000
Cash Flows From Financing Activities			
Payment of BaIDS expenses	-	-	(3)
Payment of BaIDS profits	-	-	(438)
Payment of Primary Bonds	-	-	(17,500)
Payment of borrowing expenses	(95)	-	-
Shares buyback	-	-	(1)
Drawdown of term loans	17	6,595	29,201
Drawdown/(repayment) of revolving credits	6,000	(1,100)	(15,100)
Dividends paid	-	-	(7,027)
Net cash generated from/(used in) financing activities	5,922	5,495	(10,868)
Net change in cash and cash equivalents	10,080	11,263	8,560
Cash and cash equivalents at beginning of the period/year	53,286	44,726	44,726
Cash and cash equivalents at end of the period/year	63,366	55,989	53,286

Cash and cash equivalents at end of the period/year comprised:

Cash on hand and at banks	5,173	2,854	4,469
Sinking Fund Account			
- Cash at bank	-	1	-
- Short term placements with licensed investment bank	-	17,579	-
Fixed deposit for Profit Service Reserve and Reserve Accounts	-	873	-
Housing Development Accounts	36,879	23,393	26,891
Short term placement with licensed bank	13,713	-	7,209
Short term placements with licensed investment bank	7,601	11,289	14,717
	63,366	55,989	53,286

(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 2011

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

This 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”) and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”). The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2010 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 2010.

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 2010 except for the adoption of the following FRSs, amendments to FRSs, Issues Committee (“IC”) Interpretations and Technical Releases (“TR”), which are effective for annual periods beginning on and after:

1 March 2010

Amendments to FRS 132 Financial Instruments: Presentation – Classification of Rights Issues

1 July 2010

FRS 1 First-time Adoption of Financial Reporting Standards
FRS 3 Business Combinations (Revised)
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 16 Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17 Distributions of Non-cash Assets to Owners
Amendments to IC Reassessment of Embedded Derivatives
Interpretation 9

31 December 2010

TR 3 Guidance on Disclosures of Transition to IFRSs

1 January 2011

Amendments to FRS 1 Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
Amendments to FRS 1 Additional Exemptions for First-time Adopters
Amendments to FRS 1 First-time Adoption of Financial Reporting Standards

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011

A1. Accounting policies (contd.)

1 January 2011

Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments to FRS 3	Business Combinations
Amendments to FRS 7	Financial Instruments: Disclosures
Amendments to FRS 101	Presentation 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	Interests in Joint Ventures
Amendments to FRS 132	Financial Instruments: Presentation
Amendments to FRS 134	Interim Financial Reporting
Amendments to FRS 139	Financial Instruments: Recognition and Measurement
IC Interpretation 4	Determining Whether an Arrangement contains a Lease
IC Interpretation 18	Transfers of Assets from Customers
Amendments to IC Interpretation 13	Customer Loyalty Programmes
TR i-4	Shariah Compliant Sale Contracts

The adoption of Amendments to FRS 7 which promotes enhanced disclosures on fair value measurement of financial instruments via the introduction of the concept of fair value hierarchy, will only affect disclosures and will not have any impact on the results of the Group. The adoption of other FRSs, amendments to FRSs, IC Interpretations and TR did not have any significant effect on the financial performance or position of the Group. The adoption of FRSs and amendments to FRS are discussed below:

(a) FRS 3 Business Combination (Revised)

The revised FRS 3 introduces changes in the accounting for business combination occurring after 1 July 2010 and it is applied prospectively. The FRS establishes principles for recognising and measuring the identifiable assets acquired, the liabilities assumed and any non-controlling interest in acquiree. Each identifiable asset and liability is measured at its acquisition-date fair value. Any non-controlling interest in an acquiree is measured at fair value or as the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

Goodwill is measured as the difference between the aggregate of the consideration transferred, any non-controlling interest in the acquiree and, in a business combination achieved in stages, the acquisition-date fair value of the acquirer's previously held equity interest in the acquiree, and the net identifiable assets acquired. IF the acquirer has made a gain from a bargain purchase, that gain is recognised in the income statement. The FRS also provides accounting requirements for reacquired rights, contingent liabilities, contingent consideration and indemnification assets.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011

A1. Accounting policies (contd.)

(b) FRS 127 Consolidated and Separate Financial Statements

The main changes include the accounting for changes in ownership interest in a subsidiary, where changes in ownership which do not result in the loss of control are now accounted for within equity instead of the income statement. Where an entity loses control of a subsidiary, any remaining investment is remeasured at fair value and a gain or loss is recognised in the income statement. The term minority interests were replaced by the term non-controlling interests, with a new definition. Total comprehensive income attributed to the owners of the parent and to the non-controlling interests, even if it results in the non-controlling interest having a deficit balance.

The revised FRS 127 requires retrospective application with certain exceptions as permitted under this standard.

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

1 July 2011

Amendments to IC Interpretation 14	Prepayment of a Minimum Funding Requirement
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments

1 January 2012

FRS 124	Related Party Disclosures
IC Interpretation 15	Agreements for the Construction of Real Estate

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.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011

A5. Changes in debt and equity securities

Shares buyback / Treasury shares

There were no share buybacks during the current year to date. The shares repurchased are being held as treasury shares and treated in accordance with the requirements of Section 67A of the Companies Act, 1965. Details of treasury shares held in hand as at 31 March 2011 are as follows:

	Number of shares	Purchase Price			Cost RM
		Highest price RM	Lowest price RM	Average cost RM	
As at 31 March 2011	2,000	0.58	0.39	0.65	1,272

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

There were no payments of dividend during the current quarter ended 31 March 2011.

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> <u>31 March 2011 (unaudited)</u>	Property development	Property investment & management	Holding entity	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External revenue	61,107	-	50	-	61,157
Inter-segment revenue	-	218	472	(690)	-
Total	<u>61,107</u>	<u>218</u>	<u>522</u>	<u>(690)</u>	<u>61,157</u>
Results					
Profit before finance costs	12,067	363	342	(703)	12,069
Less: Finance costs	(489)	-	-	466	(23)
Profit before taxation	<u>11,578</u>	<u>363</u>	<u>342</u>	<u>(237)</u>	<u>12,046</u>
Income tax expense					<u>(3,318)</u>
Profit after taxation					8,728
Minority interest					<u>(4,331)</u>
Profit attributable to equity owners of the Company					<u>4,397</u>

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011

A7. Segmental information (contd.)

<u>Preceding year to date ended</u> <u>31 March 2010</u> <u>(unaudited)</u>	Property development	Property investment & management	Holding entity	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External revenue	31,392	-	31	-	31,423
Inter-segment revenue	-	-	426	(426)	-
Total	31,392	-	457	(426)	31,423
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					1,882

A8. Valuations of property, plant and equipment

There were no revalued property, plant and equipment as at 31 March 2011.

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

There were no changes in the composition of the Group during the current year to date except for the following:

On 7 March 2011, the Company subscribed for additional 499,998 new ordinary shares of RM1.00 each in Perspektif Vista Sdn. Bhd. ("PVSB") for a total cash consideration of RM499,998. The equity stake of the Company in PVSB remained at 100%.

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 FIRST QUARTER ENDED 31 MARCH 2011

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

B1. Review of the performance

(Commentary on current quarter and current year to date)

For the current quarter ended 31 March 2011, the Group achieved pre-tax profit of RM12.05 million on revenue of RM61.16 million, representing an increase of 229% over the results recorded in the corresponding quarter last year with pre-tax profit of RM3.66 million on revenue of RM31.42 million.

The improved performance of the Group is attributable to improved sales registered from all of the Group’s projects located in the Klang Valley, Seremban and Sungai Petani, Kedah. During the current quarter, the Group has secured a record sales of RM80.31 million, which will be recognized progressively in the Group’s financial statements over its construction period. Unbilled sales as at 31 March 2011 stood at approximately RM225.78 million.

B2. Material changes in the quarterly results

(Comparison on current quarter with the immediate preceding quarter)

The Group recorded pre-tax profit of RM12.05 million on revenue of RM61.16 million in the current quarter against pre-tax profit of RM7.74 million on revenue of RM42.35 million in the immediate preceding quarter. The higher pre-tax profit for this quarter 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 2011)

Malaysia’s real GDP is expected to grow by 5.5% for the year 2011 supported by improving consumer and business sentiments, and the implementation of major infrastructure projects and entry-point projects under the Economic Transformation Programme. The overall property market is expected to remain stable.

The Group will continue to leverage on the success of its Sutera Damansara, Bandar Puteri Jaya and the well received award winning Mirage By The Lake projects for the remaining year 2011. In the pipeline the Group expects to roll out 3 additional new projects in the Klang Valley. The Board is confident of achieving better performance for the current year.

(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.

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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 31/03/2011 RM'000	Current year to date ended 31/03/2011 RM'000
In respect of the current quarter/year to date		
- Malaysian income tax	3,938	3,938
- Deferred tax	(620)	(620)
	<u>3,318</u>	<u>3,318</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 13 May 2011 save for the below:-

On 22 March 2011, Wawasan Rajawali Sdn Bhd, a wholly owned subsidiary company, entered into a conditional Sale and Purchase Agreement with Cyberview Sdn Bhd, the Proprietor and Setia Haruman Sdn Bhd, the Vendor for the acquisition of a piece of freehold vacant commercial land held under H.S(D) 28819, PT No. 41831, Mukim Dengkil, Daerah Sepang, Negeri Selangor Darul Ehsan measuring approximately 64,320 square metres for a total purchase consideration of RM86,542,830. The aforesaid proposed acquisition is currently pending shareholders' approval at the forthcoming Extraordinary General Meeting.

B10. Realised and Unrealised Profits

The breakdown of the retained profits of the Group as at 31 March 2011 into realised and unrealised profits is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits and Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants.

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011

B10. Realised and Unrealised Profits(contd.)

	Group 31/03/2011 RM'000	Group 31/12/2010 RM'000
Total retained profits of the Company and its subsidiaries		
- Realised	216,001	213,683
- Unrealised	6,562	6,562
	222,563	220,245
Less: Consolidation adjustments	(103,541)	(105,620)
Total Group retained profits as per consolidated accounts	119,022	114,625

B11. 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	92,944
(b) Short term borrowings:	
Secured	
Term loan	3,200
Revolving credit	18,000
	21,200
Unsecured	
Revolving credit	1,500
	22,700
Total	115,644

B12. Off balance sheet financial instruments

As at 13 May 2011, the Group did not enter into any contract involving financial instruments with off balance sheet risk.

B13. Material litigation

As at 13 May 2011, 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.

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2011

B14. Dividends

No dividend has been declared or paid for the current year to date ended 31 March 2011 (Comparative quarter ended 31 March 2010: Nil)

B15. Earnings Per Share (“EPS”)

	Current quarter ended <u>31/03/2011</u>	Comparative quarter ended <u>31/03/2010</u>	Current year to date ended <u>31/03/2011</u>	Preceding year to date ended <u>31/03/2010</u>
Basic EPS				
Profit attributable to equity owners of the Company (RM'000)	4,397	1,882	4,397	1,882
Weighted average number of ordinary shares in issue ('000 shares)	187,377	187,380	187,377	187,380
Basic EPS (sen)	2.35	1.00	2.35	1.00
Diluted EPS				
Profit attributable to equity owners of the Company (RM'000)	4,397	1,882	4,397	1,882
Weighted average number of ordinary shares in issue ('000 shares)	187,377	187,380	187,377	187,380
Effect of dilution on assumed exercise of warrants ('000 shares)	- *	- *	- *	- *
Adjusted weighted average number of ordinary shares in issue and issuable ('000 shares)	187,377	187,380	187,377	187,380
Diluted EPS (sen)	2.35	1.00	2.35	1.00

* For the current quarter and current year to date ended 31 March 2011, the outstanding warrants have been excluded from the computation of fully diluted earnings per ordinary share as their effect would be anti-dilutive.

B16. Auditors' report of preceding annual financial statements

The auditors' report on the financial statements for the year ended 31 December 2010 was not qualified.

By Order of the Board

DATO' NIK MOHAMED DIN BIN DATUK NIK YUSOFF
Executive Chairman

Kuala Lumpur
20 May 2011