



## EUPE CORPORATION BERHAD

(Company No : 377762-V)

(Incorporated in Malaysia under the Companies Act 1965)

### PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION

#### SUMMARY OF KEY FINANCIAL INFORMATION FOR THE FINANCIAL PERIOD ENDED 31 AUGUST 2010

		Individual Quarter		Cumulative Quarter	
		Current yr. Quarter	Preceding yr. Corresponding Quarter	Current yr. to date	Preceding yr. to date
		<u>31 AUG 2010</u> RM '000	<u>31 AUG 2009</u> RM '000	<u>31 AUG 2010</u> RM '000	<u>31 AUG 2009</u> RM '000
1.	Revenue	26,016	24,725	53,215	49,071
2.	Profit/(loss) before tax	1,675	1,755	2,878	2,614
3.	Profit/(loss) for the period	1,078	1,005	1,718	1,237
4.	Profit/(loss) attributable to ordinary equity holders of the parent	433	337	810	400
5.	Basic earnings/ (loss) per shares (sen)	0.34	0.26	0.63	0.31
6.	Proposed/declared dividend per share (sen)	0	0	0	0

		AS AT END OF CURRENT QUARTER	AS AT PRECEEDING FINANCIAL YEAR END
		7.	Net assets per share attributable to ordinary equity holders of the parent (RM)



## EUPE CORPORATION BERHAD

(Company No. 377762-V)

(Incorporated in Malaysia under the Companies Act, 1965)

### CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME for the financial period ended 31 August 2010

(The figures have not been audited)

	INDIVIDUAL QUARTER (2nd Q)		CUMULATIVE QUARTER (6 months)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR TO DATE
	31/8/2010 RM'000	31/8/2009 RM'000	31/8/2010 RM'000	31/8/2009 RM'000
REVENUE	26,016	24,725	53,215	49,071
COST OF SALES	(20,483)	(20,193)	(43,400)	(40,523)
GROSS PROFIT	<u>5,533</u>	<u>4,532</u>	<u>9,815</u>	<u>8,548</u>
OTHER OPERATING INCOME	818	263	1,026	421
MARKETING AND DISTRIBUTION COSTS	(831)	(310)	(1,367)	(635)
ADMINISTRATION EXPENSES	(2,996)	(1,889)	(5,058)	(4,041)
OTHER OPERATING EXPENSES	(636)	(529)	(1,097)	(1,016)
FINANCIAL COST	(213)	(312)	(441)	(663)
PROFIT BEFORE TAX	<u>1,675</u>	<u>1,755</u>	<u>2,878</u>	<u>2,614</u>
TAX EXPENSE	(597)	(750)	(1,160)	(1,377)
PROFIT FOR THE FINANCIAL PERIOD	<u><u>1,078</u></u>	<u><u>1,005</u></u>	<u><u>1,718</u></u>	<u><u>1,237</u></u>
ATTRIBUTABLE TO:				
EQUITY HOLDERS OF THE PARENT	433	337	810	400
MINORITY INTEREST	645	668	908	837
	<u><u>1,078</u></u>	<u><u>1,005</u></u>	<u><u>1,718</u></u>	<u><u>1,237</u></u>
BASIC EARNINGS PER ORDINARY SHARE (SEN)	<u>0.34</u>	<u>0.26</u>	<u>0.63</u>	<u>0.31</u>
DILUTED EARNINGS PER ORDINARY SHARE (SEN)	<u>0.34</u>	<u>0.26</u>	<u>0.63</u>	<u>0.31</u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2010 and the accompanying explanatory notes attached to the financial Statements)

**EUPE CORPORATION BERHAD***(Company No. 37762-V)**(Incorporated in Malaysia under the Companies Act 1965)***CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION****as at 31 August 2010**

(The figures have not been audited)

	AS AT END OF SECOND QUARTER 31/8/2010 RM'000	AS AT PRECEDING FINANCIAL YEAR 28/2/2010 RM'000
<b><u>ASSETS</u></b>		
PROPERTY, PLANT AND EQUIPMENT	80,162	81,766
OTHER INVESTMENTS	157	155
LAND HELD FOR PROPERTY DEVELOPMENT	93,235	89,803
INVESTMENT PROPERTIES	21,925	22,427
DEFERRED PLANTATION EXPENDITURES	842	905
DEFERRED TAX ASSETS	1,964	1,964
<b>CURRENT ASSETS</b>		
Property development costs	91,028	88,034
Inventories	7,973	8,195
Trade and other receivables	30,336	24,766
Sinking and redemption funds	744	720
Tax recoverable	3,860	3,537
Cash and bank balances	7,224	6,267
	<u>141,165</u>	<u>131,519</u>
<b>TOTAL ASSETS</b>	<u><u>339,450</u></u>	<u><u>328,539</u></u>
<b><u>EQUITY AND LIABILITIES</u></b>		
<b>EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT</b>		
Share capital	128,000	128,000
Reserves	108,204	107,393
	<u>236,204</u>	<u>235,393</u>
Minority interest	2,556	1,649
	<u>238,760</u>	<u>237,042</u>
<b>LONG TERM AND DEFERRED LIABILITIES</b>		
Borrowings	4,916	6,027
Deferred taxation	17,320	17,522
	<u>22,236</u>	<u>23,549</u>
<b>CURRENT LIABILITIES</b>		
Trade and other payables	59,911	47,791
Provision for infrastructure cost	1,976	1,976
Borrowings	15,496	17,284
Tax liabilities	1,071	897
	<u>78,454</u>	<u>67,948</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>339,450</u></u>	<u><u>328,539</u></u>
<b>NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (RM)</b>		
	<u>1.85</u>	<u>1.84</u>

**(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2010 and the accompanying explanatory notes attached to the financial Statements)**

**EUPE CORPORATION BERHAD***(Company No . 377762-V)**(Incorporated in Malaysia under the Companies Act 1965)***CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW****for the financial period ended 31 August 2010****(The figures have not been audited)**

	<b>6 MONTHS ENDED 31/8/2010 RM'000</b>	<b>6 MONTHS ENDED 31/8/2009 RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash receipts from customers	67,993	53,037
Cash payments to suppliers and creditors	(50,263)	(41,764)
Cash payments to employees and for expenses	(10,468)	(8,660)
Cash generated from operations	<u>7,262</u>	<u>2,613</u>
Interest expenses - overdraft	(72)	(76)
Rental income received	122	128
Deposit received/(paid)	(1,308)	(3)
Insurance compensation received	206	6
Tax paid	(1,512)	(1,893)
Net cash from operating activities	<u>4,698</u>	<u>775</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest income	64	70
Dividend received	1	1
Purchase of property, plant and equipment	(397)	(371)
Proceed from disposal of property, plant and equipment	20	1
Other investment	(2)	(1)
Fixed deposits released from pledge / (pledge to licensed bank)	(211)	(91)
Net cash used in investing activities	(525)	(391)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Drawdown of revolving credit	-	1,900
Drawdown of hire purchase loan	85	-
Net creation of bankers' acceptance	(5)	(1,057)
Repayment of term loan	(2,468)	(3,675)
Repayment of hire purchase loan	(1)	(61)
Term loan interest paid	(280)	(523)
Revolving credit interest paid	(168)	(135)
Discount paid on bankers' acceptance	(80)	(59)
Hire purchase interest paid	-	(2)
Repayment to director	-	(9)
Net cash used in financing activities	<u>(2,917)</u>	<u>(3,621)</u>
Net increase in cash and cash equivalents	<u>1,256</u>	<u>(3,237)</u>
Cash and cash equivalents at beginning of financial year	3,257	6,711
Cash and cash equivalents at end of financial period	<u><u>4,513</u></u>	<u><u>3,474</u></u>

**(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2010 and the accompanying explanatory notes attached to the financial Statements)**

**EUPE CORPORATION BERHAD***(Company No . 377762-V)**(Incorporated in Malaysia under the Companies Act 1965)***CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
for the financial period ended 31 August 2010***(The figures have not been audited)*

	ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENTS					MINORITY INTEREST RM'000	TOTAL EQUITY RM'000
	Share capital RM'000	Share premium RM'000	Share option reserve RM'000	Retained profits RM'000	Sub-total RM'000		
Balance as at 1 March 2010	128,000	5,982	2,009	99,402	235,393	1,649	237,042
Share option granted under ESOS	-	-	(2,009)	-	(2,009)	-	(2,009)
Profit for the financial period	-	-	-	2,819	2,819	908	3,727
Balance as at 31 August 2010	<u>128,000</u>	<u>5,982</u>	<u>-</u>	<u>102,221</u>	<u>236,203</u>	<u>2,557</u>	<u>238,760</u>
Balance as at 1 March 2009	128,000	5,982	1,914	95,811	231,707	113	231,820
Share option granted under ESOS	-	-	95	-	95	-	95
Profit for the financial period	-	-	-	400	400	837	1,237
Balance as at 31 August 2009	<u>128,000</u>	<u>5,982</u>	<u>2,009</u>	<u>96,211</u>	<u>232,202</u>	<u>950</u>	<u>233,152</u>

**(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2010 and the accompanying explanatory notes attached to the financial statement)**

