

EDEN INC. BERHAD (36216-V)
(Formerly known as Eden Enterprises (M) Berhad)
(Incorporated in Malaysia)

Condensed Consolidated Income Statements
For the Quarter Ended 31 December 2009

| | Notes | 2009 Current quarter ended 31-Dec (RM'000) | 2008 Comparative quarter ended 31-Dec (RM'000) | 2009 12 months cumulative to date 31-Dec (RM'000) | 2008 12 months cumulative to date 31-Dec (RM'000) (RESTATED) |
|---|-------|---|---|--|---|
| Continuing Operations | | | | | |
| Revenue | 3 | 59,970 | 60,984 | 227,071 | 249,282 |
| Cost of sales | | <u>(40,526)</u> | <u>(39,310)</u> | <u>(153,684)</u> | <u>(168,555)</u> |
| Gross profit | | 19,444 | 21,674 | 73,387 | 80,727 |
| Other income | | 1,532 | 1,898 | 3,562 | 3,560 |
| Administrative expenses | | (2,350) | (6,432) | (11,534) | (18,566) |
| Selling & marketing expenses | | (728) | (1,208) | (2,974) | (3,894) |
| Other expenses | | (11,600) | (11,320) | (37,548) | (44,655) |
| Finance costs | | (4,854) | (6,448) | (20,421) | (24,133) |
| Share of profit of associates | | (16) | 71 | 24 | 151 |
| Profit before taxation | 3 | 1,428 | (1,765) | 4,496 | (6,810) |
| Income tax expense | 19 | 1,053 | (2,640) | (2,774) | (6,087) |
| Profit for the period | | 2,481 | (4,405) | 1,722 | (12,897) |
| Attributable to: | | | | | |
| Equity holders of the parent | | 2,468 | (5,538) | 1,722 | (12,247) |
| Minority interest | | 13 | 1,134 | - | (650) |
| | | 2,481 | (4,405) | 1,722 | (12,897) |
| Earnings/(loss) per share (in sen) attributable to equity holders of the parent: | | | | | |
| | 27 | | | | |
| - Basic, for profit for the period | | 0.79 | (1.78) | 0.55 | (3.93) |
| - Diluted, for profit for the period | | 0.79 | (1.78) | 0.55 | (3.93) |

The Condensed Consolidated Income Statements should be read in conjunction with the audited financial statement for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.

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Condensed Consolidated Balance Sheet
As at 31 December 2009

| | Note | As At 31 December 2009 RM'000 | As At 31 December 2008 RM'000 (RESTATED) |
|---|------|-------------------------------------|--|
| ASSETS | | | |
| Non-current Assets | | | |
| Property, plant and equipment | 8 | 254,284 | 271,272 |
| Investment Properties | | 173,215 | 174,807 |
| Prepaid lease payments | | 3,167 | 3,207 |
| Intangible assets | | 4,242 | 4,250 |
| Investment in associates | | 740 | 966 |
| Other investments | 7 | 7 | 8 |
| Deferred tax assets | | 38,923 | 43,568 |
| | | <u>474,577</u> | <u>498,078</u> |
| Current Assets | | | |
| Inventories | | 22,249 | 20,569 |
| Trade receivables | | 49,759 | 57,403 |
| Other receivables | | 26,841 | 4,442 |
| Due from ultimate holding company | | 16,230 | 16,230 |
| Due from affiliated company | | 25,441 | 25,701 |
| Due from associated company | | 5,899 | 6,546 |
| Tax recoverable | | 2,305 | 2,907 |
| Cash and bank balances | | 47,604 | 66,494 |
| | | <u>196,328</u> | <u>200,292</u> |
| Assets classified as held for sale | 11 | 8,532 | 9,815 |
| | | <u>204,860</u> | <u>210,107</u> |
| TOTAL ASSETS | | <u>679,437</u> | <u>708,185</u> |
| EQUITY AND LIABILITIES | | | |
| Equity attributable to equity holders of the parent | | | |
| Share capital | | 311,362 | 311,362 |
| Other reserves | | 434 | 434 |
| Retained earnings | | 21,756 | 20,033 |
| | | <u>333,552</u> | <u>331,829</u> |
| Minority interests | | 3,909 | 4,059 |
| Total equity | | <u>337,461</u> | <u>335,888</u> |
| Non-current liabilities | | | |
| Borrowings | 23 | 266,865 | 279,537 |
| Deferred tax liabilities | | 3,545 | 2,626 |
| | | <u>270,411</u> | <u>282,163</u> |
| Current Liabilities | | | |
| Borrowings | 23 | 23,052 | 42,498 |
| Trade payables | | 23,825 | 22,431 |
| Other payables | | 20,458 | 20,319 |
| Current tax payable | | 686 | 1,007 |
| | | <u>68,021</u> | <u>86,255</u> |
| Liabilities directly associated with the assets classified as held for sale | 11 | 3,544 | 3,879 |
| | | <u>71,565</u> | <u>90,134</u> |
| Total liabilities | | <u>341,976</u> | <u>372,297</u> |
| TOTAL EQUITY AND LIABILITIES | | <u>679,437</u> | <u>708,185</u> |
| Net assets per share (RM) | | 1.08 | 1.08 |

The Condensed Consolidated Balance Sheet should be read in conjunction with the audited financial statement for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.

Condensed Consolidated Statement of Changes in Equity
For the Quarter Ended 31 December 2009

| Note | Attributable to Equity Holders of the Parent | | | Total RM'000 | Minority Interest RM'000 | Total RM'000 |
|---|---|-----------------------------|---|-----------------|--------------------------------|-----------------|
| | Non-distributable Share Capital RM'000 | Other Reserves RM'000 | Distributable Retained Earnings RM'000 | | | |
| At 1 January 2008 | | | | | | |
| As previously stated | 311,355 | 28 | 33,863 | 345,247 | 4,709 | 349,956 |
| Prior year adjustments | | | (1,583) | (1,583) | - | (1,583) |
| At 1 January 2008 (restated) | 311,355 | 28 | 32,280 | 343,664 | 4,709 | 348,373 |
| Conversion of Warrants | 7 | - | - | 7 | - | 7 |
| | 311,362 | 28 | 32,280 | 343,671 | 4,709 | 348,380 |
| Foreign currency translation, representing net expense recognised directly in equity | - | 405 | - | 405 | - | 405 |
| Loss for the year | - | - | (12,247) | (12,247) | (650) | (12,897) |
| Total recognised income and expense for the period | - | 405 | (12,247) | (11,842) | (650) | (12,491) |
| At 31 December 2008 (restated) | 311,362 | 434 | 20,033 | 331,829 | 4,059 | 335,888 |
| At 1 January 2009 | | | | | | |
| As previously stated | 311,362 | 434 | 21,616 | 333,412 | 4,059 | 337,471 |
| Prior year adjustments | | | (1,583) | (1,583) | | (1,583) |
| At 1 January 2009 (restated) | 311,362 | 434 | 20,033 | 331,829 | 4,059 | 335,888 |
| Dividends | - | - | - | - | (150) | (150) |
| Profit for the period | - | - | 1,722 | 1,722 | - | 1,722 |
| Total recognised income and expense for the period | - | - | 1,722 | 1,722 | (150) | 1,572 |
| At 31 December 2009 | 311,362 | 434 | 21,756 | 333,552 | 3,909 | 337,461 |

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statement for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.

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Condensed Consolidated Cash Flow Statement
For the Quarter Ended 31 December 2009

| | 12 months ended | |
|---|------------------------|------------------|
| | 31 Dec 09 | 31 Dec 08 |
| | RM'000 | RM'000 |
| Net cash generated from operating activities | 17,891 | (6,040) |
| Net cash generated from investing activities | (4,582) | (93) |
| Net cash used in financing activities | (32,005) | 51,646 |
| Net decrease in cash and cash equivalents | (18,696) | 45,513 |
| Effects of exchange rate changes | - | (5) |
| Cash and cash equivalents at beginning of financial period | 60,896 | 15,472 |
| Cash and cash equivalents at end of financial period | 42,200 | 60,980 |

| | As at | |
|---|------------------|------------------|
| | 31 Dec 09 | 31 Dec 08 |
| | RM'000 | RM'000 |
| Cash and cash equivalents at the end of financial period comprised the following: | | |
| Cash and bank balances | 47,623 | 66,578 |
| Bank overdrafts (included within short term borrowings in Note 23) | (5,423) | (5,597) |
| | 42,200 | 60,980 |

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statement for the year ended 31 December 2008 and the accompanying explanatory notes attached to the interim financial statements.