

FOCAL AIMS HOLDINGS BERHAD

(Company No: 17777-V)

QUARTERLY REPORT ON CONSOLIDATION RESULTS FOR THE FIRST FINANCIAL QUARTER ENDED 31 DECEMBER 2010

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 DECEMBER 2010

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 31/12/2010 RM'000	Preceding Year Corresponding Quarter Ended 31/12/2009 RM'000	Current Year To Date Ended 31/12/2010 RM'000	Preceding Year Corresponding Period To Date Ended 31/12/2009 RM'000
Revenue	16,112	13,955	16,112	13,955
Cost of sales	(13,900)	(12,284)	(13,900)	(12,284)
Gross profit	2,212	1,671	2,212	1,671
Other income	93	70	93	70
Administrative expenses	(2,684)	(2,490)	(2,684)	(2,490)
Finance costs	(557)	(616)	(557)	(616)
Loss before tax	(936)	(1,365)	(936)	(1,365)
Income tax expense	48	65	48	65
Loss and total comprehensive loss for the period	(888)	(1,300)	(888)	(1,300)
Attributable to:				
Equity holders of the parent	(888)	(1,300)	(888)	(1,300)
Minority interest	-	-	-	-
	(888)	(1,300)	(888)	(1,300)
Loss per share attributable to equity holders of the parent:				
Basic, for loss from continuing operations	(0.35)	(0.51)	(0.35)	(0.51)
Diluted, for loss from continuing operations	(0.35)	(0.51)	(0.35)	(0.51)

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements)

FOCAL AIMS HOLDINGS BERHAD

(Company No: 17777-V)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2010

	As At 31/12/2010 RM'000	As At 31/12/2009 RM'000
ASSETS		
Non-current assets		
Property, plant & equipment	1,501	1,557
Land held for property development	338,533	337,045
Deferred tax assets	-	-
	<u>340,033</u>	<u>338,602</u>
Current Assets		
Property development costs	59,614	76,554
Inventories	26,488	33,081
Trade receivables & other receivables	21,530	15,674
Cash & Cash Equivalents	6,789	4,461
	<u>114,421</u>	<u>129,771</u>
TOTAL ASSETS	<u>454,454</u>	<u>468,374</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	253,317	253,317
Other reserves	22	22
Retained earnings	42,509	46,055
	<u>295,848</u>	<u>299,394</u>
Minority interest	2,500	2,500
Total equity	<u>298,348</u>	<u>301,894</u>
Non-current liabilities		
Borrowings	45,226	51,698
Deferred tax liabilities	60,182	60,386
	<u>105,408</u>	<u>112,083</u>
Current Liabilities		
Borrowings	29,820	40,126
Trade & other payables	20,875	14,271
Tax payable	3	-
	<u>50,698</u>	<u>54,397</u>
Total liabilities	<u>156,106</u>	<u>166,480</u>
TOTAL EQUITY AND LIABILITIES	<u>454,454</u>	<u>468,374</u>
Net assets per share attributable to equity holders of the parent (RM)	1.17	1.18

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements)

FOCAL AIMS HOLDINGS BERHAD

(Company No: 17777-V)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2010

	12 months ended	
	31/12/2010	31/12/2009
	RM'000	RM'000
Net cash generated from operating activities	9,367	1,884
Net cash generated from investing activities	313	(2)
Net cash used in financing activities	<u>(8,073)</u>	<u>(2,379)</u>
Net decrease in cash and cash equivalents	1,608	(497)
Cash and cash equivalents at beginning of financial period	(4,639)	(3,930)
Cash and cash equivalents at end of the financial period	<u>(3,031)</u>	<u>(4,427)</u>

Cash and cash equivalents at the end of the financial period comprise the following:

Deposits with licensed banks	3,259	1,272
Cash and bank balances	3,530	3,189
Bank overdraft	<u>(9,820)</u>	<u>(8,889)</u>
	<u>(3,031)</u>	<u>(4,427)</u>

(The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statements for the year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements)

FOCAL AIMS HOLDINGS BERHAD

(Company No: 17777-V)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 DECEMBER 2010

← Attributable to Equity Holders of the Parent →

← Non-distributable →

Distributable

Total
Equity

Minority
Interest

Total

Retained
Profits

Other Reserves

Share Capital

RM'000

RM'000

RM'000

RM'000

RM'000

RM'000

3 months year ended 31 December 2010

At 1 October 2010

Total comprehensive loss for the period

At 31 December 2010

	253,317	22	43,397	296,736	2,500	299,236
	-	-	(888)	(888)	-	(888)
	253,317	22	42,509	295,848	2,500	298,348

3 months year ended 31 December 2009

At 1 October 2009

Total comprehensive loss for the period

At 31 December 2009

	253,317	22	47,355	300,694	2,500	303,194
	-	-	(1,300)	(1,300)	-	(1,300)
	253,317	22	46,055	299,394	2,500	301,894

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 September 2010 and the accompanying explanatory notes attached to the interim financial statements)

FOCAL AIMS HOLDINGS BERHAD

(Company No: 17777-V)

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

A1. Basis of Preparation

The interim financial statements have been prepared under the historical cost convention.

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 September 2010. These explanatory notes attached to the interim financial statements 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 30 September 2010.

A2. Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 30 September 2010, except for the adoption of the following new Financial Reporting Standards (FRSs), Amendments to FRSs, IC Interpretations and Technical Release with effect from 1 January 2010 and 1 July 2010.

On 1 October 2010, the Group adopted the new or amended FRS and IC Interpretations that are mandatory. This includes the following FRSs and IC Interpretations:

	Effective for financial periods beginning on or after
FRSs and interpretations	
FRS 1 : First-time Adoption of Financial Reporting Standards	1 July 2010
FRS 3 : Business Combinations	1 July 2010
FRS 4 : Insurance Contracts	1 January 2010
FRS 7 : Financial Instruments: Disclosure	1 January 2010
FRS 101 : Presentation of Financial Statements	1 January 2010
FRS 123 : Borrowing Costs	1 January 2010
FRS 127 : Consolidated and Separate Financial Statements	1 July 2010
FRS 139 : Financial Instruments: Recognition and Measurement	1 January 2010
Amendments to FRS 1 : First Time Adoption of Financial Reporting Standards and FRS 127 : Consolidated and Separate Financial Statements: Cost of Investment in a Subsidiary, Jointly Controlled Entity or Associate	1 January 2010
Amendments to FRS 2 : Share-based Payment : Vesting Conditions and Cancellations	1 January 2010
Amendments to FRS 2 : Share-based Payment	1 July 2010
Amendment to FRS 5 : Non-current Assets Held for Sale and Discontinued Operations	1 July 2010
Amendments to FRS 132 : Financial Instruments : Presentation	1 January 2010
Amendments to FRS 138 : Intangible Assets	1 July 2010
Amendments to FRS 139 : Financial Instruments : Recognition and Measurement, FRS 7 : Financial Instruments : Disclosures and IC Interpretation 9 : Reassessment of Embedded Derivatives	1 January 2010
Amendments to IC Interpretation 9 : Reassessment of Embedded Derivatives	1 July 2010

A2. Changes in Accounting Policies (cont'd)

	Effective for financial periods beginning on or after
Amendments to FRSs contained in the document entitled "Improvements to FRSs (2009)"	1 January 2010
IC Interpretation 9 : Reassessment of Embedded Derivatives	1 January 2010
IC Interpretation 10 : Interim Financial Reporting and Impairment	1 January 2010
IC Interpretation 11 : FRS 2 : Group and Treasury Share Transactions	1 January 2010
IC Interpretation 12 : Service Concession Arrangement	1 July 2010
IC Interpretation 13 : Customer Loyalty Programmes	1 January 2010
IC Interpretation 14 : FRS 119 : The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction	1 January 2010
IC Interpretation 16 : Hedges of a Net Investment in a Foreign Operation	1 July 2010
IC Interpretation 17 : Distributions of Non-cash Assets to Owners	1 July 2010
Amendments to IC Interpretation 9	1 July 2010

The adoption of the above standards and interpretations did not have any significant impact on the financial statements of the Group except for FRS 101.

FRS 101 separates owner and non-owner changes in equity, whereby the statements of changes in equity will include only details of transactions with owners, and all non-owner changes in equity are presented separately. In addition, the standard introduces the statement of comprehensive income, which presents income and expense items recognised in profit and loss, together with all other items of recognised income and expense, either in one single statement, or in two linked statements. The application of this standard does not have any impact on the financial results of the Group, as the changes are presentational in nature.

FRSs, Amendments to FRSs and IC Interpretations and Technical Releases issues but not yet effective.

At the date of authorisation of these financial statements, the following new FRSs, Amendments to FRSs and Interpretations were issued but not yet effective and have not been applied by the Group:

Amendments to FRS 1 : Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters	1 January 2011
Amendments to FRS 1 : Additional Exemptions for First-time Adopters	1 January 2011
Amendments to FRS 2 : Group Cash-settled Share-based Payment Transactions	1 January 2011
Amendments to FRS 7 : Improving Disclosures about Financial Instruments	1 January 2011
IC Interpretation 4 : Determining Whether an Arrangement contains a Lease	1 January 2011
IC Interpretation 15 : Agreement for the Construction of Real Estate	1 January 2012
IC Interpretation 18: Transfer of Assets from Customers	1 January 2011
FRS 124 : Related party Disclosures	1 January 2012

The above Amendments to FRSs and IC Interpretations are not expected to have any significant impact on the financial statements of the Group upon their application other than changes in the timing of recognition of property development revenue and costs that will arise from the adoption of IC 15. The management is still in the midst of assessing the impact of IC15 on the Group's financial statements.

A3. Qualification of Financial Statements

The preceding annual financial statements of the Group was not subject to any qualification.

A4. Explanatory comments about the seasonality or cyclicity of operations.

This industry is not affected by any fluctuations in relation to seasonality and cyclicity of operations.

A5. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size or incidence.

There were no unusual or exceptional items for the current financial year to date.

A6. Nature and amount of changes in estimate of amount reported in prior interim periods of the current financial year, which give a material effect in the current interim period

There were no changes in estimates which give rise to a material effect in the current interim period.

A7. Details of issue, cancellation, repurchase, resale and repayment of debt and equity securities.

There were no issuance, cancellation, repurchase or resale and repayment of debt and equity securities for the current financial year to date.

A8. Dividend

There was no dividend paid for the financial year under review.

A9. Segmental Reporting

No segmental reporting is presented as the Group's operations primarily relate to property development activities and these are carried out entirely in Malaysia.

A10. Valuation of property, plant & equipment

No valuation was carried out on the Group's property, plant and equipment for the financial year ended 30 September 2010.

A11. Events subsequent to the end of the Interim Period of the Financial Statements

There are no material events subsequent to the end of the interim period reported or that have not been reflected in the financial statements for the said period.

A12. Effect of Changes in the Composition of The Group

There were no changes in the composition of the Group for the current year to date.

A13. Changes in contingent liabilities or contingent assets.

There were no changes in the liabilities or contingent assets.

B. Additional notes as required by Bursa Malaysia Listing Requirements

B1. Review of Performance

The Group has recorded revenue of RM16.1 million and loss before taxation of RM936,000 at the end of the financial year ended 31 December 2010. The lower losses incurred is due to recognition of revenue from higher percentage of completion as well as completed units of Package 1 Phase 5D1 and Package 3 Phase 6B1 for Kota Masai project in the current year quarter .

B2. Explanatory comment on any material change in the profit before taxation for the quarter reported on as compared with the immediate preceding quarter.

The Group recorded loss before tax of RM936,000 for the first quarter as compared to loss before tax of RM1.1 million for the fourth quarter of the financial year ended 30 September 2010. The lower losses incurred is due to profit recognized from the completed units of Package 1 Phase 5D1 and Package 3 Phase 6B1 as well as income recognized for Package 3 Phase 4F during the current period under review.

B3. Current Year Prospect

Kota Masai Project (Mukim Plentong, Johor)

The sales of residential and commercial properties are expected to remain challenging.

Saujana O-Lot Project (Mukim Damansara, Selangor)

Phase 3 is expected to be launched in the second quarter and the interest is expected to remain strong.

B4. Variance of Actual Profit from Forecast Profit and Shortfall in Profit Guarantee.

Not applicable

B5. Taxation

	Current Year Quarter 31/12/2010 RM'000	Current year To date 31/12/2010 RM'000
Malaysian income tax:		
Income tax expense for the year	(3)	(3)
Underprovision in prior years	-	-
Deferred tax:		
Relating to origination and reversal of temporary differences	51	51
Relating to changes in tax rates		
Overprovision in prior years	-	-
	48	48

Domestic current income tax is calculated at the statutory tax rate of 25% (2010 : 25%) of the estimated assessable profit for the year.

A reconciliation of income tax expense applicable to (loss)/profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group and of the Company is as follows:

Loss before tax	<u>(936)</u>	<u>(936)</u>
Taxation at Malaysian statutory tax rate of 25%	(234)	(234)
Effect of expenses not deductible for tax purposes	19	19
Deferred tax assets not recognised in respect of current period tax losses and unabsorbed capital allowances	167	167
Tax expense for the year	<u>(48)</u>	<u>(48)</u>

B6. Sale of unquoted investment and / or properties

There were no sale of investment and / or properties for the current quarter and financial year to-date.

B7. Particulars of purchase or disposal of quoted securities.

There were no purchases or disposals of quoted securities by the Group for the current quarter and financial year to-date.

B8. (a) Status of corporate proposal

There are no outstanding corporate proposals announced but not completed as at 31 December 2010.

(b) Status of utilisation of proceeds raised from any corporate proposal.

Not applicable.

B9. Group borrowings and debt securities

Details of the Group's borrowings as at 31 December 2010 are as follows:

	RM'000
Short term borrowings	
Secured	
Revolving credit	20,000
Overdraft	9,820
Term loans	-
Hire purchase creditors	-
	<u>29,820</u>
Long term borrowings	
Secured	
Term loans	<u>45,226</u>
	<u>45,226</u>

There were no term loans or bank borrowings denominated in foreign currencies as at the reporting date.

B10. Summary of off Balance Sheet Financial Instruments

The Group does not have any financial instrument with off balance sheet risk as at 31 December 2010.

B11. Changes in material litigation

There was no material litigation pending as at 31 December 2010.

B12. Dividend

The Directors do not recommend any dividend for the current quarter.

B13. Loss per shareBasic

Loss per share is calculated by dividing the Company's loss after taxation over ordinary shares in issue during the year.

	Current Quarter Ended 31/12/2010	Corresponding Quarter Ended 31/12/2009	Current Year to date Ended 31/12/2010	Corresponding Year to date Ended 31/12/2009
Net Loss attributable to ordinary shareholders (RM'000)	<u>(888)</u>	<u>(1,300)</u>	<u>(888)</u>	<u>(1,300)</u>
Number of ordinary shares in issue ('000)	<u>253,317</u>	<u>253,317</u>	<u>253,317</u>	<u>253,317</u>
Basic loss per share (sen)	<u>(0.35)</u>	<u>(0.51)</u>	<u>(0.35)</u>	<u>(0.51)</u>
Diluted loss per share (sen)	<u>(0.35)</u>	<u>(0.51)</u>	<u>(0.35)</u>	<u>(0.51)</u>

B14. Realised/Unrealised Retained Profits/Losses

	As At 31/12/2010 RM'000	As At 30/09/2010 RM'000
Total retained profits/ (accumulated losses) of FAHB and its subsidiaries		
- Realised	21,128	15,865
- Unrealised	-	-
Consolidation adjustments	<u>21,381</u>	<u>27,532</u>
Total group retained profits/ (accumulated losses) as per consolidated accounts	<u>42,509</u>	<u>43,397</u>

By order of the Board

Chua Siew Chuan
Company Secretary