

CREST BUILDER HOLDINGS BERHAD (573382-P)

***UNAUDITED INTERIM FINANCIAL REPORT FOR
THE SECOND QUARTER ENDED 30 JUNE 2010***

CONTENTS

INTERIM REPORT

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2010

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	1
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW	4
PART A : EXPLANATORY NOTES PURSUANT TO PARA 16, FRS 134 INTERIM FINANCIAL REPORTING	5
PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD	11

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

	<u>INDIVIDUAL PERIOD</u>		<u>CUMULATIVE PERIOD</u>	
	Current Year Quarter 30-06-2010 RM'000	Preceding Year Quarter 30-06-2009 RM'000	Current Year To Date 30-06-2010 RM'000	Preceding Year To Date 30-06-2009 RM'000
Revenue	100,743	73,737	192,928	135,116
Cost of Sales	<u>(90,409)</u>	<u>(62,118)</u>	<u>(172,177)</u>	<u>(114,785)</u>
Gross Profit	10,334	11,619	20,751	20,331
Other Operating Income	<u>343</u>	<u>352</u>	<u>704</u>	<u>819</u>
	10,677	11,971	21,455	21,150
Administration Costs	<u>(3,402)</u>	<u>(4,018)</u>	<u>(6,284)</u>	<u>(6,923)</u>
	7,275	7,953	15,171	14,227
Finance Costs	<u>(2,341)</u>	<u>(1,714)</u>	<u>(4,545)</u>	<u>(3,735)</u>
Profit Before Tax	4,934	6,239	10,626	10,492
Taxation	<u>(1,719)</u>	<u>(2,001)</u>	<u>(3,415)</u>	<u>(2,956)</u>
Profit of the period	<u>3,215</u>	<u>4,238</u>	<u>7,211</u>	<u>7,536</u>
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income for the period	<u>3,215</u>	<u>4,238</u>	<u>7,211</u>	<u>7,536</u>
Total Comprehensive Income Attributable to:				
Equity holders of the Company	3,216	4,238	7,212	7,536
Minority interest	<u>(1)</u>	<u>-</u>	<u>(1)</u>	<u>-</u>
	<u>3,215</u>	<u>4,238</u>	<u>7,211</u>	<u>7,536</u>
Earnings Per Share (sen)				
- Basic	<u>2.6</u>	<u>3.4</u>	<u>5.8</u>	<u>6.1</u>
- Diluted	<u>N/A *</u>	<u>N/A *</u>	<u>N/A *</u>	<u>N/A *</u>

* The calculation for Diluted EPS is not applicable for the individual quarter and period ended 30 June 2010 as it has an anti-dilution effect.

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2010

	As at 30-06-2010 RM'000	(Audited) As at 31-12-2009 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	17,141	27,344
Prepaid land lease payment	38,004	38,206
Investment properties	96,352	83,851
Other investments	-	4,054
Held to maturity investments	4,054	-
Intangible assets	33,604	33,604
Land held for property development	15,262	15,116
	<u>204,417</u>	<u>202,175</u>
Current assets		
Property development costs	28,477	20,858
Inventories	2,015	2,015
Trade receivables	105,311	106,440
Amounts due from contract customers	167,720	157,791
Other receivables, deposits and prepayments	20,744	17,809
Tax recoverable	4,596	4,524
Cash and bank balances	7,188	23,429
	<u>336,051</u>	<u>332,866</u>
TOTAL ASSETS	<u>540,468</u>	<u>535,041</u>
EQUITY AND LIABILITIES		
Share capital	124,089	124,089
Treasury shares	(181)	-
Reserves	113,904	106,692
Equity Attributable to Equity Holders of the Company	<u>237,812</u>	<u>230,781</u>
Minority interests	465	-
Total equity	<u>238,277</u>	<u>230,781</u>
Non-current liabilities		
Hire purchase payables	3,186	2,641
Deferred tax liabilities	62	295
Loans	106,150	108,510
	<u>109,398</u>	<u>111,446</u>
Current liabilities		
Trade payables	107,429	108,810
Amounts due to contract customers	857	663
Progress billings in respect of property development costs	11,177	14,689
Other payables, deposits and accruals	16,596	24,652
Hire purchase payables	3,359	2,407
Bank overdraft	16,278	10,768
Other bank borrowings	37,089	30,820
Provision for taxation	8	5
	<u>192,793</u>	<u>192,814</u>
Total liabilities	<u>302,191</u>	<u>304,260</u>
TOTAL EQUITY AND LIABILITIES	<u>540,468</u>	<u>535,041</u>
Net assets per share attributable to equity holders of the Company (RM)	<u>1.92</u>	<u>1.86</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD (573382-F)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

← ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY →

	Share Capital RM'000	Treasury Shares RM'000	NON-DISTRIBUTABLE		DISTRIBUTABLE		Minority Interest RM'000	Total Equity RM'000
			Capital Reserve RM'000	Other Reserve RM'000	Retained Earnings RM'000	Total RM'000		
At 1 January 2009	124,089	-	4,074	251	94,128	222,542	-	222,542
Total comprehensive income for the period	-	-	-	-	7,536	7,536	-	7,536
At 30 June 2009	124,089	-	4,074	251	101,664	230,078	-	230,078
At 1 January 2010	124,089	-	4,074	296	102,322	230,781	-	230,781
Total comprehensive income for the period	-	-	-	-	7,212	7,212	(1)	7,211
Purchase of treasury shares	-	(181)	4,074	296	109,534	237,993	(1)	237,992
Acquisition of a subsidiary company	-	-	-	-	-	(181)	-	(181)
At 30 June 2010	124,089	(181)	4,074	296	109,534	237,812	466	238,277

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

	6 Months Ended 30-06-2010 RM'000	6 Months Ended 30-06-2009 RM'000
Profit before taxation	10,626	10,492
Adjustments for :-		
Depreciation	2,131	1,973
Amortisation of prepaid land lease payment	202	-
Deposit forfeited	(5)	-
Goodwill on acquisition of new subsidiary company	47	-
Gain on disposal of property, plant and equipment	(66)	(180)
Interest expense	4,545	3,735
Interest income	(45)	(165)
Operating profit before working capital changes	<u>17,435</u>	<u>15,855</u>
Net change in current assets	<u>7,429</u>	<u>5,991</u>
Net change in current liabilities	<u>(39,132)</u>	<u>(21,879)</u>
Cash use in operations	<u>(14,268)</u>	<u>(33)</u>
Income tax paid	<u>(3,717)</u>	<u>(4,010)</u>
Net cash use in operating activities	<u>(17,985)</u>	<u>(4,043)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	<u>45</u>	<u>165</u>
Increase in development expenditure	<u>(146)</u>	<u>-</u>
Proceeds from disposal of property, plant and equipment	<u>133</u>	<u>180</u>
Purchase of treasury shares	<u>(181)</u>	<u>-</u>
Purchase of investment properties	<u>(513)</u>	<u>-</u>
Purchase of property, plant and equipment	<u>(707)</u>	<u>(617)</u>
Net cash used in investing activities	<u>(1,369)</u>	<u>(272)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Fixed deposits with licensed banks	<u>3,108</u>	<u>319</u>
Interest paid	<u>(4,545)</u>	<u>(3,735)</u>
Loan raised	<u>7,535</u>	<u>3,605</u>
Repayment of loans	<u>(3,627)</u>	<u>(1,402)</u>
Repayment of hire purchase creditors	<u>(1,760)</u>	<u>(1,177)</u>
Net cash used in financing activities	<u>711</u>	<u>(2,390)</u>
Net decrease in cash and cash equivalents	<u>(18,643)</u>	<u>(6,705)</u>
Cash and cash equivalents brought forward	<u>9,531</u>	<u>6,658</u>
Cash and cash equivalents carried forward	<u>(9,112)</u>	<u>(47)</u>

Note:

Cash and bank balances	1,638	2,747
Fixed deposit with licensed banks	5,550	9,583
	<u>7,188</u>	<u>12,330</u>
Less: Bank overdraft	(16,278)	(9,237)
Fixed deposit pledged	(22)	(3,140)
Cash and cash equivalents	<u>(9,112)</u>	<u>(47)</u>

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

**PART A: EXPLANATORY NOTES PURSUANT TO PARAGRAPH 16, FRS134
INTERIM FINANCIAL REPORTING**

A1. BASIS OF PREPARATION

The unaudited interim financial report has been prepared in accordance with the reporting requirements as set out in the Financial Reporting Standards (“FRS”) No. 134 – “Interim Financial Reporting” and paragraph 9.22 of the Bursa Malaysia Securities Berhad (“Bursa Securities”) Listing Requirements, and should be read in conjunction with the Group’s audited statutory financial statements presented in the Annual Report for the financial year ended 31 December 2009.

The accounting policies and method of computation adopted by the Group in this interim financial report are consistent with those adopted for the annual audited financial statements for the financial year ended 31 December 2009, except for the adoption of the FRSs, Amendments to FRSs and Interpretations with effect from 1 July 2009 and 1 January 2010.

The adoption of FRSs, Amendments to FRSs and Interpretations, which are commencing from 1 July 2009 and 1 January 2010 does not have significant impact to the Group.

The following new FRSs and Interpretations were issued but not yet effective and have not been applied by the Group:-

FRSs and Interpretations	Effective for financial periods beginning on or after
FRS 1	1 July 2010
First-time adoption of Financial Reporting Standards	
FRS 3	1 July 2010
Business Combinations	
FRS 127	1 July 2010
Consolidated and Separate Financial Statements	
Amendments to FRS 2	1 July 2010
Share-based Payments	
Amendments to FRS 5	1 July 2010
Non-current Assets Held for Sale and Discontinued Operations	
Amendments to FRS 138	1 July 2010
Intangible Assets	
IC Interpretation 12	1 July 2010
Service Concession Agreements	

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

A1. BASIS OF PREPARATION (CONT'D)

FRSs and Interpretations	Effective for financial periods beginning on or after
IC Interpretation 15 Agreements for the Construction Real Estate	1 July 2010
IC Interpretation 16 Hedges of a Net Investment in a Foreign Operations	1 July 2010
IC Interpretation 17 Distribution of Non-cash Assets to Owners	1 July 2010
Amendments to IC Interpretation 9 Reassessment of Embedded Derivatives	1 July 2010
Amendments to FRS 1 Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters and 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 18 Transfers of Assets from Customers	1 January 2011

The adoption of the abovementioned FRSs and Interpretations upon their effective dates are not expected to have any significant impact to the Group.

A2. AUDIT QUALIFICATION OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the annual audited financial statements for the financial year ended 31 December 2009 was not qualified.

A3. SEASONALITY AND CYCLICALITY FACTORS

The operations of the Group were not materially affected by any seasonal or cyclical factors.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

A4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows for the current quarter ended 30 June 2010.

A5. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in prior financial years that have a material effect on the current quarter ended 30 June 2010.

A6. ISSUANCE OR REPAYMENT OF DEBT AND EQUITY SECURITIES

During the current quarter, the Company repurchased 81,400 units of its own shares through purchases on Bursa Malaysia Securities Berhad. The total amount paid for acquisition of the shares was RM59,631 including transaction costs and has been deducted from equity. The repurchase transactions were financed by internally generated funds and the average price paid for the shares was RM0.73. The shares repurchased are being held as treasury shares in accordance with Section 67A of the Companies Act 1965.

There were no issuance and repayment of debt securities, share cancellations, and/or resale of treasury shares for the current financial period under review.

A7. DIVIDEND PAID

There were no dividends paid during the current quarter.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

A8. SEGMENTAL REPORTING

The segmental reporting by industry of the Group is set out as below:-

(i) For the six (6) months ended 30 June 2010.

Segment Revenue and Segment Results

Business Segment	Construction RM'000	Investment Holding RM'000	Property Developments RM'000	Eliminations RM'000	Consolidated RM'000
Revenue					
- External customer	179,331	4,038	9,559	-	192,928
- Inter-segment	3,619	3,354	-	(6,973)	-
Total revenue	182,950	7,392	9,559	(6,973)	192,928
Results					
- Segment Results	9,843	5,569	840	(1,081)	15,171
Finance Cost					(4,545)
Taxation					(3,415)
Profit for the Period					7,211

No geographical segment is presented as the Group operates principally in Malaysia.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

A8. SEGMENTAL REPORTING (CONT'D)

(ii) For the six (6) months ended 30 June 2009.

Segment Revenue and Segment Results

Business Segment	Construction RM'000	Investment Holding RM'000	Property Developments RM'000	Eliminations RM'000	Consolidated RM'000
Revenue					
- External customer	123,790	3,779	7,547	-	135,116
- Inter-segment	4,623	2,918	-	(7,541)	-
Total revenue	128,413	6,697	7,547	(7,541)	135,116
Results					
- Segment Results	9,791	2,036	3,404	(1,004)	14,227
Finance Cost					(3,735)
Taxation					(2,956)
Profit for the Period					7,536

No geographical segment is presented as the Group operates principally in Malaysia.

A9. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward without amendment from the financial statements for the year ended 31 December 2009.

A10. SUBSEQUENT MATERIAL EVENTS

There were no material events subsequent to the reporting period up to 16 August 2010, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report, that have not been reflected in the financial statements for the current quarter ended 30 June 2010.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

A11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the current quarter ended 30 June 2010 except for, Crest Builder International Sdn Bhd, a wholly owned subsidiary company of the Company acquired 510,000 ordinary shares of RM1.00 each representing 51% of the issued and paid-up share capital of Unitapah Sdn Bhd (“Unitapah”) for a cash consideration of RM510,000 on 1 June 2010. As a result, Unitapah became a direct subsidiary company of the Group.

A12. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Contingent liabilities of the Group as at 16 August 2010 being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report comprises of Bank Guarantees provided by the Group to the various parties in the normal course of business and the changes in contingent liabilities since the last financial year ended 31 December 2009 are as follows:-

	RM'000
Balance as at 1 January 2010	85,846
Extended during the period	11,809
Discharged during the period	(635)
Balance as at 16 August 2010	97,020

A13. CAPITAL COMMITMENTS

There was no capital commitments that have a material effect in the current quarter ended 30 June 2010.

A14. SIGNIFICANT RELATED PARTY DISCLOSURES

Crest Builder Holdings Berhad and / or its subsidiaries	Transacting Party	Relationship	Nature of Transactions	Current Quarter Ended 30 June 2010 RM'000	Cumulative Quarter Ended 30 June 2010 RM'000
Crest Builder Sdn Bhd	Farima Sdn Bhd	Company connected with a Director of the Company	Construction work	11,558	14,971

The directors are of the opinion that the transactions above have been entered into in the normal course of business and have been established on the terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA SECURITIES

B1. REVIEW OF PERFORMANCE

For the second quarter under review, the Group revenue increased by 37% to RM100.7 million from RM73.7 million in the corresponding second quarter of the preceding year. The profit after tax decreased by 24% to RM3.2 million from RM4.2 million in the corresponding second quarter of the preceding year.

The increase in revenue was mainly due to the higher contribution from construction activities undertaken during the current quarter. While the decrease in profit after tax was mainly due to price escalation in certain building material for construction projects during the current quarter under review.

B2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

	Current 2nd Quarter RM'000	Preceding 1st Quarter RM'000	Increase/ (Decrease) RM'000 %	
Revenue	100,743	92,185	8,558	9%
Profit before taxation	4,934	5,692	(758)	(13%)
Profit after taxation	3,215	3,996	(781)	(19%)

For the current quarter under review, the Group recorded profit before taxation and profit after taxation of RM4.9 million and RM3.2 million respectively as compared to RM5.7 million and RM4.0 million respectively in the immediate preceding quarter. The decline in performance mainly due to price escalation in certain building material for construction projects during the current quarter under review.

B3. CURRENT YEAR PROSPECT

The Group continues to bid actively and successfully for construction projects. Continuous effort is being taken to identify measures for improving the Group's construction margin. The Group is also looking for strategic landbank and at the same time planning for new launches on its existing landbank.

Despite the global economic crisis, the Board is cautiously optimistic that the operating results for 2010 will remain satisfactory.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

B4. VARIANCES ON PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable to the Group.

B5. TAXATION

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	<u>Quarter Ended 30-6-2010 (RM'000)</u>	<u>Quarter Ended 30-6-2009 (RM'000)</u>	<u>Period Ended 30-6-2010 (RM'000)</u>	<u>Period Ended 30-6-2009 (RM'000)</u>
Current period's provision	1,845	2,135	3,648	3,355
Deferred tax	(126)	(134)	(233)	(399)
	<u>1,719</u>	<u>2,001</u>	<u>3,415</u>	<u>2,956</u>
Profit before taxation	<u>4,934</u>	<u>6,239</u>	<u>10,626</u>	<u>10,492</u>
Taxation at Malaysian statutory tax rate – 25%	1,234	1,560	2,657	2,623
Tax losses not yet utilised	-	212	10	230
Over provision in deferred tax in prior year	-	(134)	-	(399)
Expenses not deductible for tax purposes	485	363	748	502
	<u>1,719</u>	<u>2,001</u>	<u>3,415</u>	<u>2,956</u>

The Group's effective tax rate for the current quarter ended 30 June 2010 was higher than the statutory tax rate prevailing in Malaysia principally due to certain expenses not deductible for tax purposes.

B6. PROFIT ON SALE OF UNQUOTED INVESTMENTS AND / OR PROPERTIES

There was no disposal of unquoted investments and/or properties for the current quarter ended 30 June 2010.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

B7. DEALINGS IN QUOTED SECURITIES

- (i) The Group did not transact any quoted securities for the current quarter ended 30 June 2010.
- (ii) As at 30 June 2010, the Group did not hold any quoted securities.

B8. CORPORATE PROPOSALS

The Group has not announced any corporate proposal during the current quarter ended 30 June 2010 under review.

B9. BORROWINGS AND DEBT SECURITIES

The details of Group borrowings and debt securities, all of which is denominated in Ringgit Malaysia, as at 30 June 2010 are as follows:-

	RM'000	RM'000
Short term borrowings :		
Secured		
- Hire Purchase	3,359	
- Term Loan	6,283	
Unsecured		
- Bank Overdraft	16,278	
- Bankers' Acceptance	30,806	
	56,726	
Long term borrowings :		
Secured		
- Hire Purchase	3,186	
- Term Loan	66,150	
Unsecured		
- Term Loan	40,000	
	109,336	
Total		166,062

B10. OFF BALANCE SHEET FINANCIAL INSTRUMENT

There were no financial instruments with off balance sheet risk as at 16 August 2010, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

B11. MATERIAL LITIGATION

Save as previously disclosed, there were no changes in material litigation, including the status of pending material litigation since the previous quarter to 16 August 2010, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

B12. DIVIDEND

No dividend was proposed or paid in respect of the second quarter ended 30 June 2010.

B13. EARNINGS PER SHARE

a. Basic earnings per share

The basic earnings per share has been calculated based on the Group's profit after taxation and divided by the weighted average number of ordinary shares outstanding during the current quarter ended 30 June 2010.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	30-6-2010	30-6-2009	30-6-2010	30-6-2009
Profit after tax attributable to equity holders of the company (RM'000)	3,216	4,238	7,212	7,536
Weighted average number of ordinary shares in issue ('000)	123,891	124,089	123,920	124,089
Basic earnings per share (sen)	2.6	3.4	5.8	6.1

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2010

B13. EARNINGS PER SHARE (CONT'D)

b. Diluted earnings per share

The diluted earnings per share has been calculated based on the Group's profit after taxation and divided by the weighted average number of ordinary shares which would be issued on conversion of all dilutive potential ordinary shares into ordinary shares as follows:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	30-6-2010	30-6-2009	30-6-2010	30-6-2009
Profit after tax attributable to equity holders of the company (RM'000)	3,216	4,238	7,212	7,536
Weighted average number of ordinary shares ('000)	123,891	124,089	123,920	124,089
Assume full conversion of Warrants ('000)	*	*	*	*
Effects of ESOS ('000)	*	*	*	*
Weighted average number of ordinary shares ('000)	123,891	124,089	123,920	124,089
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A

* Not taken into account in the computation of diluted earnings per share because the effect is anti-dilutive.

The computation for diluted earnings per share is not applicable for individual quarter and period ended 30 June 2010 as it has an anti-dilution effect.

B14. AUTHORISED FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 19 August 2010.

By Order of the Board

Company Secretaries
Heng Chiang Poo FCIS (MAICSA 7009923)
Chiam Han Twee FCIS (MAICSA 7009910)

Date: 19 August 2010