

CREST BUILDER HOLDINGS BERHAD (573382-P)

***UNAUDITED INTERIM FINANCIAL REPORT FOR
THE SECOND QUARTER ENDED 30 JUNE 2012***

CONTENTS

INTERIM REPORT

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2012

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 FLOWS	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 2012

	<u>INDIVIDUAL PERIOD</u>		<u>CUMULATIVE PERIOD</u>	
	Current Year Quarter 30-06-2012 RM'000	Preceding Year Quarter 30-06-2011 RM'000	Current Year To Date 30-06-2012 RM'000	Preceding Year To Date 30-06-2011 RM'000
Revenue	155,454	121,966	290,338	186,558
Cost of Sales	<u>(144,351)</u>	<u>(110,651)</u>	<u>(267,196)</u>	<u>(164,050)</u>
Gross Profit	11,103	11,315	23,142	22,508
Other Operating Income	<u>1,883</u>	<u>824</u>	<u>2,745</u>	<u>19,553</u>
	12,986	12,139	25,887	42,061
Administration Costs	<u>(3,158)</u>	<u>(2,766)</u>	<u>(5,971)</u>	<u>(10,078)</u>
	9,828	9,373	19,916	31,983
Finance Costs	<u>(4,198)</u>	<u>(3,149)</u>	<u>(8,049)</u>	<u>(6,027)</u>
Profit Before Tax	5,630	6,224	11,867	25,956
Taxation	<u>(1,709)</u>	<u>(2,800)</u>	<u>(3,462)</u>	<u>(5,248)</u>
Profit of the period	3,921	3,424	8,405	20,708
Other Comprehensive Income, net of tax	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Comprehensive Income for the period, net of tax	<u>3,921</u>	<u>3,424</u>	<u>8,405</u>	<u>20,708</u>
Total Comprehensive Income attributable to:				
Equity holders of the Company	4,572	3,429	9,547	20,719
Non-controlling Interests	<u>(651)</u>	<u>(5)</u>	<u>(1,142)</u>	<u>(11)</u>
	<u>3,921</u>	<u>3,424</u>	<u>8,405</u>	<u>20,708</u>
Earnings Per Share (sen)				
- Basic	<u>3.7</u>	<u>2.8</u>	<u>7.7</u>	<u>16.7</u>
- Diluted	<u>3.7</u> *	<u>2.8</u> *	<u>7.7</u> *	<u>16.7</u> *

* The calculation for Diluted EPS is not applicable for the individual quarter and period ended 30 June 2012 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 financial year ended 31 December 2011 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 2012

	As at 30-06-2012 RM'000	(Restated) As at 31-12-2011 RM'000	As at 01-01-2011 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	15,508	17,987	57,698
Investment properties	126,886	118,479	107,339
Other investments	54	54	4,054
Intangible assets	33,604	33,604	33,604
Land held for property development	11,081	10,978	12,917
Operating financial asset	110,523	50,475	-
Deferred tax asset	1,217	465	-
	<u>298,873</u>	<u>232,042</u>	<u>215,612</u>
Current assets			
Property development costs	41,728	38,778	33,328
Inventories	2,015	2,015	2,015
Trade receivables	152,283	146,156	137,147
Amounts due from contract customers	146,249	178,313	167,263
Other receivables, deposits and prepayments	16,824	15,416	20,017
Tax recoverable	1,259	1,386	2,167
Cash and bank balances	23,015	16,718	5,478
	<u>383,373</u>	<u>398,782</u>	<u>367,415</u>
TOTAL ASSETS	<u>682,246</u>	<u>630,824</u>	<u>583,027</u>
EQUITY AND LIABILITIES			
Share capital	135,389	124,089	124,089
Treasury shares	(181)	(181)	(181)
Reserves	153,171	143,623	116,915
Equity Attributable to Equity Holders of the Company	288,379	267,531	240,823
Non-controlling interests	(1,600)	(556)	452
Total equity	<u>286,779</u>	<u>266,975</u>	<u>241,275</u>
Non-current liabilities			
Hire purchase payables	1,036	2,061	4,107
Deferred tax liabilities	291	634	362
Loans	185,400	154,834	112,785
	<u>186,727</u>	<u>157,529</u>	<u>117,254</u>
Current liabilities			
Trade payables	125,689	109,825	132,467
Amounts due to contract customers	928	13,414	16,259
Other payables, deposits and accruals	15,337	20,152	16,998
Hire purchase payables	2,504	3,272	4,209
Bank overdraft	12,242	21,512	19,057
Other bank borrowings	49,636	36,829	35,441
Provision for taxation	2,404	1,316	67
	<u>208,740</u>	<u>206,320</u>	<u>224,498</u>
Total liabilities	<u>395,467</u>	<u>363,849</u>	<u>341,752</u>
TOTAL EQUITY AND LIABILITIES	<u>682,246</u>	<u>630,824</u>	<u>583,027</u>
Company (RM)	<u>2.13</u>	<u>2.16</u>	<u>1.94</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2011 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

← ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY →

	Share Capital RM'000	Treasury Shares RM'000	NON-DISTRIBUTABLE			DISTRIBUTABLE		Total RM'000	Non-controlling 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 2011	124,089	(181)	4,074	296	112,545	240,823	452	241,275		
Total comprehensive income for the period	-	-	-	-	20,719	20,719	(11)	20,708		
At 30 June 2011	124,089	(181)	4,074	296	133,264	261,542	441	261,983		
At 1 January 2012	124,089	(181)	4,074	296	139,254	267,532	(556)	266,976		
Total comprehensive income for the period	-	-	-	-	9,547	9,547	(1,142)	8,405		
Issuance of shares	11,300	-	4,074	296	148,801	277,079	(1,698)	275,381		
Acquisition of subsidiary companies	-	-	-	-	-	11,300	-	11,300		
At 30 June 2012	135,389	(181)	4,074	296	148,801	288,379	(1,600)	286,779		

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2011 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

	6 Months Ended 30-06-2012 RM'000	6 Months Ended 30-06-2011 RM'000
Profit before taxation	11,867	25,956
Adjustments for :-		
Depreciation	2,091	2,394
Allowance for diminution in value of investment on unquoted bond	-	4,000
Gain on disposal of property, plant and equipment	(1,034)	(18,504)
Interest expense	8,049	6,027
Interest income	(155)	(1)
Operating profit before working capital changes	<u>20,818</u>	<u>19,872</u>
Net change in current assets	<u>(2,825)</u>	<u>13,758</u>
Net change in current liabilities	<u>(35,123)</u>	<u>(65,746)</u>
Cash use in operations	<u>(17,130)</u>	<u>(32,116)</u>
Income tax paid	<u>(3,342)</u>	<u>(4,612)</u>
Net cash use in operating activities	(20,472)	(36,728)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	<u>155</u>	<u>1</u>
(Decrease)/Increase in development expenditure	<u>(103)</u>	<u>1,990</u>
Proceeds from disposal of property, plant and equipment	<u>1,796</u>	<u>6,634</u>
Purchase of investment properties	<u>(8,407)</u>	<u>(4,576)</u>
Purchase of property, plant and equipment	<u>(374)</u>	<u>(836)</u>
Net cash (used in)/generated from investing activities	(6,933)	3,213
CASH FLOWS FROM FINANCING ACTIVITIES		
Fixed deposits with licensed banks	<u>(1)</u>	<u>(2)</u>
Interest paid	<u>(8,049)</u>	<u>(6,027)</u>
Loan raised	<u>43,314</u>	<u>63,668</u>
Proceeds from issuance of ordinary shares	<u>11,300</u>	<u>-</u>
Repayment of loans	<u>(1,800)</u>	<u>(13,769)</u>
Repayment of hire purchase creditors	<u>(1,793)</u>	<u>(2,285)</u>
Net cash generated from financing activities	42,971	41,585
Net increase in cash and cash equivalents	15,566	8,070
Cash and cash equivalents brought forward	<u>(4,817)</u>	<u>(13,601)</u>
Cash and cash equivalents carried forward	<u>10,749</u>	<u>(5,531)</u>
Note:		
Cash and bank balances	9,798	4,227
Fixed deposit with licensed banks	<u>13,216</u>	<u>2,789</u>
	23,014	7,016
Less: Bank overdraft	(12,242)	(12,524)
Fixed deposit pledged	(23)	(23)
Cash and cash equivalents	<u>10,749</u>	<u>(5,531)</u>

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2011 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 2012

**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 2011.

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 2011, except for the adoption of the FRSs, Amendments to FRSs and Interpretations with effect from 1 July 2011 and 1 January 2012.

The adoption of FRSs, Amendments to FRSs and Issues Committee (“IC”) Interpretations, which are commencing from 1 July 2011 and 1 January 2012 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 IC Interpretations		Effective for financial periods beginning on or after
Amendments to FRS 101	Presentation of Item of Other Comprehensive Income	1 July 2012
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosure of Interest in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
FRS 119 ⁽²⁰¹¹⁾	Employee Benefits	1 January 2013
FRS 127 ⁽²⁰¹¹⁾	Separate Financial Statements	1 January 2013
FRS 128 ⁽²⁰¹¹⁾	Investment in Associates and Joint Ventures	1 January 2013
Amendments to FRS 1	Government Loans	1 January 2013

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

A1. BASIS OF PREPARATION (CONT'D)

Amendments to FRS 7	Disclosures – Offsetting Financial Assets and Financial Liabilities	1 January 2013
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine	1 January 2013
FRS 9 _{(IFRS 9(2009))}	Financial Instruments (IFRS 9 issued by IASB in November 2009)	1 January 2015
FRS 9 _{(IFRS 9(2010))}	Financial Instruments (IFRS 9 issued by IASB in October 2010)	1 January 2015

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

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (“MFRSs Framework”) which are mandatory for annual financial periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Int. 15 Agreements for Construction of Real Estate, including its parent, significant investor and venture (“Transitioning Entities”).

The Group qualify as Transitioning Entities, which will be allowed to defer the adoption of the new MFRSs for an additional two year. Consequently, adoption of MFRSs by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

A2. AUDIT QUALIFICATION OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors’ report on the annual audited financial statements for the financial year ended 31 December 2011 was not qualified.

A3. SEASONALITY AND CYCLICALITY FACTORS

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

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 2012.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

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 2012.

A6. ISSUANCE OR REPAYMENT OF DEBT AND EQUITY SECURITIES

There were no issuance and repayment of debt securities, share buy-backs, share cancellations, shares held as treasury shares and/or resale of treasury shares except for the Placement of 11,300,000 new ordinary shares of RM1.00 each on 25 June 2012 on the Main Market of Bursa Malaysia Securities Berhad for the current financial period under review.

A7. DIVIDEND PAID

There were no dividends paid during the current quarter.

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 2012.

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	262,549	4,366	23,423	-	290,338
- Inter-segment	9,228	2,578	-	(11,806)	-
Total revenue	271,777	6,944	23,423	(11,806)	290,338
Results					
- Segment Results	10,424	5,125	4,932	(565)	19,916
Finance Cost					(8,049)
Taxation					(3,462)
Profit for the Period					8,405

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 2012

A8. SEGMENTAL REPORTING (CONT'D)

(ii) For the six (6) months ended 30 June 2011.

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	156,516	4,404	25,638	-	186,558
- Inter-segment	21,796	3,388	-	(25,184)	-
Total revenue	178,312	7,792	25,638	(25,184)	186,558
Results					
- Segment Results	27,264	2,347	6,105	(3,733)	31,983
Finance Cost					(6,027)
Taxation					(5,248)
Profit for the Period					20,708

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 2011.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

A10. SUBSEQUENT MATERIAL EVENTS

There were no material events subsequent to the reporting period up to 10 August 2012, 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 2012.

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 2012 except for the following:

- (i) On 16 May 2012, Crest Builder International Sdn Bhd, a wholly owned subsidiary company of the Company acquired 51,000 ordinary shares of RM1.00 each representing 51% of the issued and paid-up share capital of Landasan Bayu Sdn Bhd (“Landasan Bayu”) for a cash consideration of RM51,000.00. As a result, Landasan Bayu became a direct subsidiary company of the Group.
- (ii) On 1 June 2012, Crest Builder International Sdn Bhd, a wholly owned subsidiary company of the Company acquired 51,000 ordinary shares of RM1.00 each representing 51% of the issued and paid-up share capital of Intan Sekitar Sdn Bhd (“Intan Sekitar”) for a cash consideration of RM51,000.00. As a result, Intan Sekitar became a direct subsidiary company of the Group.

A12. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Contingent liabilities of the Group as at 10 August 2012 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 2011 are as follows:-

	RM'000
Balance as at 1 January 2012	40,182
Extended during the period	630
Discharged during the period	(751)
Balance as at 10 August 2012	40,061

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

A13. CAPITAL COMMITMENTS

There was no capital commitments that have a material effect in the current quarter ended 30 June 2012.

A14. SIGNIFICANT RELATED PARTY DISCLOSURES

Crest Builder Holdings Berhad and / or its subsidiaries	Transacting Party	Relationship	Nature of Transactions	Current Quarter Ended 30 June 2012 RM'000	Cumulative Quarter Ended 30 June 2012 RM'000
Crest Builder Sdn Bhd	Farima Sdn Bhd	Company connected with a Director of the Company	Construction work	1,428	5,578

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 2012

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 27% to RM155.5 million from RM122.0 million in the corresponding second quarter of the preceding year. The profit before tax decreased by 10% to RM5.6 million from RM6.2 million in the corresponding second quarter of the preceding year.

The construction division recorded revenue of RM142.0 million and profit before tax of RM4.8 million as compared to the corresponding second quarter of the preceding year of RM106.7 million and RM5.2 million respectively. The increase in revenue was mainly attributable to higher progressive construction progress recognised from certain projects while the decrease in profit before tax was mainly due to increase in construction cost.

The investment division recorded revenue of RM2.1 million and loss before tax of RM0.1 million as compared to the corresponding second quarter of the preceding year revenue of RM2.2 million and loss before tax of RM0.6 million respectively.

The property development division recorded revenue of RM11.3 million and profit before tax of RM2.7 million as compared to the corresponding second quarter of the preceding year of RM13.0 million and RM3.1 million respectively. The decrease in revenue and profit before tax was mainly due to completion of the development project, Alam Idaman service apartments.

B2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

	Current 2nd Quarter RM'000	Preceding 1st Quarter RM'000	Increase/(Decrease) RM'000 %	
Revenue	155,454	134,884	20,570	15%
Profit before taxation	5,630	6,237	(607)	(10%)
Profit after taxation	3,921	4,484	(563)	(13%)

For the current quarter under review, the Group recorded profit before taxation and profit after taxation of RM5.6 million and RM3.9 million respectively as compared to RM6.2 million and RM4.5 million respectively in the immediate preceding quarter. The decline in performance was mainly due to completion of certain construction projects during the quarter under review.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

B3. CURRENT YEAR PROSPECT

The construction division will continue to bid actively with the opportunities available from the Tenth Malaysia Plan and the infrastructure projects that are planned to be implemented under the Economic Transformation Programme.

The planned launches of our property development division expecting in year 2012 will contribute positively to the Group.

The volatility of global raw material prices will continue to impact the Group's performance. Despite the global economic crisis, the Board is cautiously optimistic that the group will continue to remain profitable for year 2012.

B4. VARIANCES ON PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable to the Group.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

B5. TAXATION

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Quarter Ended <u>30-06-2012</u> (RM'000)	Quarter Ended <u>30-06-2011</u> (RM'000)	Period Ended <u>30-06-2012</u> (RM'000)	Period Ended <u>30-06-2011</u> (RM'000)
Current period's provision	2,331	2,451	4,394	4,894
Deferred tax	(785)	64	(1,095)	69
Under provision in tax in prior year	163	285	163	285
	<u>1,709</u>	<u>2,800</u>	<u>3,462</u>	<u>5,248</u>
Profit before taxation	<u>5,630</u>	<u>6,224</u>	<u>11,867</u>	<u>25,956</u>
Taxation at Malaysian statutory tax rate – 25%	1,408	1,556	2,967	6,489
Tax losses not yet utilised	-	-	-	68
Income not subject to tax	-	-	-	(4,405)
Under provision in tax in prior year	163	285	163	285
Expenses not deductible for tax purposes	138	959	332	2,811
	<u>1,709</u>	<u>2,800</u>	<u>3,462</u>	<u>5,248</u>

The Group's effective tax rate for the current quarter ended 30 June 2012 was higher than the statutory tax rate prevailing in Malaysia principally due to certain expenses been not deductible in the current period under review.

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 2012.

B7. DEALINGS IN QUOTED SECURITIES

- (i) The Group did not transact any quoted securities for the current quarter ended 30 June 2012.
- (ii) As at 30 June 2012, the Group did not hold any quoted securities.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

B8. CORPORATE PROPOSALS

The Group has not announced any corporate proposal during the current quarter ended 30 June 2012 except for the Company has proposed bonus issue of new warrants in CBHB on the basis of three (3) warrants for every ten (10) existing ordinary shares of RM1.00 each in CBHB held on an entitlement date to be determined later (“Proposed Bonus issue of Warrants”) on 17 May 2012.

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 2012 are as follows:-

	RM'000	RM'000
Short term borrowings :		
Secured		
- Hire Purchase	2,504	
- Term Loan	23,682	
Unsecured		
- Bank Overdraft	12,242	
- Bankers' Acceptance	25,954	
		64,382
Long term borrowings :		
Secured		
- Hire Purchase	1,036	
- Term Loan	185,400	
		186,436
Total		250,818

B10. FINANCIAL INSTRUMENT

There were no financial instruments with off statement of financial position risk as at 10 August 2012, 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 2012

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 10 August 2012, 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 2012.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

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 2012.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	30-06-2012	30-06-2011	30-06-2012	30-06-2011
Profit after tax attributable to equity holders of the company (RM'000)	4,572	3,429	9,547	20,719
Weighted average number of ordinary shares in issue ('000)	124,007	123,852	124,007	123,852
Basic earnings per share (sen)	3.7	2.8	7.7	16.7

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	
	30-06-2012	30-06-2011	30-06-2012	30-06-2011
Profit after tax attributable to equity holders of the company (RM'000)	4,572	3,429	9,547	20,719
Weighted average number of ordinary shares ('000)	124,007	123,852	124,007	123,852
Assume full conversion of Warrants ('000)	*	*	*	*
Effects of ESOS ('000)	*	*	*	*
Weighted average number of ordinary shares ('000)	124,007	123,852	124,007	123,852
Diluted earnings per share (sen)	3.7	2.8	7.7	16.7

* 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 2012 as it has an anti-dilution effect.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

B14. DISCLOSURE OF REALISED AND UNREALISED RETAINED PROFITS

The breakdown of the retained profits of the Group and the Company as at 30 June 2012, into realised and unrealised is as follows:

	As at the end of current quarter RM'000	As at the end of immediate preceding quarter RM'000
Total retained profits of the Company and its Subsidiaries		
- Realised	113,325	108,364
- Unrealised	34,899	35,673
	<hr/>	<hr/>
	148,224	144,037
Add: Consolidation adjustments	577	193
	<hr/>	<hr/>
Total Group's retained profits as per consolidated accounts	148,801	144,230
	<hr/>	<hr/>

The disclosure of realised and unrealised profits above is prepared in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Securities Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010 and the directive issued by Bursa Malaysia Securities Berhad on 25 June 2010 and 20 December 2010.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2012

B15. PROFIT FOR THE PERIOD

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	<u>30-06-2012</u> (RM'000)	<u>30-06-2011</u> (RM'000)	<u>30-06-2012</u> (RM'000)	<u>30-06-2011</u> (RM'000)
Profit for the period/year is arrived at after charging:				
Allowance for diminution in value of investment on unquoted bond	-	-	-	4,000
Depreciation of property, plant and equipment	972	1,143	2,091	2,394
Interest expenses	4,198	3,149	8,049	6,027
and after crediting:				
Gain on disposal of property, plant and equipment	1,019	381	1,034	18,504
Interest income	5	-	167	5
Other income	859	443	1,544	1,044

B16. 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 15 August 2012.

By Order of the Board

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

Date: 15 August 2012