

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 31 MARCH 2011  
(THE FIGURES HAVE NOT BEEN AUDITED)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	31.03.2011 RM' 000	31.03.2010 RM' 000	31.03.2011 RM' 000	31.03.2010 RM' 000
Revenue	18,372	5,822	18,372	5,822
Cost of sales	(13,110)	(4,235)	(13,110)	(4,235)
Gross profit	5,262	1,587	5,262	1,587
Other income	157	171	157	171
Administrative expenses	(935)	(1,596)	(935)	(1,596)
Operating profit	4,484	162	4,484	162
Finance costs	(100)	(116)	(100)	(116)
Profit before taxation	4,384	46	4,384	46
Income tax expense	(946)	(303)	(946)	(303)
Net profit /(Loss) for the period	3,438	(257)	3,438	(257)
Attributable to:				
Equity holders of the Company	3,154	(65)	3,154	(65)
Minority interests	284	(192)	284	(192)
	3,438	(257)	3,438	(257)
Earnings per share (sen)				
- Basic	1.53	(0.03)	1.53	(0.03)
- Diluted	N/A	N/A	N/A	N/A

The above consolidated statement of comprehensive income should be read in conjunction with the audited annual financial statements for the year ended 31 December 2010.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED) As at 31.03.2011 RM'000	(AUDITED) As at 31.12.2010 RM'000
<b>Assets</b>		
<b>Non-current assets</b>		
Plant and equipment	621	677
Land held for property development	50,359	26,059
Club membership	86	86
	<u>51,066</u>	<u>26,822</u>
<b>Current assets</b>		
Property development costs	72,272	73,879
Inventories/Work in progress	4,751	5,370
Trade and other receivables	75,140	62,197
Other current assets	650	2,250
Tax recoverable	874	867
Cash and bank balances	5,520	14,119
	<u>159,207</u>	<u>158,682</u>
<b>Total assets</b>	<u>210,273</u>	<u>185,504</u>
<b>Equity and liabilities</b>		
<b>Current liabilities</b>		
Loans and borrowings	1,183	3,955
Trade and other payables	34,000	17,422
Other current liabilities	7,720	245
Income tax payable	1,731	1,341
	<u>44,634</u>	<u>22,963</u>
Net current asset	<u>114,573</u>	<u>135,719</u>
<b>Non-current liabilities</b>		
Deferred tax liabilities	6,198	6,198
Loans and borrowings	2,652	2,992
	<u>8,850</u>	<u>9,190</u>
<b>Total liabilities</b>	<u>53,484</u>	<u>32,153</u>
<b>Net assets</b>	156,789	153,351
<b>Equity attributable to owners of the parent</b>		
Share capital	206,756	206,756
Accumulated losses	(50,894)	(54,048)
	<u>155,862</u>	<u>152,708</u>
Minority interest	927	643
<b>Total equity</b>	<u>156,789</u>	<u>153,351</u>
<b>Total equity and liabilities</b>	<u>210,273</u>	<u>185,504</u>
Net assets per share attributable to equity holders of the Company (RM)	<u>0.76</u>	<u>0.74</u>

The above consolidated statement of financial position should be read in conjunction with the audited annual financial statements for the year ended 31 December 2010.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 31 MARCH 2011**

	Share Capital RM'000	Accumulated Losses RM'000	Total RM'000	Minority interests RM'000	Total equity RM'000
<b>Balance at 1 January 2011</b>	206,756	(54,048)	152,708	643	153,351
Total comprehensive income	-	3,154	3,154	284	3,438
<b>As at 31 March 2011</b>	<u>206,756</u>	<u>(50,894)</u>	<u>155,862</u>	<u>927</u>	<u>156,789</u>
<b>Balance at 1 January 2010</b>	206,756	(65,757)	140,999	437	141,436
Total comprehensive income	-	14,810	14,810	460	15,270
<b>Transactions with owners</b>					
Dividends on ordinary shares	-	(3,101)	(3,101)	-	(3,101)
Disposal of minority Interest	-	-	-	(254)	(254)
<b>As at 31 December 2010</b>	<u>206,756</u>	<u>(54,048)</u>	<u>152,708</u>	<u>643</u>	<u>153,351</u>

The above consolidated statement of changes in equity should be read in conjunction with the audited annual financial statements for the year ended 31 December 2010.

**CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED 31 MARCH 2011**

	<b>3 Mths Ended 31.03.2011 RM'000</b>	<b>12 Mths Ended 31.12.2010 RM'000</b>
<b>Cash Flow From Operating Activities</b>		
Profit before tax	4,384	17,388
Adjustment for non-cash and non-operating items	41	(5,963)
Operating profit before working capital changes	<u>4,425</u>	<u>11,425</u>
Changes in working capital:-		
Net change in current assets	(9,123)	(13,346)
Net change in current liabilities	7,709	(6,387)
Cash (used in)/generated from operations	<u>3,011</u>	<u>(8,308)</u>
Taxes paid	(556)	(222)
Net cash (used in)/generated from operating activities	<u>2,455</u>	<u>(8,530)</u>
Net cash generated from /(used in) investing activities	(7,862)	3,475
Net cash generated from/(used in) financing activities	(358)	13,714
Net increase/(decrease) in cash and cash equivalents	<u>(5,765)</u>	<u>8,659</u>
Cash and cash equivalents at beginning of the period	11,285	2,626
Cash and cash equivalents at end of the period	<u><u>5,520</u></u>	<u><u>11,285</u></u>
<b>Cash and cash equivalents comprise the following:</b>		
Cash and short term deposits	5,520	14,119
Borrowings - Overdraft	-	(2,834)
	<u><u>5,520</u></u>	<u><u>11,285</u></u>

The above consolidated cash flow statement should be read in conjunction with the audited annual financial statements for the year ended 31 December 2010.

**NOTES TO THE INTERIM FINANCIAL REPORT  
FOR THE QUARTER ENDED 31 March 2011**

**1. Basis of Preparation**

The unaudited interim financial report has been prepared in accordance with FRS 134 Interim Financial Reporting and the Listing Requirements of Bursa Malaysia Securities Berhad (“BMSB”).

The interim financial report should be read in conjunction with the annual audited financial statements of the Group for the year ended 31 December 2010.

The accounting policies and methods of computation adopted in this interim financial report are consistent with those adopted in the most recent annual financial statements.

**2. Qualified Audit Report**

The Group’s most recent annual audited financial statements for the year ended 31 December 2010 were not subject to any audit qualification.

**3. Seasonal or Cyclical Factors**

There were no material seasonal or cyclical factors affecting the performance of the Group during the period under review.

**4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current financial period that are unusual because of their nature, size or incidence.

**5. Changes in Estimates**

There are no changes in estimates of amount which have material effect in the current interim period.

**6. Issuances, Cancellation, Repurchases, Resale and Repayment of Debts and Equity Securities**

There were no issuance and repayment of debt securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the financial period ended 31 March 2011.

**7. Dividend Paid**

No dividend were paid during the financial period ended 31 March 2011.

## 8. Segmental Information

The Group's activities include property development, construction and provision of corporate management services to the companies within the group which are carried out in Malaysia as follow:

	Property development RM'000	Construction RM'000	Corporate and others RM'000	Eliminations RM'000	Per consolidated financial statements RM'000
<b>Revenue:</b>					
External sales	2,848	15,524	1,232	(1,232)	18,372
Total revenue	2,848	15,524	1,232	(1,232)	18,372
<b>Results:</b>					
Segment profit/(loss)	666	3,878	787	(787)	4,544
Depreciation	(60)	-	-	-	(60)
Finance cost	(100)	-	-	-	(100)
Profit/(loss) before tax	506	3,878	787	(787)	4,384
Income tax expense	-	(946)	-	-	(946)
Profit/(loss), net of tax	506	2,932	787	(787)	3,438

## 9. Valuation of Plant and Equipment

Plant and equipment are stated at cost less accumulated depreciation, amortisation and impairment loss, if any.

## 10. Subsequent Material Events

There was no material events subsequent to the end of the financial period reported.

## 11. Changes in the Composition of the Group

Save as disclosed below, there were no changes in the composition of the Group during the financial period under review.

### Disposal of unquoted shares in a wholly owned subsidiary

On 1<sup>st</sup> March 2011, a wholly owned subsidiary of the Company, Syarikat Sungei Buan Sdn. Bhd. entered into a Share Sale Agreement to dispose of 30% of its shareholdings in a wholly owned subsidiary of the Company, MV Properties Sdn. Bhd. for a cash consideration of RM 150,000 to Miramas Development Sdn. Bhd. who is a substantial shareholder of the Company.

## 12. Contingent Liabilities

The contingent liabilities of the Company and the Group as at 31 March 2011 were as follows:

	<b>Company RM'000</b>	<b>Group RM'000</b>
Guarantees to financial institutions for banking facilities granted to subsidiary companies	2,500	-
Guarantee to a third party as security for performance of a subsidiary's undertakings, covenants, duties and obligations contained in the signed agreement	8,000	-
Guarantees to financial institutions for banking facility granted to finance the working capital and construction of projects undertaken by a subsidiary company.	12,000	-
	<u>22,500</u>	<u>-</u>

Note : The Borrowings outstanding as at 31 March 2011 and covered by the guarantees amounting to approximately RM 3.8 Million.

## 13. Other Current Liabilities

	<b>As at 31.03.2011 RM'000</b>	<b>As at 31.12.2010 RM'000</b>
Amount due to contract customers	7,720	-
Progress billings in respect of property development costs	<u>-</u>	<u>245</u>
	<u>7,720</u>	<u>245</u>

## ADDITIONAL EXPLANATORY NOTES OF THE LISTING REQUIREMENTS OF THE BMSB

### 1. Review of Performance

For the financial quarter ended 31 March 2011, the Group recorded a turnover and profit before taxation of RM 18,372,000 and RM 4,384,000 respectively.

The Group recorded a higher turnover for the current financial quarter compared to RM 5,822,000 posted in the corresponding quarter in 2010.

For the period under review, the Group recorded a net profit after taxation of RM 3,438,000 as compared to the loss after taxation of RM 257,000 recorded in the same financial quarter last year.

### 2. Review of Current Quarter Profitability Against Preceding Quarter

The Group registered a turnover of RM 18,372,000 in the current financial quarter as compared to RM 22,472,000 achieved in the immediate preceding quarter. The Group recorded a profit before taxation of RM 4,384,000 as compared to a profit before taxation of RM 11,830,000 recorded in the immediate preceding quarter.

### 3. Prospects

The Group will further strengthen its presence in the market, particularly in the Klang Valley, Melaka, Negeri Sembilan and Kedah. The Group will continue its timely delivery of its projects and seek new development opportunities.

In tandem with the projected growth in the local economy, the Group is looking forward to further growth on the profitability of the Company.

### 4. Explanatory Note for Variance of Actual Profit from Profit Forecast and Profit Guarantee

The Group did not issue any profit forecast or profit guarantee for the period under review.

### 5. Taxation

The taxation for the current financial quarter and the year to date are as follows:

	<b>Current Quarter 31.03.2011 RM'000</b>	<b>Cumulative Year to Date 31.03.2011 RM'000</b>
Malaysian income tax:		
Current year taxation	946	946
Transferred from deferred taxation	-	-
	<u>946</u>	<u>946</u>

The effective rate of taxation of the Group is marginally higher than the statutory rate of taxation due to the non deductibility of certain expenses and losses of certain subsidiary companies which cannot be offset against the profits generated during the financial period.

**6. Sale of Unquoted Investments and/or Properties**

Save as disclosed below, the Group did not engage in any disposal of unquoted investments and properties in the current financial quarter.

Disposal of 30% of unquoted shares in a wholly owned subsidiary is at cost.

**7. Purchase or Disposal of Marketable Securities**

There were no purchases or disposal of marketable securities for the financial period under review.

**8. Corporate Proposal**

There were no corporate proposals for the financial period under review.

**9. Group Borrowings and Debt Securities**

The Group borrowings as at 31 March 2011 were as follows:

	<b>Secured RM'000</b>	<b>Unsecured RM'000</b>	<b>Total RM'000</b>
Short Term	1,183	-	1,183
Long Term	2,652	-	2,652
	<u>3,835</u>	<u>-</u>	<u>3,835</u>

All the above borrowings are denominated in Ringgit Malaysia. The Group has no debt securities as at 31 March 2011.

**10. Off Balance Sheet Financial Instruments**

The Group did not enter into any contracts involving off balance sheet financial instruments.

**11. Material Litigation**

There were no material litigation for the financial period under review.

## 12. Dividend

The Board of Directors does not recommend any payment of dividend in respect of the financial period under review.

## 13. Realised and Unrealised Profit/ (Losses) Disclosure

	<b>As at 31.03.2011 RM'000</b>	<b>As at 31.12.2010 RM'000</b>
Total accumulated losses of Bertam Alliance Berhad and its subsidiaries		
- Realised	61,682	64,836
- Unrealised	(4)	(4)
	<hr/> 61,678	<hr/> 64,832
Less : Consolidated adjustments	(10,784)	(10,784)
	<hr/> 50,894	<hr/> 54,048
Accumulated losses as per financial statement	<hr/> <hr/> 50,894	<hr/> <hr/> 54,048

## 14. Earnings Per Share

### (a) Basic Earnings Per Share

	<b>Current Quarter 31.03.2011</b>	<b>Cumulative Year to Date 31.03.2011</b>
Profit attributable to the equity holder of the Company (RM'000)	3,154	3,154
Issued ordinary shares ('000)	206,756	206,756
Basic earnings per share (sen)	<hr/> 1.53	<hr/> 1.53

### (b) Diluted Earnings Per Share

The calculation of the diluted earnings per share is not applicable.

By order of the Board

Lim Lee Kuan (MAICSA 7017753)  
Kuan Hui Fang (MIA 16876)  
Company Secretaries  
Date: 20 May 2011