

A. EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134 TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2008

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in compliance with FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Bhd (“Bursa Securities”).

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2008. These explanatory notes attached to the interim financial report 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 financial year ended 30 June 2008.

2. Changes in Accounting Policies

The significant accounting policies adopted by the Group in this interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 30 June 2008.

3. Audit Report of Preceding Annual Financial Statements

There were no audit qualifications in the auditors’ report on the financial statements for the financial year ended 30 June 2008.

4. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period ended 31 December 2008.

6. Material Changes in Estimates

There were no material changes in the nature and amount of estimates reported in the interim period of current financial year or in prior financial years that have had a material effect in the current financial period.

7. Debts and Equity Securities, Share Buy-backs, Share Cancellations and Treasury Shares

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the financial period ended 31 December 2008.

8. Dividend Paid

A first and final dividend of 13.5 sen, less 25% income tax on 135,000,000 ordinary shares, amounting to RM13,668,750 was paid on 13 November 2008.

9. Segmental Reporting

The segmental analysis for the financial period ended 31 December 2008 is as follow:-

(a) Business segments

	Property development	Trading in construction materials	Hotel operations	Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External sales	85,657	13,653	4,472	286	-	104,068
Inter-segment sales	-	2	-	2,623	(2,625)	-
Total revenue	85,657	13,655	4,472	2,909	(2,625)	104,068
Results						
Profit from operations	29,055	773	619	182	(787)	29,842
Finance costs						(269)
Investment revenue						3,101
Profit before taxation						32,674
Income tax expense						(9,206)
Profit after taxation						23,468

(b) Geographical segment

The financial information by geographical location is not presented as the Group's activities are conducted in Malaysia.

10. Valuation of Property, Plant and Equipment

Valuation of property, plant and equipment has been brought forward, without amendment from the previous audited financial statements.

11. Material Events Subsequent to the End of Interim Period

There were no material events subsequent to the end of the financial period and up to the date of this report that have not been reflected in the financial statements for the current financial period



12. Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial period under review, including business combination, acquisition and disposal of subsidiaries and long term investments, restructuring and discontinued operations.

13. Contingent Liabilities and Contingent Assets

There were no contingent liabilities and contingent assets in respect of the Group since the last annual balance sheet date.