

B. EXPLANATORY NOTES IN COMPLIANCE WITH BURSA MALAYSIA REQUIREMENT UNDER PART A OF APPENDIX 9B

1. Review of Performance of the Company and its Principal subsidiaries

The Group achieved a profit after tax of RM54.18 million backed by revenue of RM216.07 million for the nine months ended 31 March 2009. This performance was mainly attributable to profit from sale of land and progressive profit recognised on properties sold, completed and handed over in respect of Taman Desa Tebrau in Johor, Taman Putra Prima in Selangor, Bandar Perdana in Kedah and The Residences and Changkat View in Sri Hartamas, Kuala Lumpur.

2. Material changes in the Results of Current Quarter compared to the Preceding Quarter

The profit after tax and revenue for the current quarter are RM30.71 million and RM112.00 million compared with RM10.22 million and RM36.22 million, respectively for the immediate preceding quarter. The higher profit after tax in current quarter was mainly due to the sale of a freehold land from Plenitude Tebrau Sdn Bhd, a wholly-owned subsidiary of Plenitude Berhad.

3. Prospects for the Current Financial Year

Based on the Group's commitment on the timely completion of the on-going projects and barring any unforeseen circumstances, the Board of Directors is fairly optimistic that the Group would be able to continue to record satisfactory results for the financial year ending 30 June 2009.

4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was published for this quarter.

5. Income Tax

Income tax comprises:

| | THIRD QUARTER | | CUMULATIVE | |
|--------------------|-------------------------|--|----------------------------|---|
| | Current Year Quarter | Preceding Year Corresponding Quarter | Current Year To Date | Preceding Year Corresponding Period |
| | 31/03/2009 RM'000 | 31/03/2008 RM'000 | 31/03/2009 RM'000 | 31/03/2008 RM'000 |
| Income tax expense | 13,263 | 9,642 | 22,469 | 20,888 |

6. Profit/(Losses) on Sale of Unquoted Investments and/or Properties

There were no profits on sale of unquoted investments and /or properties outside the ordinary course of the Group's business for the current quarter and financial year-to-date.

7. Quoted Securities

- a) There was no purchase or disposal of quoted securities during the financial period; and
- b) There was no investment in quoted shares held at end of the reporting quarter.

8. Status of Corporate Proposal Announced and Pending Completion

There was no corporate proposal announced and pending completion.

9. Group Borrowings and Debt Securities

The Group's borrowings as at 31 March 2009 were as follows: -

| | |
|----------------------|--------|
| Secured:- | RM'000 |
| Banker's acceptances | 3,321 |
| Bank overdrafts | 2,996 |
| | 6,317 |

There were no borrowings denominated in foreign currency.

10. Off Balance Sheet Financial Instruments

There were no financial instruments with off balance sheet risk for the quarter ended 31 March 2009.

11. Material Litigation

There is no material litigation which will adversely affect the position or business of the Group.

12. Dividend Payable

No interim dividend has been recommended for the financial period ended 31 March 2009.

13. Earnings Per share

| | THIRD QUARTER | | CUMULATIVE | |
|---|-------------------------|--|----------------------------|---|
| | Current Year Quarter | Preceding Year Corresponding Quarter | Current Year To Date | Preceding Year Corresponding Period |
| | 31/03/2009 | 31/03/2008 | 31/03/2009 | 31/03/2008 |
| Net profit attributable to ordinary equity holders (RM'000) | 30,709 | 25,957 | 54,177 | 54,125 |
| Number of ordinary shares in issue ('000) | 135,000 | 135,000 | 135,000 | 135,000 |
| Basic earnings per ordinary share (sen) | 22.75 | 19.23 | 40.13 | 40.09 |

Diluted earnings per share are not applicable.

By Order of the Board
PLENITUDE BERHAD

LEE WEE HEE (MAICSA 0773340)
JENNY WONG CHEW BOEY (MAICSA 7006120)

Company Secretaries
Kuala Lumpur

29 May 2009